

<u>Remaining Useful Life of Capital item</u>	<u>Useful Life (yrs)</u>
1. <u>Air Conditioning</u>	
Central System	23
Cooling Tower	24
Units – Incremental	15
- Sleeve, Window	10
2. <u>Appliances</u>	
Clothes Dryer	
Stove – Electric, Gas	16
Refrigerators	15
Washing Machine – Commercial	15
	10
3. <u>Chimney</u>	
Masonry (Brick, Block)	
Metalbestos Type	30
	20
4. <u>Electrical</u>	
Smoke Detectors, Fire Alarms	
Intercom	11
Lighting Emergency	17
Panel and Distribution (Major)	13
Re-wiring (Major)	25
Transformer	25
Light Fixtures (Common Areas, Ensuite)	24
	13
5. <u>Elevators</u>	
Electrical Controls	
New Installation	20
Panels – Inside Wall	30
	14
6. <u>Fences</u>	
Steel (Chain Link, Scroll)	
Wood	20
	15
7. <u>Heating System</u>	
Electric	
Hot Air	25
Hot Water	25
Steam	25
	27
8. <u>Hot Water Tanks</u>	
Commercial, Gas, Oil, Electric – if owned	15
Domestic, Gas, Oil, Electric – if owned	15
9. <u>Miscellaneous</u>	
Cabinets, Counter Tops – Kitchen, Bath	20
Carpets – Common Areas	10
-Ensuite	15
Tile Flooring – Asphalt, Lino, Vinyl, Ceramic	13
Window Coverings – common areas only	8
Fire Extinguishers	15
10. <u>Outdoors</u>	
Building – Storage/Service	
Eavestrough – Downpipe, (Alum.) (Plastic)	30
Eavestrough – Downpipe (Galv.)	20
Lighting – Parking Lot and Street (service and posts)	15
Septic Tank and Tile Bed	25
Wells and Water System	25
	25
11. <u>Parking Lot, Driveways and Walkways</u>	
Asphalt	
Concrete	15
Gravel	15
Sloped (Asphalt Shingles)	15
	15
12. <u>Ventilation</u>	
Corridor System	25
13. <u>Exterior Walls</u>	
Doors – Patio	
Doors, Windows – Aluminum Storm	25
Siding, Aluminum	15
Stucco (new)	15
	20

* Information supplied by CMHC. This life expectancy information is intended to be used as a guide only and is considered to be representative of the average useful life of building elements under normal operating conditions. It is not a substitute for informed decision-making based on element specific information; the actual life span of any building element may vary considerably depending on the service conditions it is subjected to, the design, the quality of materials used, the quality of installation, the environment and the level of applied maintenance.