

Component Life Expectancy

A well-built home can last for hundreds of years, but many of its parts must be replaced or renovated regularly. Here's a sampling of life expectancies for different products and materials used in the home, as listed in a report titled "National Association of Home Builders/ Bank of America Home Equity Study of Life Expectancy of Home Components" published by the National Association of Home Builders (NAHB) based in Washington, D.C.

In the summer of 2006, NAHB conducted a comprehensive telephone survey of manufacturers, trade associations and researchers to develop information about the longevity of housing components. Many of the people interviewed emphasized that the life expectancy of housing components is greatly affected by the quality of maintenance. They also noted that changing consumer preferences can result in products being replaced long before -- or after -- the end of their practical life expectancy.

1. APPLIANCES *Life in Years*

Exhaust Fan 10

Compactors 6

Dishwashers 9

Disposers, Food Waste 12

Dryers, Electric 13

Dryers, Gas 13

Freezers 11

Microwave Ovens 9

Ranges, Electric 13

Ranges, Gas 15

Range/Oven Hoods 14

Refrigerators, Compact 9

Refrigerators, Standard 13

Washers 10

Water Heaters, Electric 11

Water Heaters, Gas 10

Air-Conditioners, Room 10

Air-Conditioners, Unitary 15

Boilers, Electric 13

Boilers, Gas 21

Dehumidifiers 8

Furnaces, Warm-Air, Electric 15

Furnaces, Warm-Air, Gas 18

Furnaces, Warm-Air, Oil 20

Heat Pumps 16

Humidifiers 8

Note: Life expectancy is based on first-owner use.

2. CABINETRY & STORAGE Life in Years

Bath Cabinets Lifetime

Entertainment Centers/Home Office 10

Garage/Laundry Cabinets 100+

Kitchen Cabinets 50

Medicine Cabinets 20+

Manufacturing Types

Modular/Stock 50

Closet systems

Closet Shelves Lifetime

Source: Appliance Magazine, Sep 2005 issue, Grainger

Source: Wellborn Cabinet, Zaca, Timberlake Cabinet Co., Wellborn Cabinet, Moduline, Canyon Creek Cabinet Co.,

Easyclosets.com, Wellborn Cabinet

3. CONCRETE & MASONRY Life in Years

Brick 100+

Veneer Lifetime

Caulking (for sealer) 2-20

4. COUNTERTOPS Life in Years

Cultured Marble 20

Natural Stone Lifetime

Tile Lifetime

Wood Lifetime

5. DECKS Life in Years

Wood 20

Dry areas last 20-25,

South 10-15,

North 20-30.

Deck Planks 25

6. DOORS Life in Years

Exterior Doors

Fiberglass Lifetime

Screen 40 Pine 20 yrs, Cedar 40 yrs, Mahogany 60 yrs

Steel, Fire-Rated Lifetime

Vinyl 20

Wood Lifetime

Interior Doors

French 30 to 50

Closet Lifetime

Source: Fiberframe, Neoporte, Timeline Vinyl Products/Timeline Vinyl Windows, Victoriana East, Coppa

Woodworking Inc., Marvin Windows and Doors, Kestrel

Source: General Shale Brick, NHACP and NCSG, Sashco Sealants

Source: Rynone, Buffalo stone, Architectural Products by Outwater, Formica Corp, Gibco Services, Florida Tile

Industries, United States Ceramic Tile Co., National Hardwood Flooring & Moulding

Source: Decks.com, Timbertech

7. ELECTRICAL & LIGHTING Life in Years

Accessories 10+

Lighting Controls 10+

Copper Wiring

Copper Plated Lifetime If used in a non-corrosive environment.

Copper Clad Aluminum Lifetime

Bare Copper Lifetime

8. ENGINEERED LUMBER Life in Years

Engineered Trim 30

Laminated Strand Lumber Lifetime

Laminated Veneer Lumber 30+

Trusses, Floor Lifetime

Trusses, Roof Lifetime

9. FAUCETS & FIXTURES Life in Years

Accessible/ADA Products Lifetime

Faucets, Bar/Hospitality 15

Faucets , Kitchen Sinks 15

Faucets, Lavatory 20+

Faucets, Tub/Shower 20+

Faucets, Toilets/Bidets 10 Wear issues depending on use, new cartridges or seals.

Saunas/Steam Rooms 15-20

Shower Doors 20+

Shower Enclosures/Modules 50

Showerheads Lifetime

Toilets/Bidets Lifetime The components inside toilet tank and valves that operate bidet will require occasional maintenance.

