

## OHFA Expected Useful Life Table

| System Description | Overall General Description | Comp.    | Sub-Comp. | Component Description                             | Family | Senior |
|--------------------|-----------------------------|----------|-----------|---|--------|--------|
| 3.1                |                             |          |           | Overall General Description                       |        |        |
| 3.2                |                             |          |           | SYSTEM: SITE                                      |        |        |
|                    | 3.2.1                       |          |           | Topography  |        |        |
|                    | 3.2.2                       |          |           | Storm Water Drainage                              |        |        |
|                    |                             | 3.2.2.1  |           | Catch basins, inlets, culverts                    | 50     | 50     |
|                    |                             | 3.2.2.2  |           | Marine or stormwater bulkhead                     | 35     | 35     |
|                    |                             | 3.2.2.3  |           | Earthwork, swales, drainways, erosion controls    | 50     | 50     |
|                    |                             | 3.2.2.4  |           | Storm drain lines                                 | 50     | 50     |
|                    |                             | 3.2.2.5  |           | Stormwater mgmt ponds                             | 50     | 50     |
|                    |                             | 3.2.2.6  |           | Fountains, pond aerators                          | 15     | 15     |
|                    | 3.2.3                       |          |           | Access and Egress                                 |        |        |
|                    |                             | 3.2.3.1  |           | Security gate - lift arm                          | 10     | 10     |
|                    |                             | 3.2.3.2  |           | Security gate - rolling gate                      | 15     | 15     |
|                    | 3.2.4                       |          |           | Paving, Curbing and Parking                       |        |        |
|                    |                             | 3.2.4.1  |           | Asphalt Pavement                                  | 25     | 25     |
|                    |                             | 3.2.4.2  |           | Asphalt Seal Coat                                 | 5      | 5      |
|                    |                             | 3.2.4.3  |           | Concrete Pavement                                 | 50     | 50     |
|                    |                             | 3.2.4.4  |           | Curbing, Asphalt                                  | 25     | 25     |
|                    |                             | 3.2.4.5  |           | Curbing, Concrete                                 | 50     | 50     |
|                    |                             | 3.2.4.6  |           | Parking, Gravel Surfaced                          | 15     | 15     |
|                    |                             | 3.2.4.7  |           | Permeable Paving Systems (brick, concrete pavers) | 30     | 30     |
|                    |                             | 3.2.4.8  |           | Striping and Marking                              | 15     | 15     |
|                    |                             | 3.2.4.9  |           | Signage, Roadway / Parking                        | 15     | 15     |
|                    |                             | 3.2.4.10 |           | Carports, wood frame                              | 30     | 30     |
|                    |                             | 3.2.4.11 |           | Carports, metal frame                             | 40     | 40     |
|                    | 3.2.5                       |          |           | Flatwork (walks, plazas, terraces, patios)        |        |        |
|                    |                             | 3.2.5.1  |           | Asphalt   | 25     | 25     |
|                    |                             | 3.2.5.2  |           | Concrete  | 50     | 50     |
|                    |                             | 3.2.5.3  |           | Gravel  | 15     | 15     |
|                    |                             | 3.2.5.4  |           | Permeable Paving (brick, concrete pavers)         | 30     | 30     |
|                    | 3.2.6                       |          |           | Landscaping and Appurtenances                     |        |        |
|                    |                             | 3.2.6.1  |           | Fencing, chain-link                               | 40     | 40     |
|                    |                             | 3.2.6.2  |           | Fencing, wood picket                              | 15     | 20     |
|                    |                             | 3.2.6.3  |           | Fencing, wood board (=>1"x 6")                    | 20     | 25     |
|                    |                             | 3.2.6.4  |           | Fencing, wrought Iron                             | 60     | 60     |
|                    |                             | 3.2.6.5  |           | Fencing, steel or aluminum                        | 20     | 25     |
|                    |                             | 3.2.6.6  |           | Fencing, concrete Masonry unit (CMU)              | 30     | 30     |
|                    |                             | 3.2.6.7  |           | Fencing, PVC                                      | 15     | 20     |

|  |       |          |            |  |    |    |
|--|-------|----------|------------|--|----|----|
