



COMPONENT LIFESPAN ESTIMATES

The following table represents an estimate of average component lifespans for over 130 common physical component categories for strata properties located in the Metro Vancouver and Fraser Valley Regions of British Columbia.

It is important to note that life expectancy is greatly affected by the quality of materials used, the workmanship and construction quality, the potential exposure to the elements and frequency of component use (where applicable), and the quality and frequency of maintenance performed on the component. **This list is a general guide only, many properties will experience lifespans that do not achieve, or may exceed, the averages noted here.** Further, many components may have a full “life of building” lifespan, but will still require major repairs and/or partial replacements over the life of the component. Therefore repair “budget cycles” may occur several times over the total life estimates of specific components noted here. Any liability with respect to this document is expressly denied.

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When conducting a reserve fund study or depreciation report, the consultant(s) will likely consider the following factors when estimating life expectancy:

- Type of Component
- Material
- Utilization
- Workmanship
- Quality
- Manufacturer’s recommendation
- Contractors’ experience
- Functional Obsolescence
- Required Standards
- Environmental Factors
- Regular Maintenance
- Preventive Maintenance
- Observed Condition

REF #	PHYSICAL COMPONENT CATEGORY	PHYSICAL COMPONENT DESCRIPTION	AVERAGE LIFE EXPECTANCY (YRS)	MAINTENANCE NOTES
1	Building - Structural and Architectural	Foundation and Subterranean Walls	100	Repairs as necessary
2	Building - Structural and Architectural	Substructure and Underground Garage	100	Repairs as necessary
3	Building - Structural and Architectural	Wall Assemblies - Wood Siding	35	Maintenance as necessary
4	Building - Structural and Architectural	Wall Assemblies - Stucco Siding	30	Maintenance as necessary
5	Building - Structural and Architectural	Wall Assemblies - EIFS Siding	50	Maintenance as necessary
6	Building - Structural and Architectural	Wall Assemblies - Vinyl Siding	40	Maintenance as necessary
7	Building - Structural and Architectural	Wall Assemblies - Metal Siding	50	Maintenance as necessary
8	Building - Structural and Architectural	Wall Assemblies - Brick Siding	100	Repairs as necessary
9	Building - Structural and Architectural	Wall Assemblies - Stone Siding	100	Repairs as necessary
10	Building - Structural and Architectural	Wall Assemblies - Composite Siding	50	Maintenance as necessary
11	Building - Structural and Architectural	Wall Assemblies - Concrete Siding	40	Maintenance as necessary
12	Building - Structural and Architectural	Wall Assemblies - Window Wall	30	Maintenance as necessary
13	Building - Structural and Architectural	Wall Assemblies - Curtain Wall	50	Maintenance as necessary
14	Building - Structural and Architectural	Window Assemblies	30	Maintenance as necessary
15	Building - Structural and Architectural	Commercial Storefront	30	Maintenance as necessary
16	Building - Structural and Architectural	Garage Door Assemblies - Wood	30	Maintenance as necessary
17	Building - Structural and Architectural	Garage Door Assemblies - Metal	40	Maintenance as necessary
18	Building - Structural and Architectural	Garage Door Assemblies - Fiberglass	35	Maintenance as necessary
19	Building - Structural and Architectural	Common Door Assemblies - Wood	30	Maintenance as necessary
20	Building - Structural and Architectural	Common Door Assemblies - Metal	30	Maintenance as necessary
21	Building - Structural and Architectural	Common Door Assemblies - Metal and Glass	30	Maintenance as necessary
22	Building - Structural and Architectural	Common Door Assemblies - Composite	35	Maintenance as necessary
23	Building - Structural and Architectural	Common Door Assemblies - French	25	Maintenance as necessary
24	Building - Structural and Architectural	Common Door Assemblies - Sliding Glass	25	Maintenance as necessary
25	Building - Structural and Architectural	Fascia Board and Trim	20	Maintenance as necessary
26	Building - Structural and Architectural	Gutters and Downspouts	25	Maintenance as necessary
27	Building - Structural and Architectural	Caulking and Weather-Stripping	5 to 20	Varies by exposure
28	Building - Structural and Architectural	Expansion Joint Caulking	10 to 20	Varies by exposure
29	Building - Structural and Architectural	Balcony Floor Construction - Wood	25	Maintenance as necessary