Whirlpool Tubs 20-50 Lifespan of the rotating engine depends on the use made of the tub.

Sinks: Kitchen & others

Enamel Steel 5-10

Modified Acrylic 50

Soapstone 100+

Source: Lutron Electronics, Lighting Controls Association, Copper Development Assoc.

Source: Delta Faucet Co., Grohe, Kohler Co., Moen, Plexicor (part of Karran), Toto USA, Acquinox, Alumax, Alsons,

Karran, Green Mountain Soapstone Corp., Saunastore

Source: Engineered Wood Association, Georgia Pacific Corp., Georgia Pacific Corp., Lumber Specialties

10. FLOORING Life in Years

All Wooden Floors Lifetime

Bamboo Lifetime

Brick Pavers 100+

Carpet 8-10

Concrete 50+

Engineered Wood 50+

Exotic Wood Lifetime

Granite 100+

Laminate 15-25

Linoleum 25

Marble 100+

Slate 100

Tile 75-100

Vinyl 50

Other Domestic Wood Lifetime

Terrazo 75+

11. FOOTINGS & FOUNDATIONS

Poured Footings and Foundations Lifetime

Concrete Block Lifetime Properly built foundations last indefinitely.

Termite Proofing 12 "Pre-treatment during construction: longevity of treatment depends on disturbance or not of the chemical barriers in place."

Bituminous Coating Waterproofing 10 If it cracks, it is immediately damaged.

Parquetting with Ionite 20-30 It's not typical in a residential setting. Its downfall is when it cracks.

Baseboard System 50

Plumbing

Concrete Waste Pipe 100

Cast Iron Waste Pipe 100

12. FRAMING & OTHER STRUCTURAL SYSTEMS

Poured-Concrete Systems Lifetime

Structural Insulated Panels Lifetime

Timber Frame Homes Lifetime

Source: Dry Up Basement, Unexco, Cast Iron Soil Pipe Institute, American Concrete Pipe Association, National Ready

Mixed Concrete Assoc, Quikrete

Source: ConForm Pacific, NGS Materials, Post & Beam Factory

Source: Marble Institute of America, Berg & Berg, Dal-Tile Corp, Floortec, National Wood Flooring Association, General

Shale Brick, Masland Carpets, Beaulieu of America, Concrete Designs, Formica Corp, Linoleumstore.com, DePaoli

Mosaic, Monarch Ceramic Tile

13. GARAGES Life in Years

Garage Door Openers 10-15

Light Inserts 20

14. HOME TECHNOLOGY Life in Years

Audio, Built-in 20

Heat/Smoke Detectors <10 National Fire Alarm Code requires that detectors be replaced every 10 years.

Home Automation Systems Lifetime

Home Networks, Wireless 50+

Security Systems 5-10

15. HVAC Life in Years

Air Conditioners 10-15

Air Quality Systems 15

Boilers 13-21

Dehumidifiers 8

Ducting 10

Furnaces 15-20

Heat Pumps 16

Heat Recovery Ventilators 20+

Thermostats 35

Ventilators 7

Water Heaters, Tankless 20+

Electric Radiant Heater 40

Hot Water or Steam Radiant Heater 15+

Diffusers, Grilles, and Registers 25

Induction and Fan-Coil Units 10-15

Dampers 20+

DX, Water, or Steam 20

Electric 15

Shell-and-Tube 20

Molded Insulation Lifetime Not usually used residentially.

Burners <10 Oil burners need more maintenance and don't last as long as gas burners.

Source: LiteTouchHome Director, ADT and Slomin's Home Security, Home Director, Home Seer

Source: CenterPoint Energy and Trane Residential system Group, Smarter Way Inc., CenterPoint Energy, Air Quality

Engineering, CenterPoint Energy and Luxaire Unitary Products Group, Association of Home Appliance Manufacturers,

American Society of Heating, Refrigerating and Air-Conditioning

Engineers, Econar, Lomanco, Honeywell, American

Society of Heating, Refrigerating and Air-Conditioning Engineers, EWC Controls, Fantech, No. American Insulation

Manufacturers Assoc. US Dept. of Energy, Radiant Electric Heat, Radiantec, Radiantec, American Society of Heating,

Refrigerating and Air-Conditioning Engineers, Power Flame Inc., Appliance Magazine

Source: Wayne-Dalton Corp.

