

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			Recreational Facilities		
		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			Site Utilities		
		3.2.8.1		Site Utilities-Water		
			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		Site Utilities-Electric		
			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		Site Utilities-Gas		
			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		Site Utilities-Sewer		
			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		Site Utilities-Trash		
			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
3.3				SYSTEM: BUILDING FRAME AND ENVELOPE		
	3.3.1			Foundation		
		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
	3.3.2			Building Frame		
		3.3.2.1		Framing System, Floors & Walls		
			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		Crawl Spaces, Envelope Penetrations		
			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		Roof Frame & Sheathing		
			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		Flashing & Moisture Protection		
			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		Attics & Eaves		
			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		Insulation		
		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		Exterior Stairs, Rails, Balconies/Porches, Canopies		
		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		Exterior Doors & Entry Systems		
		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			Façades or Curtainwall		
	3.3.3.1		Sidewall System		
		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		Windows		
		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			Roofing and Roof Drainage		
	3.3.4.1		Sloped Roofs		
		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		Low Slope/Flat Roofs		
		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		Roof Drainage, Trim & Accessories		
		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			SYSTEM: Mech.-Elect.-Plumbing		
	3.4.1		Plumbing		
	3.4.1.1		Water Supply and Waste Piping		
		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		Domestic Water Heating		
		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		Fixtures		
		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			Centralized HVAC Systems		
	3.4.2.1		Centralized Heating/Cooling Equipment		
		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		Centralized Heat/Air/Fuel Distribution		

		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		Decentralized and Split HVAC Systems		
		3.4.3.1	Dwelling/Common Area HVAC Equipment		
		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	HVAC Controls		
		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		Electrical		
		3.4.4.1	Electric Service & Metering		
		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		Electrical Distribution		
		3.4.4.2.1	Tenant electrical panel	50	50
		3.4.4.2.2	Unit/building wiring	50	50
	3.4.4.3		Electric Lighting & Fixtures		
		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		Telecommunications Equipment		
		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
3.5			SYSTEM: Vertical Transportation		
	3.5.1		Elevators/Escalators		
		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
3.6			SYSTEM: Life Safety/Fire Protection		
	3.6.1		Sprinklers and Standpipes		
		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		Alarm, Security & Emergency Systems		
		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		Other Systems		

		3.6.3.1		Pneumatic Lines and Controls	30	30
		3.6.3.2		Auto-securing doors/entries/lock down	30	30
3.7				SYSTEM: Interior Elements		
	3.7.1			Interiors-Common Areas		
		3.7.1.1		Finished walls, ceilings, floors		
			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
		3.7.1.2		Millwork (doors, trim, cabinets, tops)		
			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
		3.7.1.3		Appliances		
			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
		3.7.1.4		Specialties		
			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		Interiors-Dwelling Units		
		3.7.2.1	Finished walls, ceilings, floors		
		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	Millwork (doors, trim, cabinets, tops)		
		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	Appliances		
		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		Specialties		
			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
				Additional Considerations		
4.1				Environmental Measures (not elsewhere defined)		
	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				Lead based paint, asbestos remediation		
	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				Commercial Tenant Improvements		
	4.3.1			Owner provided item(s) (specify)	5	5
	4.3.2			Owner provided \$ allowance (specify)	5	5