REF #	PHYSICAL COMPONENT CATEGORY	PHYSICAL COMPONENT DESCRIPTION	AVERAGE LIFE EXPECTANCY (YRS)	MAINTENANCE NOTES
30	Building - Structural and Architectural	Balcony Floor Construction - Concrete	25	Repair Cycle
31	Building - Structural and Architectural	Terraces	20	Repair Cycle
32	Building - Structural and Architectural	Balcony Railings	25	Maintenance as necessary
33	Building - Structural and Architectural	Roof Assembly - Wood Shingle	25	Maintenance as necessary
34	Building - Structural and Architectural	Roof Assembly - Tar and Gravel	20	Maintenance as necessary
35	Building - Structural and Architectural	Roof Assembly - Membrane	22	Maintenance as necessary
36	Building - Structural and Architectural	Roof Assembly - Bituminous	25	Maintenance as necessary
37	Building - Structural and Architectural	Roof Assembly - Asphalt / Fiberglass Shingle	22	Maintenance as necessary
38	Building - Structural and Architectural	Roof Assembly - Sheet Steel	50	Maintenance as necessary
39	Building - Structural and Architectural	Roof Assembly - Sheet Steel Fasteners	8	Maintenance as necessary
40	Building - Structural and Architectural	Roof Assembly - Inverted	30	Maintenance as necessary
41	Building - Structural and Architectural	Roof Assembly - Concrete Tile	50	Maintenance as necessary
42	Building - Structural and Architectural	Roof Access Hatch	30	Maintenance as necessary
43	Building - Structural and Architectural	Metal Fireplace Chimney	20	Maintenance as necessary
44	Building - Structural and Architectural	Skylights	25	Maintenance as necessary
45	Building - Structural and Architectural	Soffits	30	Repair Cycle
46	Building - Structural and Architectural	Canopy - Fabric	18	Maintenance as necessary
47	Building - Structural and Architectural	Canopy - Glass	30	Maintenance as necessary
48	Building - Structural and Architectural	Canopy - Metal	35	Maintenance as necessary
49	Building - Structural and Architectural	Wooden Stairs - Interior	40	Maintenance as necessary
50	Building - Structural and Architectural	Wooden Stairs - Exterior	25	Maintenance as necessary
51	Building - Structural and Architectural	Common Exterior Corridors - Wood Floor	25	Maintenance as necessary
52	Building - Structural and Architectural	Common Exterior Corridors - Concrete Floor	30	Repair Cycle
53	Building - Finishes and Decoration	Exterior Building Painting	18	Maintenance as necessary
54	Building - Finishes and Decoration	Balcony Floor Finish	12	Maintenance as necessary
55	Building - Finishes and Decoration	Parkade Floor Coating	16	Maintenance as necessary
56	Building - Finishes and Decoration	Underground Garage Markings	12	Maintenance as necessary
57	Building - Finishes and Decoration	Garage Insulation	50	Maintenance as necessary
58	Building - Finishes and Decoration	Security Gate	15	Maintenance as necessary

REF #	PHYSICAL COMPONENT CATEGORY	PHYSICAL COMPONENT DESCRIPTION	AVERAGE LIFE EXPECTANCY (YRS)	MAINTENANCE NOTES
59	Building - Finishes and Decoration	Parkade Lighting	20	Maintenance as necessary
60	Building - Finishes and Decoration	Interior Common Corridor Painting	15	Maintenance as necessary
61	Building - Finishes and Decoration	Interior Common Corridor Wallpaper	15	Maintenance as necessary
62	Building - Finishes and Decoration	Interior Stairwell Painting	20	Maintenance as necessary
63	Building - Finishes and Decoration	Interior Common Area Flooring - Carpet	18	Maintenance as necessary
64	Building - Finishes and Decoration	Interior Common Area Flooring - Vinyl/Composite	20	Maintenance as necessary
65	Building - Finishes and Decoration	Interior Common Area Flooring - Ceramic Tile	25	Maintenance as necessary
66	Building - Finishes and Decoration	Interior Common Area Lighting	20	Maintenance as necessary
67	Building - Finishes and Decoration	Lobby Renovation	15 to 25	Maintenance as necessary
68	Building - Finishes and Decoration	Elevator Cab Renovation	25	Maintenance as necessary
69	Building - Mechanical Systems	Sump Pumps / Drains and Controls	15	Maintenance as necessary
70	Building - Mechanical Systems	Domestic Water Supply	25	Repair cycle
71	Building - Mechanical Systems	Sprinkler System	30	Repair cycle
72	Building - Mechanical Systems	Heating System - Boiler	18	Maintenance as necessary
73	Building - Mechanical Systems	Heating System - Furnace	20	Maintenance as necessary
74	Building - Mechanical Systems	Heating System - Geothermal	20	Repair cycle
75	Building - Mechanical Systems	Heating System - Electric Baseboard	40	Maintenance as necessary
76	Building - Mechanical Systems	Heating System - Hot Water Storage Tank	8 to 18	Varies by system
77	Building - Mechanical Systems	Heating System - Water Heater	8 to 18	Varies by system
78	Building - Mechanical Systems	Make-up Air Handling Unit	15	Repair cycle
79	Building - Mechanical Systems	Terminal Air Handling Unit	15	Repair cycle
80	Building - Mechanical Systems	Special and Exhaust Equipment	12	Repair cycle
81	Building - Mechanical Systems	Garbage Handling System	15	Repair cycle
82	Building - Mechanical Systems	Elevator Modernization - Traction	30	Maintenance as necessary
83	Building - Mechanical Systems	Elevator Modernization - Hydraulic	25	Maintenance as necessary
84	Building - Electrical Systems	Electrical Distribution System and Fixtures	35	Repair cycle
85	Building - Electrical Systems	Entry System - Intercom	15	Maintenance as necessary
86	Building - Electrical Systems	Security / Surveillance System	8	Upgrade cycle
87	Building - Electrical Systems	Fire Alarm System	15	Repair/upgrade

