

FORM 16**CAPITAL EXPENDITURES LIFE EXPECTANCY CHART**(Pursuant to section 19(2) of the Rental of
Residential Property Act Regulations)

ITEM	LIFE EXPECTANCY
Parking Lot, Driveways and Walkways	
Asphalt (or other materials)	10 Years
Fences	
Wood	10 Years
Steel	20 Years
Roof	
Flat	15 Years
Sloped (shingled)	20 Years
Electrical	
Light Fixtures	10 Years
Panels and Distribution	20 Years
Wired Smoke Detectors and Fire Alarm	20 Years
Appliances	
Stove	10 Years
Refrigerator	10 Years
Dishwasher	10 Years
Garburator	10 Years
Plumbing	
Septic Tank and Tile Field	30 Years
Pipes, Pump, etc.	20 Years
Storm System	25 Years
Heating System	
Furnace	20 Years
Hot Water Boiler	15 Years
Ventilation System	
Sanitary Exhaust - Central System	15 Years
- Individual Unit System	10 Years
- Corridor System	15 Years
Air Conditioning System	
Central System	20 Years
Incremental Units	15 Years
Sleeve Units	10 Years
Temperature Controls	
Pneumatic	15 Years
Electric	10 Years
Miscellaneous	
Elevators	25 Years
Painting - Exterior	7 Years
- Interior	5 Years
Carpet - Public Areas	5 Years
- Unit Areas	10 Years
Tile Flooring	8 Years
Siding/Insulation	20 Years