|  |       | 3.2.6.8  |            | Signage, Entrance/Monument                               | 25 | 25 |
|  |       | 3.2.6.9  |            | Mail Kiosk   | 15 | 20 |
|  |       | 3.2.6.10 |            | Retaining Walls, heavy block (50-80 lb)                  | 60 | 60 |
|  |       | 3.2.6.11 |            | Retaining Walls, re-inforced concrete masonry unit (CMU) | 40 | 40 |
|  |       | 3.2.6.12 |            | Retaining Walls, treated timber                          | 25 | 25 |
|  |       | 3.2.6.13 |            | Storage sheds  | 30 | 30 |
|  | 3.2.7 |          |            | <b>Recreational Facilities</b>                           |    |    |
|  |       | 3.2.7.1  |            | Sport Court- asphalt                                     | 25 | 25 |
|  |       | 3.2.7.2  |            | Sport Court- synthetic                                   | 15 | 20 |
|  |       | 3.2.7.3  |            | Sport Court-hardwood                                     | 50 | 50 |
|  |       | 3.2.7.4  |            | Tot Lot (playground equipment)                           | 10 | 15 |
|  |       | 3.2.7.5  |            | Tot Lot- loose ground cover                              | 3  | 5  |
|  |       | 3.2.7.6  |            | Pool Deck  | 15 | 15 |
|  |       | 3.2.7.7  |            | Pool/Spa Plastic Liner                                   | 8  | 8  |
|  |       | 3.2.7.8  |            | Pool/Spa pumps and equipment                             | 10 | 10 |
|  |       | 3.2.7.9  |            | Decks-treated lumber                                     | 20 | 20 |
|  |       | 3.2.7.10 |            | Decks-composite  | 50 | 50 |
|  | 3.2.8 |          |            | <b>Site Utilities</b>                                    |    |    |
|  |       | 3.2.8.1  |            | <b>Site Utilities-Water</b>                              |    |    |
|  |       |          | 3.2.8.1.1  | Water Mains/Valves                                       | 50 | 50 |
|  |       |          | 3.2.8.1.2  | Water Tower  | 50 | 50 |
|  |       |          | 3.2.8.1.3  | Irrigation System  | 25 | 25 |
|  |       | 3.2.8.2  |            | <b>Site Utilities-Electric</b>                           |    |    |
|  |       |          | 3.2.8.2.1  | Electric distribution center                             | 40 | 40 |
|  |       |          | 3.2.8.2.2  | Electric distribution lines                              | 40 | 40 |
|  |       |          | 3.2.8.2.3  | Transformer  | 30 | 30 |
|  |       |          | 3.2.8.2.4  | Emergency Generator                                      | 25 | 25 |
|  |       |          | 3.2.8.2.5  | Solar Photovoltaic panels                                | 15 | 15 |
|  |       |          | 3.2.8.2.6  | Photovoltaic Inverters                                   | 10 | 10 |
|  |       |          | 3.2.8.2.7  | Pole mounted lights                                      | 25 | 25 |
|  |       |          | 3.2.8.2.8  | Ground lighting  | 10 | 10 |
|  |       |          | 3.2.8.2.9  | Building Mounted Lighting                                | 10 | 10 |
|  |       |          | 3.2.8.2.10 | Building Mounted High Intensity Discharge (HID) Lighting | 10 | 20 |
|  |       | 3.2.8.3  |            | <b>Site Utilities-Gas</b>                                |    |    |
|  |       |          | 3.2.8.3.1  | Gas Main   | 40 | 40 |
|  |       |          | 3.2.8.3.2  | Gas Supply Lines   | 40 | 40 |
|  |       |          | 3.2.8.3.3  | Site Propane, Storage & Distribution                     | 35 | 35 |
|  |       |          | 3.2.8.3.4  | Gas lights/fire pits                                     | 20 | 20 |
|  |       | 3.2.8.4  |            | <b>Site Utilities-Sewer</b>                              |    |    |
|  |       |          | 3.2.8.4.1  | Sanitary Sewer lines                                     | 50 | 50 |
|  |       |          | 3.2.8.4.2  | Sanitary waste treatment system                          | 40 | 40 |
|  |       |          | 3.2.8.4.3  | Lift Station   | 50 | 50 |

|            |              |         |           |   |     |     |
|------------|--------------|---------|-----------|---|-----|-----|
|            |              | 3.2.8.5 |           | <b>Site Utilities-Trash</b>   |     |     |
|            |              |         | 3.2.8.5.1 | Dumpsters   | 15  | 15  |
|            |              |         | 3.2.8.5.2 | Compactors (exterior, commercial grade)                             | 20  | 20  |
|            |              |         | 3.2.8.5.3 | Recycling containers/equipment                                      | 15  | 15  |
|            |              |         | 3.2.8.5.4 | Composting, organic recycling equipment                             | 10  | 10  |
| <b>3.3</b> |              |         |           | <b>SYSTEM: BUILDING FRAME AND ENVELOPE</b>                          |     |     |
|            | <b>3.3.1</b> |         |           | <b>Foundation</b>   |     |     |
|            |              | 3.3.1.1 |           | Slab, reinforced concrete   | 100 | 100 |
|            |              | 3.3.1.2 |           | Slab, post tensioned  | 100 | 100 |
|            |              | 3.3.1.3 |           | Continuous reinforced concrete footer and CMU stem wall             | 100 | 100 |
|            |              | 3.3.1.4 |           | Piers, reinforced concrete footer and CMU pier                      | 100 | 100 |
|            |              | 3.3.1.5 |           | Piers, treated timber post/pole                                     | 40  | 40  |
|            |              | 3.3.1.6 |           | Foundation Waterproofing  | 40  | 40  |
|            |              | 3.3.1.7 |           | Foundation suction, drainage, moisture or radon gas controls/alarms | 10  | 10  |
|            | <b>3.3.2</b> |         |           | <b>Building Frame</b>   |     |     |