REF #	PHYSICAL COMPONENT CATEGORY	PHYSICAL COMPONENT DESCRIPTION	AVERAGE LIFE EXPECTANCY (YRS)	MAINTENANCE NOTES
88	Building - Electrical Systems	Gas Detector	8	Maintenance as necessary
89	Building - Electrical Systems	Emergency Generator	35	Maintenance as necessary
90	Building - Amenities	Playground	20	Varies based on equipment
91	Building - Amenities	Amenity Room	15 to 25	Maintenance as necessary
92	Building - Amenities	Guest Suite	15	Maintenance as necessary
93	Building - Amenities	Exercise Room	15 to 25	Varies based on usage
94	Building - Amenities	Exercise Equipment	8	Maintenance as necessary
95	Building - Amenities	Pool - Mechanical	18	Maintenance as necessary
96	Building - Amenities	Pool - Structure	12	Repair Cycle
97	Building - Amenities	Pool - Furnishings	5 to 15	Varies based on usage
98	Building - Amenities	Indoor Pool Room	20	Maintenance as necessary
99	Building - Amenities	Hot Tub - Mechanical	18	Maintenance as necessary
100	Building - Amenities	Hot Tub - Structure	12	Repair Cycle
101	Building - Amenities	Sauna/Steam Room - Mechanical	18	Maintenance as necessary
102	Building - Amenities	Sauna/Steam Room - Structure	20	Maintenance as necessary
103	Building - Amenities	Common Area Washrooms / Change rooms	22	Maintenance as necessary
104	Building - Amenities	Sporting Facilities	10 to 15	Varies based on usage
105	Building - Amenities	Bicycle Storage	20	Maintenance as necessary
106	Building - Amenities	Storage Lockers	30	Repair Cycle
107	Building - Amenities	Storage Lockers - Painting	15	Maintenance as necessary
108	Building - Amenities	Mailboxes - Multi Unit	40	Maintenance as necessary
109	Common Site Improvements	Site Services - Sewer and Water	35	Major repair cycle
110	Common Site Improvements	Asphalt Paving	25	Maintenance as necessary
111	Common Site Improvements	Concrete Paving and Curbs	35	Maintenance as necessary
112	Common Site Improvements	Pavers	20	Repair Cycle
113	Common Site Improvements	Parking Paint and Markings	10	Maintenance as necessary
114	Common Site Improvements	Concrete Patio	35	Maintenance as necessary
115	Common Site Improvements	Wooden Deck	20	Maintenance as necessary
116	Common Site Improvements	Deck Stain and Sealer	5	Maintenance as necessary

REF #	PHYSICAL COMPONENT CATEGORY	PHYSICAL COMPONENT DESCRIPTION	AVERAGE LIFE EXPECTANCY (YRS)	MAINTENANCE NOTES
117	Common Site Improvements	Exterior Landscaping	15	Major replacement cycle
118	Common Site Improvements	Ponds / Water Feature	15	Major repair cycle
119	Common Site Improvements	Retaining Walls - Wood	25	Major repair cycle
120	Common Site Improvements	Retaining Walls - Concrete	40	Major repair cycle
121	Common Site Improvements	Fencing - Wood	20	Maintenance as necessary
122	Common Site Improvements	Fencing - Chain-link	30	Repair Cycle
123	Common Site Improvements	Fencing - Metal	30	Repair Cycle
124	Common Site Improvements	Fencing - Paint / Stain	5	Maintenance as necessary
125	Common Site Improvements	Common Exterior Railings - Wood	20	Maintenance as necessary
126	Common Site Improvements	Common Exterior Railings - Metal	30	Maintenance as necessary
127	Common Site Improvements	Sheds and Outbuildings	20	Maintenance as necessary
128	Common Site Improvements	Gazebo	20	Maintenance as necessary
129	Common Site Improvements	Pergola	25	Maintenance as necessary
130	Common Site Improvements	Security Entry Gate	40	Maintenance as necessary
131	Common Site Improvements	Lych Gate	25	Maintenance as necessary
132	Common Site Improvements	Exterior Lighting	18	Maintenance as necessary