

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	15-20
Bathroom 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

*Ordinary turnover

**Major expenses

Please note this list is not all encompassing