|            |              | 3.3.2.1 |           | <b>Framing System, Floors &amp; Walls</b>                           |     |     |
|            |              |         | 3.3.2.1.1 | Wood, timbers, dimensioned lumber, laminated beams, trusses         | 100 | 100 |
|            |              |         | 3.3.2.1.2 | Tie downs, clips, braces, straps, hangers, shear walls/panels       | 75  | 75  |
|            |              |         | 3.3.2.1.3 | Steel, beams, trusses   | 100 | 100 |
|            |              |         | 3.3.2.1.4 | Reinforced concrete   | 100 | 100 |
|            |              |         | 3.3.2.1.5 | Reinforced masonry, concrete masonry units (CMUs)                   | 100 | 100 |
|            |              |         | 3.3.2.1.6 | Solid Masonry (obsolete)  | 100 | 100 |
|            |              | 3.3.2.2 |           | <b>Crawl Spaces, Envelope Penetrations</b>                          |     |     |
|            |              |         | 3.3.2.2.1 | Sealed crawl space system   | 40  | 40  |
|            |              |         | 3.3.2.2.2 | Vents, screens, covers  | 30  | 30  |
|            |              |         | 3.3.2.2.3 | Vapor Barrier (VDR) ground or underfloor                            | 30  | 30  |
|            |              |         | 3.3.2.2.4 | Penetrations, caulking/sealing                                      | 15  | 15  |
|            |              |         | 3.3.2.2.5 | Crawl space, (de)pressurization, fans, pumps, radon gas alarms      | 10  | 10  |
|            |              | 3.3.2.3 |           | <b>Roof Frame &amp; Sheathing</b>                                   |     |     |
|            |              |         | 3.3.2.3.1 | Wood frame and board or plywood sheathing                           | 75  | 75  |
|            |              |         | 3.3.2.3.2 | Tie downs, clips, braces, straps, hangers                           | 75  | 75  |
|            |              |         | 3.3.2.3.3 | Steel frame and sheet metal or insulated panel sheathing            | 100 | 100 |
|            |              |         | 3.3.2.3.4 | Reinforced concrete deck  | 100 | 100 |
|            |              | 3.3.2.4 |           | <b>Flashing &amp; Moisture Protection</b>                           |     |     |
|            |              |         | 3.3.2.4.1 | Caulking and Sealing  | 15  | 15  |
|            |              |         | 3.3.2.4.2 | Concrete/Masonry Sealants   | 10  | 10  |
|            |              |         | 3.3.2.4.3 | Wood waterproofing and sealants                                     | 10  | 10  |
|            |              |         | 3.3.2.4.4 | Building wraps & moisture resistant barriers                        | 50  | 50  |
|            |              |         | 3.3.2.4.5 | Paints and stains, exterior   | 8   | 8   |
|            |              | 3.3.2.5 |           | <b>Attics &amp; Eaves</b>   |     |     |
|            |              |         | 3.3.2.5.1 | Screened gable end or soffit Vents                                  | 30  | 30  |

|       |         |            |  |    |    |
|-------|---------|------------|--|----|----|
|       |         | 3.3.2.5.2  | Roof vents, passive  | 40 | 40 |
|       |         | 3.3.2.5.3  | Roof Vents, powered  | 20 | 20 |
|       | 3.2.2.6 |            | <b>Insulation</b>  |    |    |
|       |         | 3.3.2.6.1  | Loose fill, fibre glass, cellulose, mineral wool           | 50 | 50 |
|       |         | 3.3.2.6.2  | Batts, blankets, rolls, fibre glass or mineral wool        | 60 | 60 |
|       |         | 3.3.2.6.3  | Rigid foam board   | 60 | 60 |
|       |         | 3.3.2.6.4  | Sprayed foam   | 60 | 60 |
|       | 3.3.2.7 |            | <b>Exterior Stairs, Rails, Balconies/Porches, Canopies</b> |    |    |
|       |         | 3.3.2.7.1  | Exterior Stairs, wood frame/stringer                       | 30 | 30 |
|       |         | 3.3.2.7.2  | Exterior Stair Tread-wood                                  | 15 | 15 |
|       |         | 3.3.2.7.3  | Exterior Stairs-steel frame/stringer                       | 40 | 40 |
|       |         | 3.3.2.7.4  | Exterior Stair Tread-metal, concrete filled                | 20 | 20 |
|       |         | 3.3.2.7.5  | Exterior Stairs, Concrete                                  | 50 | 50 |
|       |         | 3.3.2.7.6  | Fire escapes, metal  | 50 | 50 |
|       |         | 3.3.2.7.7  | Balcony/Porch, wood frame                                  | 25 | 25 |
|       |         | 3.3.2.7.8  | Balcony/Porch, steel frame or concrete                     | 40 | 40 |
|       |         | 3.3.2.7.9  | Balcony/Porch, wood decking                                | 20 | 20 |
|       |         | 3.3.2.7.10 | Balcony/Porch, composite decking                           | 50 | 50 |
|       |         | 3.3.2.7.11 | Railings, wood   | 20 | 20 |
|       |         | 3.3.2.7.12 | Railings, metal  | 50 | 50 |
|       |         | 3.3.2.7.13 | Railings, composite  | 50 | 50 |
|       |         | 3.3.2.7.14 | Canopy, Concrete   | 50 | 50 |
|       |         | 3.3.2.7.15 | Canopy, Wood/Metal   | 40 | 40 |
|       | 3.3.2.8 |            | <b>Exterior Doors &amp; Entry Systems</b>                  |    |    |
|       |         | 3.3.2.8.1  | Unit Entry Door, Exterior, solid wood/metal clad           | 25 | 30 |
|       |         | 3.3.2.8.2  | Common Exterior Door, aluminum and glass                   | 30 | 30 |
|       |         | 3.3.2.8.3  | Common Exterior Door, solid wood /metal clad               | 25 | 25 |
|       |         | 3.3.2.8.4  | Storm/Screen Doors   | 5  | 10 |
|       |         | 3.3.2.8.5  | Sliding Glass Doors  | 25 | 30 |
|       |         | 3.3.2.8.6  | French or Atrium Doors, wood/metal clad                    | 25 | 30 |
|       |         | 3.3.2.8.7  | Automatic Entry Doors                                      | 30 | 30 |
