

LIFE EXPECTANCY OF HOUSEHOLD COMPONENTS

APPLIANCES	LIFE in years	APPLIANCES	LIFE in years
Compactors	10	Intrusion systems	14
Dishwashers	10	Smoke detectors	12
Dryers	14	Smoke/fire/intrusion systems	10
Disposal	10	INSULATION	
Freezers, compact	12	For foundations, roofs, ceilings, walls and floors	Lifetime
Freezers, standard	16	<i>Sources: Insulation Contractors Association of, America, North American Insulation, Manufacturers Association</i>	
Microwave ovens	11	LANDSCAPING	
Electric Ranges	17	Wooden decks	15
Gas ranges	19	Brick & concrete patios	24
Gas ovens	14	Tennis courts	10
Refrigerators, compact	14	Concrete walks	24
Refrigerators, standard	17	Gravel walks	4
Washers, automatic & compact	13	Asphalt driveways	10
Exhaust fans	20	Swimming pools	18
BATHROOMS		Sprinkler systems	12
Cast iron bathtubs	50	Fences	12
Fiberglass bathtub & showers	10 to 15	<i>Sources: Associated Landscape Contractors of America, Irrigation Association</i>	
Shower doors, average quality	25	MASONRY	
Toilets	50	Chimney, fireplace, and brick veneer	Lifetime
<i>Sources: Neil Kelly Designers, Thompson House of Kitchen & Bath</i>		Brick & stone walls	100+
CABINETRY		Stucco	Lifetime
Kitchen cabinets	15 to 20	<i>Sources: Brick Institute of America, Architectural Components, National Association of Brick Distributors, National Stone Association</i>	
Medicine cabinets & bath vanities	20	MILLWORK	
<i>Sources: Kitchen Cabinet Manufacturers Association, Neil Kelly Designers</i>		Stairs, trim	50 to 100
CLOSET SYSTEMS		Disappearing stairs	30 to 40
Closet Shelves	Lifetime	PAINTS AND STAINS	
COUNTERTOPS		Exterior paint on wood, stucco, etc.	7 to 10
Laminate	10 to 15	Interior wall paint	5 to 10
Ceramic tile, high-grade	Lifetime	Interior trim and door paint	5 to 10
Wood/butcher block	20+		
Granite	20+		
<i>Sources: AFPA Associates of Western Plastics, Ceramic Tile Institute of America</i>			

DOORS			
Screen	25 to 50		
Interior, hollow core	less than 30		
Interior, solid core	30 to lifetime		
Exterior, protected overhang	80 to 100		
Exterior, unprotected & exposed	25 to 30		
Folding	30 to lifetime		
Garage doors	20 to 50		
Garage door opener	10		
<i>Sources: Wayne Dalto Corp., National Wood Window & Door Ass., Raymar Garage Doors</i>			
ELECTRICAL			
Copper wiring, copper plated, copper clad aluminum & bare copper	75 to 100		
Armored cable (BX) & conduit	Lifetime		
Panel board	50 to 60		
<i>Sources: Jesse Aronstein, Engineering Consultant</i>			
FINISHES FOR WATERPROOFING			
Paint, Plaster, and stucco	3 to 5		
Sealer, silicone, and waxes	1 to 5		
<i>Sources: Brick Institute of America Floors</i>			
FLOORS			
Oak or pine	Lifetime		
Slate flagstone	Lifetime		
Vinyl sheet or tile	20 to 30		
Terrazzo	Lifetime		
Carpet, medium quality	5 to 11		
Marble, medium traffic	Lifetime+		
<i>Sources: Carpet & Rug Institute, Marble Institute, National Terrazzo & Mosaic Ass., National Wood Flooring Ass., Resilient Floor Covering Institute</i>			
FOOTINGS & FOUNDATION			
Poured footings & foundations	200		
Concrete block	100		
Cement	50		
Waterproofing, bituminous coat	10		
Termite proofing	5		
<i>Sources: WR Grace & Company</i>			
Wallpaper		7	
<i>Sources: Finnaren & Haley, Glidden Company</i>			
<i>The wallpaper</i>			
PLUMBING			
Waste piping, cast iron		75 to 100	
Waste piping, ABS plastic		Lifetime	
Water supply, galvanized-iron		30 to 50	
Water supply, copper & plastic		75 to 100	
Gas piping, black pipe		75 to 100	
Sinks, enamel steel		5 to 10	
Sinks, enamel cast iron		25 to 30	
Sinks, china		25 to 30	
Faucets, low quality		13 to 15	
Faucets, high quality		15 to 20	
<i>Sources: American Concrete Pipe Association, Cast Iron Soil & Pipe Institute, Neil Kelly Designers, Thompson House of Kitchen & Baths</i>			
ROOFING			
Asphalt & wood shingles & Shakes		15 to 30	
Tile, good quality		50 to 100	
Slate, good quality		50 to 100	
Sheet metal, good quality		50+	
Built-up roofing, asphalt		12 to 25	
Built-up roofing, coal & tar		12 to 30	
Asphalt composition shingle		15 to 30	
Asphalt overlaid		25 to 35	
<i>Sources: National Roofing Contractors Association</i>			
ROUGH STRUCTURE			
Basement floor systems		Lifetime	
Framing, exterior & interior walls		Lifetime	
<i>Sources: NAHB Research Foundation</i>			
SHUTTERS			
Wood, interior		Lifetime	
Wood, exterior		4 to 5	
Vinyl plastic, exterior		7 to 8	
Aluminum, interior		35 to 50	
Aluminum, exterior		3 to 5	
<i>Sources: A.C. Shutters, Inc., Alcoa Building Products, American Heritage Shutters</i>			

HEATING & AIRCONDITIONING

Central airconditioning	15
Window air-conditioner	10
Air conditioner compressor	15
Humidifier	8
Electric water heater	14
Gas water heater	11 to 13
Forced air furnaces, heat pump	15
Rooftop air-conditioners	15
Boilers, hot water or steam	30
Furnaces, gas or oil-fired	18
Unit heaters, gas or electric	13
Radiant heaters, electric	10
Radiant heaters, hot water/steam	25
Baseboard systems	20
Diffusers, grilles, and registers	27
Induction & fan coil units	20
Dampers	20
Centrifugal fans	25
Axial fans	20
Ventilating roof-mounted fans	20
DX, water, and steam coils	20
Electric coils	15
Heat exchangers, shell-and-tube	24
Molded insulation	20
Pumps, sump and well	10
Burners	21

*Sources: Airconditioning & Refrigeration Institute
Air Movement & Control Ass., American Gas Ass.,
American Society of Gas Engineers, American
Society of Heating, Refrigeration & Airconditioning
Engineers, Inc., Safe Aire Incorporated*

SIDING

Gutters and downspouts	30
Siding, wood	10 to 100
Siding, steel	50 to Lifetime
Siding, aluminum	20 to 50
Siding, Vinyl	50

WALLS & WINDOWS TREATMENT

Drywall & plaster	30 to 70
Ceramic tile, high quality	Lifetime

*Sources: Association of Wall and Ceiling
Industries International, Ceramic Tile Institute
of America*

WINDOWS

Window glazing	20
Wood casement	20 to 50
Aluminum and vinyl casement	20 to 30
Screen	25 to 50

*Sources: Best Build Products, Optimum Window
Manufacturing, Safety Glazing Certification Council,
Screen Manufacturers Association*