

The Average Life Cycle of Structural Elements

Most of the investments below will maintain the value of your property as long as the work is performed in a professional manner and the structural elements are replaced in accordance with their current value. Much of the maintenance work is for modernization or energy-saving purposes.

Depending on whether you use higher quality structural elements or make new purchases (such as a swimming pool), you can even increase the value of your property. This does not include unusual designs that are subject to current trends or personal taste.

Exterior structural element	Average useful life in years	Tips for care and preventive maintenance
Slanted roof with tiles	50	Clean the gutters regularly, remove moss, replace broken tiles
Flat roof with gravel	20–30	Keep plant growth under control; Remove weeds from planted roofs
Facade with plaster or paint	30–35 20–25	No preventive measures in either case
Facade with Eternit tiles	40	Care and maintenance vary individually and depend on the materials/weather conditions
Facade with wood, untreated	25–30	Replace rotten boards regularly
Balcony	30–35	Check railings for rust/brackets regularly
Winter garden, unheated	20–40	Remove moss from roof depending on condition; Modernize floor boards as needed
Chimneys/chimney tops	30	Check output, inspect for obstructions and building structure annually and repair damage
Wooden window frames	25–35	Paint every ten years; Oil the mechanisms for older windows if needed
Window frames – wood, metal/plastic	25–35	Check the seals every 6–8 years; If necessary, oil the mechanisms for older windows
Aluminum roller shutters	25	Replace cranks every 7–8 years; Clean blinds as needed (inside and outside)
Shutters – wood	30–40	Paint every ten years; clean annually and apply linseed oil
Aluminum venetian blinds	25	Check fittings regularly and replace if needed
Garden walls	30–45	Remove weeds regularly; Check building structure for cracked joints or broken corners and repair if needed

Interior structural element	Average useful life in years	Tips for care and preventive maintenance
Carpeting	10	Depending on level of dirt, clean with a professional machine Important: Shampoo wool carpets, but never synthetic fibers!
Parquet (solid or with a wear and tear layer of at least 2 mm)	20–40	Wipe with a damp cloth every 4–6 weeks and treat with a special cleaning product every 8–10 weeks; Sand, seal, or oil depending on wear
Ceramic and terra cotta tiles	30–40	Use special cleaner regularly Important: Wipe stone floors with a fine or glossy finish only with alcohol-based cleaners or special stone cleaning products! Clean untreated stone floors with a neutral cleaner or stone care product
Plastic flooring, such as laminate	15–20	Vacuum regularly and wipe with a damp cloth using lukewarm water and laminate cleaner
Interior doors	25–30	Maintain hinges and locks regularly; If needed, replace handles and locks, replace broken seals; Strip and paint depending on materials and condition
Linoleum	15–20	Treat with special cleaner regularly; Use automotive touch-up paint for minor cosmetic repairs using a matching color (test in an inconspicuous spot first) Important: Do not use any alkali or organic solvents!
Walls and ceilings: plastered and painted or wallpaper	5–10	Dab smaller spots carefully with a matching color using a small brush or cloth

Structural components

Fixed elements

Electrical system	30–40	Check as per electricity plant cycles
Plumbing lines	30–40	Clean filter in the water flow regulator (basement) annually
Elevators	20–30	Measure energy consumption (including stand-by) every ten years
Drain pipes	50	Have flushed by a professional every 2–3 years
Ventilation system	20–25	Check every ten years for efficiency (parameters) and quality
Wastewater pump	15–20	Service in event of malfunctions
Electric pumps	15–20	
Heating oil/gas – depending on maintenance	20–30	Annual control before the start of the heating season; Check energy costs (savings potential!)
Sanitary equipment and lines	20–50	Descale as needed
Steamers, combi steamers	15–20	Descale regularly
Glass ceramic, induction and electric cooktops	15–20	Clean regularly Important: Do not use abrasive cleansers for glass!

Structural components

Fixed elements

Ranges and ovens	15–20	Clean regularly as per user manual
Refrigerator/freezer	10–15	Defrost regularly if not self-defrosting
Freezer chest	10–15	Defrost and clean regularly
Dishwasher	10–15	Clean filter and descale regularly
Cooktop hood and fan, including metal filter	15–20	Clean filter regularly and replace as needed
Kitchen counters – chrome, glass, or granite	25	Clean kitchen counters regularly with product recommended by manufacturer
Kitchen counters – synthetic resin or solid wood	15–20	
Bathtub – enamel, steel, or acrylic	20–35	Have chips repaired by an expert Important: Do not use microfiber cloths or scouring pads!
Shower stall – plastic or glass	15–25	Descal and replace seals if they are porous
Toilet, sink, and bidet – porcelain	25–40	Clean regularly
Electric boiler	20	Have serviced in the event of problems and replace with an energy-efficient model if needed
Washing machine (in the apartment)	10–15	Descal during each washing cycle; Clean the filter quarterly
Tumble dryer (in the apartment)	10–15	Clean filter after each drying cycle

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