|       |         | 3.3.2.8.8  | Commercial Entry Systems                                   | 50 | 50 |
|       |         | 3.3.2.8.9  | Overhead Door  | 30 | 30 |
|       |         | 3.3.2.8.10 | Automatic Opener, overhead door                            | 20 | 20 |
| 3.3.3 |         |            | <b>Façades or Curtainwall</b>                              |    |    |
|       | 3.3.3.1 |            | <b>Sidewall System</b>                                     |    |    |
|       |         | 3.3.3.1.1  | Aluminum Siding  | 40 | 40 |
|       |         | 3.3.3.1.2  | Vinyl Siding   | 25 | 25 |
|       |         | 3.3.3.1.3  | Cement Board Siding  | 45 | 45 |
|       |         | 3.3.3.1.4  | Plywood/Laminated Panels                                   | 20 | 20 |
|       |         | 3.3.3.1.5  | Exterior Insulation Finishing System (EIFS)                | 30 | 30 |
|       |         | 3.3.3.1.6  | Stucco, over wire mesh/lath                                | 50 | 50 |
|       |         | 3.3.3.1.7  | Metal/Glass Curtain Wall                                   | 40 | 40 |

|     |       |         |            |  |    |    |
|-----|-------|---------|------------|--|----|----|
|     |       |         | 3.3.3.1.8  | Precast Concrete Panel (tilt-up)                     | 60 | 60 |
|     |       |         | 3.3.3.1.9  | Brick/block veneer                                   | 60 | 60 |
|     |       |         | 3.3.3.1.10 | Stone Veneer   | 50 | 50 |
|     |       |         | 3.3.3.1.11 | Glass Block  | 50 | 50 |
|     |       |         | 3.3.3.1.12 | Cedar/Redwood shakes, clapboard                      | 50 | 50 |
|     |       |         | 3.3.3.1.13 | Pine board, clapboard                                | 50 | 50 |
|     |       | 3.3.3.2 |            | <b>Windows</b>                                       |    |    |
|     |       |         | 3.3.3.2.1  | Wood, (dbl, sgl hung, casement, awning, sliders)     | 35 | 45 |
|     |       |         | 3.3.3.2.2  | Wood, fixed pane, picture                            | 40 | 45 |
|     |       |         | 3.3.3.2.3  | Aluminum   | 35 | 40 |
|     |       |         | 3.3.3.2.4  | Vinyl  | 30 | 30 |
|     |       |         | 3.3.3.2.5  | Vinyl/Alum Clad Wood                                 | 50 | 50 |
|     |       |         | 3.3.3.2.6  | Storm/Screen Windows                                 | 7  | 15 |
|     | 3.3.4 |         |            | <b>Roofing and Roof Drainage</b>                     |    |    |
|     |       | 3.3.4.1 |            | <b>Sloped Roofs</b>                                  |    |    |
|     |       |         | 3.3.4.1.1  | Asphalt Shingle                                      | 20 | 20 |
|     |       |         | 3.3.4.1.2  | Metal  | 50 | 50 |
|     |       |         | 3.3.4.1.3  | Slate shingle  | 75 | 75 |
|     |       |         | 3.3.4.1.4  | Clay/cementitious barrel tile                        | 60 | 60 |
|     |       |         | 3.3.4.1.5  | Wood Shingle, Cedar Shakes/Shingles                  | 25 | 25 |
|     |       | 3.3.4.2 |            | <b>Low Slope/Flat Roofs</b>                          |    |    |
|     |       |         | 3.3.4.2.1  | Low slope-Built-up Roof, with gravel finish          | 20 | 20 |
|     |       |         | 3.3.4.2.2  | Low slope-Built-up Roof, no mineral or gravel finish | 10 | 10 |
|     |       |         | 3.3.4.2.3  | Low slope-Adhered rubber membrane, (EPDM)            | 15 | 15 |
|     |       |         | 3.3.4.2.4  | Low slope-Thermoplastic membrane, (TPO, vinyl)       | 15 | 15 |
|     |       |         | 3.3.4.2.5  | Low slope-Rubberized/elastomeric white/cool roof     | 15 | 15 |
|     |       | 3.3.4.3 |            | <b>Roof Drainage, Trim &amp; Accessories</b>         |    |    |
|     |       |         | 3.3.4.3.1  | Gutters/Downspouts, aluminum                         | 20 | 20 |
|     |       |         | 3.3.4.3.2  | Gutters/Downspouts, copper                           | 50 | 50 |
|     |       |         | 3.3.4.3.3  | Low slope-roof drains, scuppers                      | 30 | 30 |
|     |       |         | 3.3.4.3.4  | Soffits, Wood, Vinyl, Metal                          | 20 | 20 |
|     |       |         | 3.3.4.3.5  | Fascia, Wood, Vinyl                                  | 20 | 20 |
|     |       |         | 3.3.4.3.6  | Roof Hatch   | 30 | 30 |
|     |       |         | 3.3.4.3.7  | Service Door   | 30 | 30 |
|     |       |         | 3.3.4.3.8  | Roof Skylight  | 30 | 30 |
| 3.4 |       |         |            | <b>SYSTEM: Mech.-Elect.-Plumbing</b>                 |    |    |
|     | 3.4.1 |         |            | <b>Plumbing</b>                                      |    |    |
|     |       | 3.4.1.1 |            | <b>Water Supply and Waste Piping</b>                 |    |    |
|     |       |         | 3.4.1.1.1  | PVC/CPVC pipe, supply and waste                      | 75 | 75 |
|     |       |         | 3.4.1.1.2  | Copper/brass hard pipe, supply                       | 75 | 75 |
|     |       |         | 3.4.1.1.3  | Copper Tube, supply                                  | 50 | 50 |
|     |       |         | 3.4.1.1.4  | Galvanized pipe, supply                              | 40 | 40 |
|     |       |         | 3.4.1.1.5  | Cast iron sanitary waste                             | 75 | 75 |

|       |         |            |   |    |    |
|-------|---------|------------|---|----|----|
|       |         | 3.4.1.1.6  | Domestic Cold Water Pumps                                   | 20 | 20 |
|       |         | 3.4.1.1.7  | Sewage Ejectors   | 50 | 50 |
|       |         | 3.4.1.1.8  | Commercial Sump Pump  | 20 | 20 |
|       |         | 3.4.1.1.9  | Residential Sump Pump                                       | 15 | 15 |
