

## Appendix I

### Property Useful Life Tables

In completing the Property Useful Life Table for the Property, the *CNA Provider* should use the following acronyms:

**EA** – Effective Age (years)

**EUL** – Estimated Useful Life (years)

**RUL** – Remaining Useful Life (years)

Refer to [Appendix F - Estimated Useful Life Tables](#) for the appropriate *EUL* values for each item.

**Rating** of the *physical condition* of existing elements shall be assigned on the following scale:

**1 – New** – in working condition and purchased or installed within the last 12 months.

**2 – Good** - in working condition and does not require immediate or short-term repairs above any applicable industry standard threshold.

**3 – Fair** - in working condition, but may require immediate or short-term repairs

**4 – Poor** - not in working condition or requires substantial repairs or replacement

**5 – Non-compliant** (code violations observed or known)

**N/A** – Not Applicable or element does not exist on the Property

**NOTE:** Where used to describe the physical condition of a property, system, component or piece of equipment, the terms “good”, “fair” and “poor” shall be used to describe the predominant physical condition of a property or system.

For example, an air conditioning system may be in good condition despite a requirement to replace a limited number of units. Alternatively, a range of conditions may be described by combining terms such as “good to fair,” or “fair to poor.” Where conditions are not uniform, an explanation of the various disparate conditions shall be included in the report. Terms not defined above shall be defined in the report or agreement for services.

**Action** recommended shall be designated as follows:

**IR** – *Immediate Repair* or Replacement (Life Safety)

**CR** – *Critical Repair* or Replacement (Completion with 6 months)

**DM** – *Deferred Maintenance* Repair or Replacement (Completion with 12 months)

**RR** – Replacement Reserves

<b>1. Site Systems</b>	<b>EUL</b>	<b>EA</b>	<b>RUL</b>	<b>Rating</b>	<b>Action</b>
<b>Storm Water Drainage</b>	<i>Yrs.</i>	<i>Yrs.</i>	<i>Yrs.</i>	<i>Rating</i>	<i>Action</i>
<b>Site Security</b>					
<b>Paving, Curbing and Parking Striping</b>					
<b>Flatwork</b> (sidewalks, terraces and patios)					
<b>Landscape Appurtenances, Fencing and Signage</b>					
<b>Site Utilities</b>					
Electricity					
Fuel Gas					
Potable Water					
Sanitary Sewer					
Data and Communications					
<b>Trash</b> (dumpsters, enclosures, compactors)					

<b>2. Building Frame and Envelope</b>	<b>EUL</b>	<b>EA</b>	<b>RUL</b>	<b>Rating</b>	<b>Action</b>
<b>Foundation</b>					
<b>Framing Systems - Floors and Walls</b>					

<b>Framing Systems - Roofs</b>					
<b>Exterior Wall Finishes</b>					
<b>Roofing Systems and Roof Drainage</b>					
<b>Roof Trim and Accessories</b>					
<b>Flashing and Moisture Protection</b>					
<b>Exterior Stairs, Rails, Balconies, Porches, Canopies</b>					
<b>Windows</b>					
<b>Exterior Doors and Entry Systems</b>					
<b>Crawl Space and Attic Ventilation</b>					
<b>Insulation</b>					

<b>3. Interior Elements</b>	<b>EUL</b>	<b>EA</b>	<b>RUL</b>	<b>Rating</b>	<b>Action</b>
<b>Common Areas - Floors</b>					
<b>Common Areas - Walls</b>					
<b>Common Areas - Ceilings</b>					
<b>Common Areas - Interior Doors</b>					

<b>Common Areas - Millwork</b>					
<b>Common Areas - Appliances</b>					
<b>Common Areas - Specialties</b>					
<b>Dwelling Units - Floors</b>					
<b>Dwelling Units - Walls</b>					
<b>Dwelling Units - Ceilings</b>					
<b>Dwelling Units - Interior Doors</b>					
<b>Dwelling Units - Millwork</b>					
<b>Dwelling Units - Appliances</b>					
<b>Dwelling Units - Specialties</b>					

<b>4. Mechanical Systems</b>	<b>EUL</b>	<b>EA</b>	<b>RUL</b>	<b>Rating</b>	<b>Action</b>
<b>Centralized HVAC - Equipment</b>					
<b>Centralized HVAC - Distribution</b>					
<b>Decentralized HVAC (Individual Units and Common Areas) - Equipment</b>					

<b>Decentralized HVAC (Individual Units and Common Areas) - Distribution</b>					
<b>Decentralized HVAC (Individual Units and Common Areas) - Controls</b>					

<b>5. Electrical Systems</b>	<b>EUL</b>	<b>EA</b>	<b>RUL</b>	<b>Rating</b>	<b>Action</b>
<b>Service and Distribution</b>					
<b>Lighting and Fixtures</b>					
<b>6. Plumbing Systems</b>	<b>EUL</b>	<b>EA</b>	<b>RUL</b>	<b>Rating</b>	<b>Action</b>
<b>Water Supply</b>					
<b>Sanitary Waste and Vent</b>					
<b>Domestic Water Heating</b>					
<b>Plumbing Fixtures</b>					

<b>7. Data and Communications</b>	<b>EUL</b>	<b>EA</b>	<b>RUL</b>	<b>Rating</b>	<b>Action</b>

<b>8. Vertical Transportation</b>	<b>EUL</b>	<b>EA</b>	<b>RUL</b>	<b>Rating</b>	<b>Action</b>

<b>9. Life Safety and Fire Protection</b>	<b>EUL</b>	<b>EA</b>	<b>RUL</b>	<b>Rating</b>	<b>Action</b>
<b>Fire Sprinkler Systems and Standpipes</b>					
<b>Fire Alarm Systems</b>					
<b>Detection and Emergency Systems</b>					

<b>10. Amenities</b>	<b>EUL</b>	<b>EA</b>	<b>RUL</b>	<b>Rating</b>	<b>Action</b>
<b>Recreational Facilities</b>					
<b>Support Structures</b>					

<b>11. Additional Considerations</b>	<b>EUL</b>	<b>EA</b>	<b>RUL</b>	<b>Rating</b>	<b>Action</b>
<b>Environmental Items</b>					