

**Missouri Housing Development Commission
Replacement Reserves
Useful Life Schedule**

Capital Items	Estimated Useful Life	MHDC Useful Life
Exterior		
Asphalt Seal Coating	3-5	3
Asphalt Resurface	10-25	10
Basketball/Tennis Courts	15-20	15
Compactors	15-20	15
Concrete - Driveways/Walks/Curbs	15-30	15
Decks:		
PVC	20-50	20
Wood (<i>Paint/Seal at 5 yrs</i>)	10-15	10
Doors:		
Entry doors	10-25	10
Garage Doors	10-15	10
Patio Doors	10-15	10
Storm/Screen doors	7-15	7
Dumpster	10-15	10
Dumpster Enclosure (<i>Paint at 5yrs</i>)	10-15	10
Exterior Painting	5-10	5
Fencing:		
Chain Link	15-40	15
Wrought Iron	25-50	25
Wood (<i>Paint/Sealing at 5yrs</i>)	10-25	10
Vinyl	15-20	15
Guttering & Down spouts	15-25	15
Landscape Irrigation System	15-30	15
Mail Facilities	10-25	10
Patio Table/Chairs	5-7	5
Parking Lot Gates	10-15	10
Playground Equipment:		
Wood	10-20	10
Poly Vinyl	10-20	10
Property Signage	7-10	7
Retaining Walls:		
Concrete	20-25	20
Masonry	15-20	15
Wood	10-15	10
Stone	15-20	15
Roofing:		
Aluminum	40-45	40
Asphalt - 3 Tab	15-25	15
Asphalt - Architectural	20-30	25
Metal	30-40	30
Built-up	20-25	20
Membrane	20-25	20
Wood	20-25	20
Siding:		
Aluminum	15-30	15
Cement Board	15-30	15
Wood Shingle	10-15	10
Vinyl	15-20	15
Soffit & Fascia:		
metal	10-15	10
vinyl	10-15	10
Wood	5-10	5

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Stairs:		
Wood	10-15	10
Filled Metal Pan	10-15	10
Concrete	15-25	15
Street Lights	15-25	15
Storage Sheds (<i>Paint at 5yrs</i>)	15-30	15
Swimming Pool:		
Deck	10-15	10
Pool Filtration system	10-15	10
Pool Pumps	10-15	10
Tuckpointing	15-20	15
Windows (<i>E-Star</i>)	15-20	15
Interior		
Appliances		
Dishwashers (<i>E-Star</i>)	5-10	5
Dryer	8-10	8
Garbage Disposals	5-10	5
Microwave Units	5-10	5
Ranges/Stoves	8-15	8
Range Hoods/Exhaust Fans	8-10	8
Refrigerators (<i>E-Star</i>)	10-12	10
Washer (<i>E-Star</i>)	8-10	8
Interior Decorating		
Blinds/Drapes/Shades	5-7	5
Counter Tops	10-20	10
Flooring:		
Carpet	5-10	5
Hard wood	10-30	10
Laminate Flooring	10-15	10
Sheet Vinyl	5-7	5
Tile/Ceramic	15-30	15
Vinyl Strip	5-7	5
VCT	10-15	10
Interior doors	10	7
Kitchen Cabinets	15-25	15
Painting (SF Homes/Exterior/Common Space Only)	5-10	5
Vanity Cabinets	15-20	15
Vent Covers	5-15	5
Plumbing		
Kitchen/Bathroom Faucets/Showerheads	5-10	5
Kitchen Sinks	10-20	10
Solar Hot Water	20-25	20
Sump Pump	7-10	7
Toilets	10-20	10
Tubs	15-20	15
Vanity sinks	10-20	10
Water Heaters:		
Individual (<i>E-star</i>)	7-10	7
Central System	5-10	5

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HVAC Equipment		
AC - Individual units (<i>Minimum 13 SEER rating</i>)	10-20	10
A-Coils	10-15	10
Boilers	20-25	20
Chillers	5-10	5
Circulating Pumps	10-15	10
Compressors	5-10	5
Condensor Units	10-20	10
Cooling Towers	20-40	20
Furnace - Individual Units	10-20	10
Heat Pump system	15-20	15
Inside Air handlers	15-20	15
P-Tac units (<i>Minimum 10.9 EER rating</i>)	10-15	10
Thermostats	5-10	5
Window AC Units	15-20	15
Mechanical/Electrical		
Ceiling Fans (<i>E-star</i>)	10-15	10
Elevators	20-25	20
Emergency Call System Panels	15-20	15
Emergency Generators	15-25	15
Emergency Lights	8-10	8
Intercom System	15-20	15
Light Fixtures (<i>E-star</i>)	10-15	10
Power Roof Vents	10-15	10
Smoke/Carbon Detectors	5-10	5
Solar Energy Systems:		
Photovoltaic Panels	10-20	10
Inverters	5-10	5
Other Solar Equipment	5-10	5
Security Systems	5-15	5
Switch Gear Metering	10-15	10
Transformers	15-25	15
Outlets	20-25	20
Wall Pacs	10-15	10
Miscellaneous		
Anti-Stove Tip Devices	-	One Time Purchase
Bed Bug Exterminating	-	As Needed
Exercise Equipment	5-8	5
Furniture (Common Area)	10-15	10
Office Equipment:		
Computer/Monitor/Printer/Projector/Routers	5-7	5
Conference Table	10-15	10
Copier	5-7	5
Fax	5-7	5
Telephone	10-15	10
Range Hood Fire Stops	-	5
Riding Mower/Snow Blower	10-15	10
TV (Common Area)	5-7	5

Note: Items indicated with an *E-Star* designation must be replaced with a qualified energy star product for consideration. Please visit www.energystar.gov for further information.