|       |         | 3.4.1.1.10 | Water Softener/Filtration                                   | 15 | 15 |
|       | 3.4.1.2 |            | <b>Domestic Water Heating</b>                               |    |    |
|       |         | 3.4.1.2.1  | DHW circulating pumps                                       | 15 | 15 |
|       |         | 3.4.1.2.2  | DHW storage tanks   | 15 | 15 |
|       |         | 3.4.1.2.3  | Exchanger, in tank or boiler                                | 15 | 15 |
|       |         | 3.4.1.2.4  | External tankless heater, gas or electric                   | 20 | 20 |
|       |         | 3.4.1.2.5  | Solar hot water   | 20 | 20 |
|       |         | 3.4.1.2.6  | Residential hot water heater, gas or electric               | 12 | 15 |
|       |         | 3.4.1.2.7  | Flue, gas water heaters                                     | 35 | 35 |
|       | 3.4.1.3 |            | <b>Fixtures</b>   |    |    |
|       |         | 3.4.1.3.1  | Faucets & valves  | 15 | 20 |
|       |         | 3.4.1.3.2  | Bath tubs & sinks, cast iron                                | 75 | 75 |
|       |         | 3.4.1.3.3  | Baths tubs & sinks, enameled or stainless steel, fiberglass | 40 | 40 |
|       |         | 3.4.1.3.4  | Bath tubs & sinks, porcelain                                | 50 | 50 |
|       |         | 3.4.1.3.5  | Toilets/bidets/urinals                                      | 40 | 40 |
|       |         | 3.4.1.3.6  | Flush valves  | 10 | 15 |
|       |         | 3.4.1.3.7  | Tub/shower units or integrated assemblies                   | 30 | 30 |
| 3.4.2 |         |            | <b>Centralized HVAC Systems</b>                             |    |    |
|       | 3.4.2.1 |            | <b>Centralized Heating/Cooling Equipment</b>                |    |    |
|       |         | 3.4.2.1.1  | Boilers, Oil Fired, Sectional                               | 25 | 25 |
|       |         | 3.4.2.1.2  | Boilers, Gas/Dual Fuel, Sectional                           | 25 | 25 |
|       |         | 3.4.2.1.3  | Boilers, Gas/Dual Fuel, Low MBH                             | 30 | 30 |
|       |         | 3.4.2.1.4  | Boilers, Gas/Dual Fuel, High MBH                            | 40 | 40 |
|       |         | 3.4.2.1.5  | Boilers, Gas Fired Atmospheric                              | 25 | 25 |
|       |         | 3.4.2.1.6  | Boilers, Electric   | 20 | 20 |
|       |         | 3.4.2.1.7  | Boiler Blowdown and Water Treatment                         | 25 | 25 |
|       |         | 3.4.2.1.8  | Boiler Room Pipe Insulation                                 | 25 | 25 |
|       |         | 3.4.2.1.9  | Boiler Room Piping  | 50 | 50 |
|       |         | 3.4.2.1.10 | Boiler Room Valves  | 25 | 25 |
|       |         | 3.4.2.1.11 | Boiler Temperature Controls                                 | 15 | 15 |
|       |         | 3.4.2.1.12 | Heat Exchanger  | 35 | 35 |
|       |         | 3.4.2.1.13 | Combustion Air, Duct with Fixed Louvers                     | 30 | 30 |
|       |         | 3.4.2.1.14 | Combustion Air, Motor Louvers and Duct                      | 25 | 25 |
|       |         | 3.4.2.1.15 | Combustion Waste Flue                                       | 40 | 40 |
|       |         | 3.4.2.1.16 | Cooling tower   | 25 | 25 |
|       |         | 3.4.2.1.17 | Chilling plant  | 20 | 20 |
|       |         | 3.4.2.1.18 | Steam supply station  | 50 | 50 |
|       |         | 3.4.2.1.19 | Free standing chimney                                       | 50 | 50 |
|       | 3.4.2.2 |            | <b>Centralized Heat/Air/Fuel Distribution</b>               |    |    |

|  |       |            |  |     |     |
|--|-------|------------|--|-----|-----|
|  |       | 3.4.2.2.1  | Fuel oil/propane storage tanks                                 | 40  | 40  |
|  |       | 3.4.2.2.2  | Remediate/remove abandoned tanks/fuel lines                    | 100 | 100 |
|  |       | 3.4.2.2.3  | Fuel transfer system   | 25  | 25  |
|  |       | 3.4.2.2.4  | Gas/oil distribution lines                                     | 50  | 50  |
|  |       | 3.4.2.2.5  | Gas meter  | 40  | 40  |
|  |       | 3.4.2.2.6  | 2 pipe/4 pipe hydronic distribution-above grade                | 50  | 50  |
|  |       | 3.4.2.2.7  | 2 pipe/4 pipe hydronic distribution-in ground                  | 25  | 25  |
|  |       | 3.4.2.2.8  | Hydronic/Water Circulating Pumps                               | 20  | 20  |
|  |       | 3.4.2.2.9  | Hydronic/Water Controller                                      | 20  | 20  |
|  |       | 3.4.2.2.10 | Radiation-steam/hydronic (baseboard or freestanding radiator)  | 50  | 50  |
|  |       | 3.4.2.2.11 | Fan Coil Unit, Hydronic  | 30  | 30  |
|  |       | 3.4.2.2.12 | Central exhaust fans/blowers                                   | 20  | 20  |
|  | 3.4.3 |            | <b>Decentralized and Split HVAC Systems</b>                    |     |     |
|  |       | 3.4.3.1    | <b>Dwelling/Common Area HVAC Equipment</b>                     |     |     |
|  |       | 3.4.3.1.1  | Electric heat pump, condenser, pad or rooftop                  | 15  | 15  |
|  |       | 3.4.3.1.2  | Electric AC condenser, pad or rooftop                          | 15  | 15  |
|  |       | 3.4.3.1.3  | Electric furnace/air handler                                   | 20  | 20  |
|  |       | 3.4.3.1.4  | Gas furnace/air handler  | 20  | 20  |
|  |       | 3.4.3.1.5  | Hydronic heat/electric AC air handler                          | 25  | 25  |
|  |       | 3.4.3.1.6  | Hydronic feed electric heat pump/air handler                   | 25  | 25  |
|  |       | 3.4.3.1.7  | Wall mounted electric/gas heater                               | 25  | 25  |
|  |       | 3.4.3.1.8  | Electric baseboard heater                                      | 30  | 30  |
|  |       | 3.4.3.1.9  | PTAC Thruwall (packaged terminal air conditioning)             | 15  | 15  |
