

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

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

2. Building Frame and Envelope	EUL	EA	RUL	Rating	Action
Foundation					
Framing Systems - Floors and Walls					
Framing Systems - Roofs					
Exterior Wall Finishes					
Roofing Systems and Roof Drainage					
Roof Trim and Accessories					
Flashing and Moisture Protection					
Exterior Stairs, Rails, Balconies, Porches, Canopies					
Windows					
Exterior Doors and Entry Systems					
Crawl Space and Attic Ventilation					
Insulation					

3. Interior Elements	EUL	EA	RUL	Rating	Action
Common Areas - Floors					
Common Areas - Walls					
Common Areas - Ceilings					
Common Areas - Interior Doors					
Common Areas - Millwork					
Common Areas - Appliances					
Common Areas - Specialties					
Dwelling Units - Floors					
Dwelling Units - Walls					
Dwelling Units - Ceilings					
Dwelling Units - Interior Doors					
Dwelling Units - Millwork					

Dwelling Units - Appliances					
Dwelling Units - Specialties					

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

5. Electrical Systems	EUL	EA	RUL	Rating	Action
Service and Distribution					
Lighting and Fixtures					

6. Plumbing Systems	EUL	EA	RUL	Rating	Action
Water Supply					
Sanitary Waste and Vent					
Domestic Water Heating					
Plumbing Fixtures					

7. Data and Communications	EUL	EA	RUL	Rating	Action

8. Vertical Transportation	EUL	EA	RUL	Rating	Action

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

10. Amenities	EUL	EA	RUL	Rating	Action
Recreational Facilities					
Support Structures					

11. Additional Considerations	EUL	EA	RUL	Rating	Action
Environmental Items					