

ATTACHMENT A

REPLACEMENT RESERVE ELIGIBLE ITEMS AND ESTIMATED USEFUL LIFE RANGE

<u>Appliances</u>	<u>Range in Years</u>
Ranges	8-15
Refrigerators	10-12
Dishwashers	10-15
Laundry washers and dryers	6-8
Garbage disposals	8-10
Exhaust fans	8-10
 <u>Interior Decorating</u>	
Carpet	5-10
Floor tile	10-15
Shades, blinds	5-10
Cabinets	15-20
Electrical fixtures	10-15
 <u>Exterior</u>	
Doors	20-25
Windows	20-25
Roofing, shingles, tile, etc.	10-15
Gutters and downspouts	15-20
Storm windows and doors	10-20
Siding	10-15
Concrete walks and curbs	10-15
Painting	5-10
 <u>Plumbing</u>	
Toilets and valves	15-20
Bathtubs and sinks	15-20
Kitchen sinks	15-20
Fixtures	30-40
Plumbing system	10-15
 <u>Air Conditioning Equipment</u>	
Motors and fans	10-15
Individual units	10-15
Compressors	5-10
Chillers	5-10

<u>Heating System</u>	<u>Range in Years</u>
Stokers	10-15
Oil burners	10-12
FWA gas furnaces	15-20
Valves and pumps	15-20
Baseboard heaters	15-25
Boilers	20-30
<u>Hot Water System</u>	
Individual storage tank	6-8
Central heating system	5-15
<u>Miscellaneous</u>	
Elevator	20-30
Sealcoating asphalt	5-10
Resurfacing asphalt	6-10
Grounds maintenance equipment	5-7
Smoke detectors	10-15
Energy conservation items	varies
Sprinkler systems	20-30
Alarm systems	10-15