



HVAC Equipment Lifespan Guide

Capital Planning Checklist for Portfolio Owners & Property Directors

ASHRAE Planning Ranges

10 YEARS	15 YEARS	20-25 YEARS	30 YEARS
<input type="checkbox"/> Window AC units <input type="checkbox"/> Electric radiators <input type="checkbox"/> Pipemounted pumps	<input type="checkbox"/> Packaged AC units <input type="checkbox"/> Heat pumps <input type="checkbox"/> Rooftop units <input type="checkbox"/> Selfcontained units <input type="checkbox"/> Electric boilers <input type="checkbox"/> Electric heating coils <input type="checkbox"/> Gas/electric unit heaters <input type="checkbox"/> Propeller fans <input type="checkbox"/> Valve actuators <input type="checkbox"/> Electric controls	<input type="checkbox"/> Chillers <input type="checkbox"/> Steel boilers <input type="checkbox"/> Cooling towers (steel & wood) <input type="checkbox"/> Basemounted pumps <input type="checkbox"/> Gas burners <input type="checkbox"/> Hot water/steam heaters <input type="checkbox"/> VAV terminals <input type="checkbox"/> Dampers <input type="checkbox"/> DX & water coils <input type="checkbox"/> Heat exchangers <input type="checkbox"/> Condensers <input type="checkbox"/> Insulation <input type="checkbox"/> Pneumatic controls	<input type="checkbox"/> Ductwork <input type="checkbox"/> Cast iron boilers <input type="checkbox"/> Cooling towers (ceramic)

Use This Guide for Your Portfolio

STEP 1: Inventory and Age

- List major HVAC assets in each building.
- Capture install year or best available age estimate.
- Flag anything within five years of the ranges above or already beyond them.

STEP 2: Rank Building and System Risk

- How critical is this building to revenue and tenants?
- How often do you see comfort complaints or emergency calls?
- Do you have redundancy if this equipment fails?
- Sort systems into:
 - High risk (plan now)
 - Medium risk (plan soon)
 - Lower risk (monitor)

STEP 3: Align With Capital Plans

- Map high and medium risk items into the next 3-5 years of your capital plan.
- Group work by building or system type for pricing and less disruption.
- Confirm your service strategy supports the remaining life of each asset.

Proactive vs Reactive Replacement

When equipment reaches the end of its expected life, you have a choice:



PROACTIVE REPLACEMENT

- Planned project, coordinated with tenants and other work
- Competitive pricing and better scheduling
- Lower risk of unplanned downtime and emergencies



REACTIVE REPLACEMENT

- Failure drives timing and cost
- Higher risk of tenant impact and overtime labor
- Rushed decisions and limited options

How Havtech Can Help

Havtech supports large owners and managers across MD, PA, DC, and VA with:

- Portfolio level HVAC inventories and risk snapshots
- Prioritized capital and retrofit strategies tied to your budgets and tenant needs
- Equipment, controls, and service solutions to execute the plan