

Life Expectancy Components & Systems *

Rough Estimate Examples -

2-5 Years

- Light Fixture Re-lamping
- Exterior Paint
- Window Paint

5-10 Years

- Sealants
- Window Repair
- Condensate pumps

8-10 Years

- Emergency Lighting Batteries

15-20 Years

HVAC Systems

- Heat Pump & Split Systems
- Roof Top Package Units

Other

- Single-Ply Membrane Roofing
- Build-up Roofing
- Asphalt Shingles
- Circulating Pumps
- Water Heater
- Security Systems / Video

20-25 Years

- HVAC Fan coil units
- Plumbing Faucets
- Exhaust Fans
- Modern Door Hardware
- Fire Alarm System

30-50 Years

HVAC Systems

- Hydronic Chillers & Boilers
- Hydronic Piping
- Ground Source Heat Pump

Other

- Fire Sprinkler System
- Historic Window & Door Hardware
- Electrical & Telecom
- Sheet Metal Roofing & Flashing

40-50 Years

- Elevator

50-75 Years

- Wood Floors
- Clay / Concrete Tile Roofing
- Slate Roofing

* With Regular Maintenance