

## Life Expectancy of a Home's Components and Systems

The values for the following life cycles were obtained from a number of sources including manufacturers suggested service-life data. The life expectancy of some components will vary depending upon variables such as weather exposure, design, quality of installation and maintenance levels.

<b>Landscaping</b>	<b>Years</b>	Gutters & Downspouts (Vinyl)	8-10	Wood/Butcher Block	20+
<b>Decks</b>		Shake & Wood Shingles	15-30	<b>Bath</b>	
Wood	15	Sheet Metal	25-50+	Fiberglass Bathtub/Shower	10-15
<b>Driveways</b>		Slate	50-100	Cast Iron Bathtub	50
Asphalt	15	Concrete Tile	Unknown	Shower Doors Average Quality	25
Concrete	50	<b>Electrical</b>	<b>Years</b>	Toilet	20
<b>Fencing</b>		Aluminum Branch Circuit Wiring	Need	<b>Sinks</b>	
Wood	12	Inspection		Acrylic	10+
Chain Link	30	Fused Service Panel	Outdated	Cast Iron or Porcelain	25-30
<b>Patio</b>		GFCI Circuit Breaker Outlet	5-10	Concrete	-50+
Brick/Stone	20	Knob & Tube Wiring	Outdated	Corian	20+
Concrete	24	Service Panel	40	Enameled Steel	5-10
Sprinkler Systems	12	<b>Plumbing</b>	<b>Years</b>	Stainless Steel	20-25
<b>Ponds &amp; Fountains</b>		Cast Iron Sewer Pipe	50-100	Faucets	13-20
Vinyl or Fiberglass	10	Concrete Sewer Pipe	50-100	Fiberglass	5-10
Built-In Plaster	18	Copper Potable Water Pipe	50+	<b>Appliances</b>	
<b>Walkways</b>		Galvanized Potable Water Pipe	30-50	Compactors	10
Brick & Stone	15	Plastic Potable Water Pipe	Unknown	Dishwasher	10
Concrete	24	Plastic Sewer Pipe	Unknown	Dryers	14
Loose Aggregate	4	Septic Tank & System	15-25	Disposal	10
<b>Exterior Structure</b>	<b>Years</b>	Well	10-12	Refrigerator Compact	14
<b>Doors</b>		<b>Interior</b>	<b>Years</b>	Refrigerator Standard	17
Garage Doors	20-50	<b>Doors</b>		Freezer Compact	12
Garage Door Operator	10	Hollow Core	5-30	Freezer Standard	16
Screen	25-50	Folding	30+	Electric Range	17
Wood, Exposed	25-30	Solid Core Door	30+	Gas Range	19
Wood, Protective Hoverhang	80-100+	Steel Door	50+	Gas Oven	14
<b>Siding</b>		<b>Floors</b>		Stove Hood	20
Aluminum or Vinyl	20-50	Carpeting	11	Microwave Oven	5
Brick Chimney & Fireplace	100+	Marble	100+	Sump Pump	10-12
Brick or Stone Walls	100+	Slate Flagstone	100+	Washers, Automatic and Compact	8-12
Caulking used as sealer	8-10	Solid Oak or Pine	100+	<b>Home Security Systems</b>	
Composite Wood Siding	Unknown	Terrazzo	100+	Intrusion Systems	14
Exterior Paint	7-10	Vinyl	20-30	Smoke Detectors	12
Metal Coping	20-40	Wood Laminate	20+	<b>Water Heaters</b>	
Mortar(Walls)	25+	<b>Interior Walls &amp; Finish</b>		Gas/Oil	8-12
Steel Siding	50-100	Ceramic Tile	100+	Electric	10-15
Stucco 2-Coat	Unknown	Drywall & Plaster	30-70	Heat Extractor	8-12
Stucco 3-Coat	50-100	Paint	5-10	<b>Heating/Cooling</b>	<b>Years</b>
Stucco EIFS	Unknown	Wall & Trim Paint	5-10	Attic Fan	18-20
Wood Siding	10-100+	Wallpaper	7	Boilers	30-50
<b>Windows</b>		Wood Paneling	20+	Burner& Heat Exchanger	21-24
Window Glazing	20	<b>Stairs</b>		Furnace Gas/Oil	8-18
Aluminum Casing	20-50	Railings	30-40	Furnace High Efficiency	10-15
Dual Pane Thermo-Panels	10-20	Stairs Metal	50-100	Electric Heat Air Handler	8-12
Wood Casement	20-50	Stairs Wood	30-50	Electric Radiant Heater	10
<b>Foundation</b>		<b>Cabinets</b>		Electric Baseboard Heater	20
Poured Footing/Foundation	200	Medicine Cabinet	20+	Electric Coils	15
Concrete Block	100	Cabinets	15-20	Central Air Conditioning	8-15
Non Reinforced Concrete	100	<b>Counter Tops</b>		Air Conditioner Compressor	15
Post Tension Slab on Grade	50+	Acrylic	15-30	Heat Pump	15
<b>Roofing Years</b>		Ceramic, High Grade Installation	Lifetime	Window Air Conditioner	8-10
Asphalt Composition Rolled	12-20	Corian	20+	Fiberglass Ducting	14-16
Asphalt Composition Shingle	15-30	Granite	100+	Flexible Plastic Ducting	14-16
Concrete or Clay Tile	30-100+	Laminated/Formica	10-15	Galvanized Ducting	28-30
Gutters & Downspouts (Copper)	30-100+	Stainless Steel	20	Damper	18-20
Gutters & Downspouts (Galvanized)	15-20			Humidifier	6-8