



STANDARDIZED LIST OF REPLACEMENT ITEMS

Including Estimated Useful Life

Category	Item	Life Years		
		Family	Seniors	Special Needs
APPLIANCES	Dishwasher	12	15	12
	Dryer	13	16	13
	Fridge	14	17	14
	Wall Oven	12	15	12
	Stove Top	12	15	12
	Stoves	12	15	12
	Washer	13	16	13
FLOORING	Carpet	5	7	5
	Linoleum/Vinyl	10	14	10
	Carpet - Common Areas	7	10	7
	Linoleum/Vinyl - Common Areas	16	20	16
HEATING	Furnace	13	16	13
	Boiler	20	20	20
	Electric Heat	20	20	20
	Hot Water Tanks	10	10	10
	Water/Oil Pumps	20	20	20
INTERIOR STRUCTURE	Air Conditioning	11	14	11
	Central Air Conditioning - Common Areas	15	20	15
	Countertops	15	20	15
PAINTING	Exterior Paint	8	8	8
	Exterior Trim Painting	8	8	8
	Interior Painting- Common Areas	5	7	5
	Interior Painting	5	7	5
PAVING	Driveways Paving	15	15	15
ROOFING	Roof	22	22	22
WINDOW COVERINGS	Blinds	7	11	7
	Drapes	8	10	8
	Awning	5	7	5
EXTERIOR STRUCTURE	Balcony Coverings	15	15	15
	Deck and Deck Coverings	10	10	10
	Fencing	10	10	10
	Playground Equipment	10	10	10
	Security Gate	15	20	15
OTHER	Fresh Water Pump	12	12	12
	Sewage/Pressure/Relay	20	20	20