|  |       | 3.4.3.1.10 | Window or thru-wall air conditioners                           | 10  | 10  |
|  |       | 3.4.3.1.11 | Package HVAC roof top  | 15  | 15  |
|  |       | 3.4.3.1.12 | Air filtration/humidity control devices (humidifiers, HRV's)   | 20  | 20  |
|  |       | 3.4.3.1.13 | Duct, rigid sheet metal, insulated if not in conditioned space | 35  | 35  |
|  |       | 3.4.3.1.14 | Duct, flexible, insulated                                      | 20  | 20  |
|  |       | 3.4.3.1.15 | Duct, sealing-mastic or UL 181A or 181B tape.                  | 20  | 20  |
|  |       | 3.4.3.1.16 | Diffusers, registers   | 20  | 20  |
|  |       | 3.4.3.1.17 | Fireplace, masonry & firebrick, masonry chimney                | 75  | 75  |
|  |       | 3.4.3.1.18 | Fireplace, factory assembled                                   | 35  | 35  |
|  |       | 3.4.3.1.19 | Fireplace insert, stove  | 50  | 50  |
|  |       | 3.4.3.1.20 | Chimneys, metal, and chimney covers                            | 35  | 35  |
|  |       | 3.4.3.2    | <b>HVAC Controls</b>   |     |     |
|  |       | 3.4.3.2.1  | Dwelling/common area thermostat                                | 15  | 20  |
|  |       | 3.4.3.2.2  | Heat sensors   | 15  | 15  |
|  |       | 3.4.3.2.3  | Outdoor temperature sensor                                     | 10  | 10  |
|  | 3.4.4 |            | <b>Electrical</b>  |     |     |
|  |       | 3.4.4.1    | <b>Electric Service &amp; Metering</b>                         |     |     |
|  |       | 3.4.4.1.1  | Building service panel   | 50  | 50  |
|  |       | 3.4.4.1.2  | Building meter   | 40  | 40  |

|            |         |           |   |    |    |
|------------|---------|-----------|---|----|----|
|            |         | 3.4.4.1.3 | Tenant meters, meter panel                        | 40 | 40 |
|            | 3.4.4.2 |           | <b>Electrical Distribution</b>                    |    |    |
|            |         | 3.4.4.2.1 | Tenant electrical panel                           | 50 | 50 |
|            |         | 3.4.4.2.2 | Unit/building wiring                              | 50 | 50 |
|            | 3.4.4.3 |           | <b>Electric Lighting &amp; Fixtures</b>           |    |    |
|            |         | 3.4.4.3.1 | Switches & outlets                                | 35 | 35 |
|            |         | 3.4.4.3.2 | Lighting - exterior entry                         | 15 | 20 |
|            |         | 3.4.4.3.3 | Lighting- interior common space                   | 25 | 30 |
|            |         | 3.4.4.3.4 | Lighting - Tenant Spaces                          | 20 | 25 |
|            |         | 3.4.4.3.5 | Door bells, chimes                                | 20 | 25 |
|            | 3.4.4.4 |           | <b>Telecommunications Equipment</b>               |    |    |
|            |         | 3.4.4.4.1 | Satellite dishes/antennae                         | 20 | 20 |
|            |         | 3.4.4.4.2 | Telecom panels & controls                         | 20 | 20 |
|            |         | 3.4.4.4.3 | Telecom cabling & outlets                         | 20 | 20 |
| <b>3.5</b> |         |           | <b>SYSTEM: Vertical Transportation</b>            |    |    |
|            | 3.5.1   |           | <b>Elevators/Escalators</b>                       |    |    |
|            |         | 3.5.1.1   | Electrical switchgear                             | 50 | 50 |
|            |         | 3.5.1.2   | Electrical wiring                                 | 30 | 30 |
|            |         | 3.5.1.3   | Elevator controller, call, dispatch, emergency    | 10 | 20 |
|            |         | 3.5.1.4   | Elevator cab, interior finish                     | 10 | 20 |
|            |         | 3.5.1.5   | Elevator cab, frame                               | 35 | 50 |
|            |         | 3.5.1.6   | Elevator, machinery                               | 20 | 30 |
|            |         | 3.5.1.7   | Elevator, shaftway doors                          | 10 | 20 |
|            |         | 3.5.1.8   | Elevator, shaftway hoist rails, cables, traveling | 20 | 25 |
|            |         | 3.5.1.9   | Elevator, shaftway hydraulic piston and leveling  | 20 | 25 |
|            |         | 3.5.1.10  | Escalators  | 50 | 50 |
| <b>3.6</b> |         |           | <b>SYSTEM: Life Safety/Fire Protection</b>        |    |    |
|            | 3.6.1   |           | <b>Sprinklers and Standpipes</b>                  |    |    |
|            |         | 3.6.1.1   | Building fire supression sprinklers, standpipes   | 50 | 50 |
|            |         | 3.6.1.2   | Fire pumps  | 20 | 20 |
|            |         | 3.6.1.3   | Fire hose stations                                | 50 | 50 |
|            |         | 3.6.1.4   | Fire extinguishers                                | 10 | 15 |
|            | 3.6.2   |           | <b>Alarm, Security &amp; Emergency Systems</b>    |    |    |
|            |         | 3.6.2.1   | Tenant space alarm systems                        | 10 | 15 |
|            |         | 3.6.2.2   | Residential smoke detectors                       | 5  | 7  |
|            |         | 3.6.2.3   | Call station                                      | 10 | 15 |
|            |         | 3.6.2.4   | Emergency/auxillary generator                     | 25 | 25 |
|            |         | 3.6.2.5   | Emergency/auxillary fuel storage tank             | 25 | 25 |
|            |         | 3.6.2.6   | Emergency lights, illuminated signs               | 5  | 10 |
|            |         | 3.6.2.7   | Smoke and fire detection system, central panel    | 15 | 15 |
|            |         | 3.6.2.8   | Buzzer/intercom, central panel                    | 20 | 20 |
|            |         | 3.6.2.9   | Tenant buzzer / intercom /secured entry system    | 20 | 20 |
|            | 3.6.3   |           | <b>Other Systems</b>                              |    |    |



|            |              |                |            |  |    |    |
|------------|--------------|----------------|------------|--|----|----|
|            |              | 3.6.3.1        |            | Pneumatic Lines and Controls                             | 30 | 30 |
|            |              | 3.6.3.2        |            | Auto-securing doors/entries/lock down                    | 30 | 30 |
| <b>3.7</b> |              |                |            | <b>SYSTEM: Interior Elements</b>                         |    |    |
|            | <b>3.7.1</b> |                |            | <b>Interiors-Common Areas</b>                            |    |    |
|            |              | <b>3.7.1.1</b> |            | <b>Finished walls, ceilings, floors</b>                  |    |    |
|            |              |                | 3.7.1.1.1  | Drywall  | 35 | 40 |
|            |              |                | 3.7.1.1.2  | Plaster  | 50 | 50 |
|            |              |                | 3.7.1.1.3  | Paints, stains, clear finishes, interior                 | 15 | 20 |
|            |              |                | 3.7.1.1.4  | Wallpapers   | 15 | 20 |
|            |              |                | 3.7.1.1.5  | Wall tile, ceramic, glass, natural stone                 | 35 | 50 |
|            |              |                | 3.7.1.1.6  | Floor tile, ceramic, natural stone                       | 40 | 50 |
|            |              |                | 3.7.1.1.7  | Concrete/Masonry/Terrazo                                 | 75 | 75 |
|            |              |                | 3.7.1.1.8  | Hardwood floor (3/4" strip or parquet)                   | 50 | 50 |
|            |              |                | 3.7.1.1.9  | Wood floor, laminated/veneered                           | 20 | 25 |
|            |              |                | 3.7.1.1.10 | Resilient tile or sheet floor (vinyl, linoleum)          | 15 | 20 |
|            |              |                | 3.7.1.1.11 | Carpet   | 6  | 10 |
|            |              |                | 3.7.1.1.12 | Acoustic tile/drop ceiling                               | 15 | 20 |
|            |              | <b>3.7.1.2</b> |            | <b>Millwork (doors, trim, cabinets, tops)</b>            |    |    |
|            |              |                | 3.7.1.2.1  | Interior, hollow core doors                              | 20 | 25 |
|            |              |                | 3.7.1.2.2  | Interior doors, solid core, wood, metal clad, fire rated | 30 | 35 |
|            |              |                | 3.7.1.2.3  | Door trim  | 20 | 30 |
|            |              |                | 3.7.1.2.4  | Wall trim (base, chair rail, crown moldings)             | 30 | 35 |
|            |              |                | 3.7.1.2.5  | Passage & lock sets                                      | 15 | 20 |
|            |              |                | 3.7.1.2.6  | Bifold & sliding doors                                   | 15 | 20 |
|            |              |                | 3.7.1.2.7  | Cabinets & vanities                                      | 20 | 25 |
|            |              |                | 3.7.1.2.8  | Tops, granite, natural stone, engineered stone           | 50 | 50 |
|            |              |                | 3.7.1.2.9  | Tops, solid surface, stainless steel                     | 40 | 50 |
|            |              |                | 3.7.1.2.10 | Tops, plastic laminates, wood                            | 15 | 25 |
|            |              |                | 3.7.1.2.11 | Vanity tops, cultered marble, molded arcylic, fibreglass | 25 | 35 |
|            |              | <b>3.7.1.3</b> |            | <b>Appliances</b>  |    |    |
|            |              |                | 3.7.1.3.1  | Refrigerator/freezer                                     | 15 | 15 |
|            |              |                | 3.7.1.3.2  | Range, cook top, wall oven                               | 20 | 25 |
|            |              |                | 3.7.1.3.3  | Range hood   | 20 | 25 |
|            |              |                | 3.7.1.3.4  | Microwave  | 10 | 10 |
|            |              |                | 3.7.1.3.5  | Disposal (food waste)                                    | 7  | 10 |
|            |              |                | 3.7.1.3.6  | Compactors (interior, residential grade)                 | 7  | 10 |
|            |              |                | 3.7.1.3.7  | Dishwasher   | 10 | 15 |
|            |              |                | 3.7.1.3.8  | Clothes washer/dryer                                     | 10 | 15 |
|            |              | <b>3.7.1.4</b> |            | <b>Specialties</b>                                       |    |    |
|            |              |                | 3.7.1.4.1  | Interior Mail Facility                                   | 20 | 25 |
|            |              |                | 3.7.1.4.2  | Common area bath accessories                             | 7  | 12 |
|            |              |                | 3.7.1.4.3  | Mirrors & medicine cabinets                              | 20 | 25 |

|  |       |            |  |    |    |
|--|-------|------------|--|----|----|
|  |       | 3.7.1.4.4  | Closet/storage specialties, shelving                     | 20 | 25 |
|  |       | 3.7.1.4.5  | Common area interior stairs                              | 50 | 50 |
|  |       | 3.7.1.4.6  | Common area railings                                     | 15 | 25 |
|  |       | 3.7.1.4.7  | Bath/kitchen vent/exhaust fans                           | 15 | 15 |
|  |       | 3.7.1.4.8  | Ceiling fans   | 15 | 15 |
|  |       | 3.7.1.4.9  | Window treatments, drapery rods, shades, blinds, etc     | 15 | 25 |
|  |       | 3.7.1.4.10 | Indoor recreation and fitness equipment                  | 10 | 15 |
|  |       | 3.7.1.4.11 | Entertainment centers, theatre projection and seating    | 15 | 25 |
|  | 3.7.2 |            | <b>Interiors-Dwelling Units</b>                          |    |    |
|  |       | 3.7.2.1    | <b>Finished walls, ceilings, floors</b>                  |    |    |
|  |       | 3.7.2.1.1  | Drywall  | 35 | 40 |
|  |       | 3.7.2.1.2  | Plaster  | 50 | 50 |
|  |       | 3.7.2.1.3  | Paints, stains, clear finishes, interior                 | 10 | 15 |
|  |       | 3.7.2.1.4  | Wallpapers   | 10 | 15 |
|  |       | 3.7.2.1.5  | Wall tile, ceramic, glass, natural stone                 | 30 | 40 |
|  |       | 3.7.2.1.6  | Floor tile, ceramic, natural stone                       | 40 | 50 |
|  |       | 3.7.2.1.7  | Concrete/Masonry/Terrazo                                 | 75 | 75 |
|  |       | 3.7.2.1.8  | Hardwood floor (3/4" strip or parquet)                   | 50 | 50 |
|  |       | 3.7.2.1.9  | Wood floor, laminated/veneered                           | 15 | 20 |
|  |       | 3.7.2.1.10 | Resilient tile or sheet floor (vinyl, linoleum)          | 15 | 20 |
|  |       | 3.7.2.1.11 | Carpet   | 6  | 10 |
|  |       | 3.7.2.1.12 | Acoustic tile/drop ceiling                               | 15 | 20 |
|  |       | 3.7.2.2    | <b>Millwork (doors, trim, cabinets, tops)</b>            |    |    |
|  |       | 3.7.2.2.1  | Interior, hollow core doors                              | 20 | 25 |
|  |       | 3.7.2.2.2  | Interior doors, solid core, wood, metal clad             | 30 | 35 |
|  |       | 3.7.2.2.3  | Door trim  | 20 | 30 |
|  |       | 3.7.2.2.4  | Wall trim (base, chair rail, crown moldings)             | 25 | 35 |
|  |       | 3.7.2.2.5  | Passage & lock sets                                      | 12 | 20 |
|  |       | 3.7.2.2.6  | Bifold & sliding doors                                   | 12 | 20 |
|  |       | 3.7.2.2.7  | Cabinets & vanities                                      | 20 | 25 |
|  |       | 3.7.2.2.8  | Tops, granite, natural stone, engineered stone           | 50 | 50 |
|  |       | 3.7.2.2.9  | Tops, solid surface, stainless steel                     | 40 | 50 |
|  |       | 3.7.2.2.10 | Tops, plastic laminates, wood                            | 15 | 25 |
|  |       | 3.7.2.2.11 | Vanity tops, cultered marble, molded arcylic, fibreglass | 25 | 35 |
|  |       | 3.7.2.3    | <b>Appliances</b>  |    |    |
|  |       | 3.7.2.3.1  | Refrigerator/freezer                                     | 12 | 15 |
|  |       | 3.7.2.3.2  | Range, cook top, wall oven                               | 15 | 25 |
|  |       | 3.7.2.3.3  | Range hood   | 15 | 25 |
|  |       | 3.7.2.3.4  | Microwave  | 10 | 10 |
|  |       | 3.7.2.3.5  | Disposal (food waste)                                    | 7  | 10 |
|  |       | 3.7.2.3.6  | Compactors (interior, residential grade)                 | 7  | 10 |
|  |       | 3.7.2.3.7  | Dishwasher   | 10 | 15 |

|     |       |         |           |   |     |     |
|-----|-------|---------|-----------|---|-----|-----|
|     |       |         | 3.7.2.3.8 | Clothes washer/dryer  | 10  | 15  |
|     |       | 3.7.2.4 |           | <b>Specialties</b>  |     |     |
|     |       |         | 3.7.2.4.1 | Bath accessories (towel bars, grab bars, etc)                   | 7   | 12  |
|     |       |         | 3.7.2.4.2 | Mirrors & medicine cabinets                                     | 15  | 25  |
|     |       |         | 3.7.2.4.3 | Closet/storage specialties, shelving                            | 15  | 25  |
|     |       |         | 3.7.2.4.4 | Interior stairs   | 50  | 50  |
|     |       |         | 3.7.2.4.5 | Stair and loft railings   | 20  | 25  |
|     |       |         | 3.7.2.4.6 | Bath/kitchen vent/exhaust fans                                  | 15  | 15  |
|     |       |         | 3.7.2.4.7 | Ceiling fans  | 10  | 15  |
|     |       |         | 3.7.2.4.8 | Window treatments, drapery rods, shades, blinds, etc            | 10  | 20  |
|     |       |         |           | <b>Additional Considerations</b>                                |     |     |
| 4.1 |       |         |           | <b>Environmental Measures (not elsewhere defined)</b>           |     |     |
|     | 4.1.1 |         |           | Radon mitigation system periodic tests                          | 5   | 5   |
|     | 4.1.2 |         |           | Enironmental remediation system periodic tests                  | 5   | 5   |
|     | 4.1.3 |         |           | Environmental remediation alarms                                | 5   | 5   |
|     | 4.1.4 |         |           | Environmental remediation pumps & equipment                     | 5   | 5   |
|     | 4.1.5 |         |           | Mold-treat-remediate (see other items for paint, drywall, etc.) | 100 | 100 |
| 4.2 |       |         |           | <b>Lead based paint, asbestos remediation</b>                   |     |     |
|     | 4.2.1 |         |           | Testing   | 100 | 100 |
|     | 4.2.2 |         |           | Lead based paint encapsulation                                  | 10  | 10  |
|     | 4.2.3 |         |           | Lead based paint (remove)                                       | 100 | 100 |
|     | 4.2.4 |         |           | Asbestos (remove)   | 100 | 100 |
| 4.3 |       |         |           | <b>Commercial Tenant Improvements</b>                           |     |     |
|     | 4.3.1 |         |           | Owner provided item(s) (specify)                                | 5   | 5   |
|     | 4.3.2 |         |           | Owner provided \$ allowance (specify)                           | 5   | 5   |