16. INSULATION & INFILTRATION BARRIERS

Insulation Material

Cellulose 100+

Fiberglass Lifetime

Foam Lifetime

Insulation Type

Batts/Rolls Lifetime

House Wrap Lifetime

Loose Fill Lifetime

17. MOLDING & MILLWORK

Custom Millwork Lifetime

Stair Parts Lifetime

Stairs, Circular & Spiral Lifetime

Stairs, Prebuilt Lifetime

Stairs, Attic Lifetime

18. PAINTS, CAULKS, & ADHESIVES

Adhesives varies

Roofing 7

Paints & Stains

Paint, Exterior 15+

Paint, Interior 15+ Depends on whether or not it is washable paint.

Source: York Spiral StairAzek, Authentic Pine Floors, Century Architectural Specialties, StairWorld, National

Hardwood Flooring & Moulding

Source: The Sherwin-Williams Co., Slate Savers, Tamko Roofing Products, Dutch Boy Paints

Source: DuPont, National Fiber, Johns Manville, RHH Foam Systems, No. American Insulation Manufacturer

Association

Source: Putnam Rolling Ladder Co., Genie Industries

19. PANELS Life in Years

Hardboard 30 (not in the Pacific Northwest - unless vigorously maintained the life is 10-15)

Oriented-Strand Board 25-30

Particleboard 60

Plywood 60

Softwood 30

Underlayment, Flooring 25

Wall Panels Lifetime

20. ROOFING Life in Years

Aluminum Roof Coating 3-7

Fiber Cement 25

Asphalt 20

Modified Bitumen 20

Copper Lifetime

Simulated Slate 50

Wood 30

Clay/Concrete Lifetime

Slate 50+

Coal and Tar 30

Source: Gardner-Gibson, Maxitile, National Roofing Contractors Association, GAF Material Corp., Asphalt Roofing

Manufacturer's Association, Johns Manville, Metal Roof Specialties, Nycore, Authentic roof, 208 Shake&Shingle, The

Northern Roof Tile Sales Co., Universal Marble & Granite, Slate Savers, Koppers, Northern Elastomeric, EcoStar,

Metals USA, GAF Material Corp.

Source: Georgia Pacific Corp., NGS Materials, Weyerhaeuser, James Hardie Building Products

21. SIDING & ACCESSORIES *Life in Years*

Brick Lifetime

Hardboard Siding 30 (not in the Pacific Northwest - unless vigorously maintained the life is 10-15)

Engineered Wood Lifetime

Fiber Cement Lifetime

Manufactured Stone Lifetime

Stone Lifetime

Stucco 50-100

Vinyl Lifetime

Related Accessories

Soffits/Fascias 50 This time period applies for fascia in fiber-cement only.

Trim 25

Shutters

Wood/Exterior 20

Wood/Interior 15+

Aluminium/Interior 10+ Sun can cause the strings to break.

Gutters and Downspouts

Copper 50+

Aluminium 20

Galvanized Steel 20

Downspouts (Aluminum) 30

Downspouts (Copper) 100

22. SITE & LANDSCAPING *Life in Years*

Asphalt Driveway 15-20

Polyvinyl Fences Lifetime

Clay Paving Lifetime

Underground PVC Piping 25

Valves 20

Sprinklers 20 Usually made obsolete by advances in technology.

Controllers 15 Lifespan given for areas not prone to lightning strikes.

Fast-Dry Green Lifetime

Source: Boral Bricks, APA, GAF Material Corp., James Hardie Building Products, Boulder Creek Stone and Brick,

Owens Corning, Genstone Enterprises, El Rey Stucco, Heartland Building Products, Azek, James Hardie Building

Products, Blinds.com, Vixen Hill Mfg. Co., Yost Mfg. & Supply, Berger Building Products, Guttersupply.com, (Rain

Trade Corp. division)

Asphalt with Acrylic Coating 12-15 Age before requiring major work.

Requires recoating every 5-7 years.

Asphalt with Acrylic Cushion 12-15 Age before requiring major work.
Requires recoating every

Coating 5-7 years.

American Red Clay Lifetime

Fast-Dry with Subsurface Lifetime Maintenance: average 10 minutes a day per court. Irrigation Red or Green

Swimming pool

General Lifetime

Concrete Shell 25+

Interior Finish/Plaster 10-15

Interior Finish/Pebble-tec 25-35

Interior Finish/Tile 15-25

Cleaning Equipment 7-10

Decking 15

Waterline Tile 10

23. WALLS, CEILINGS, & FINISHES *Life in Years*

Accoustical Ceiling Lifetime Moisture or movement can affect lifespan.

Ceiling Suspension Lifetime

Ceramic Tile Lifetime

Standard Gypsum Lifetime

24. WINDOWS, SKYLIGHTS, & GLASS *Life in Years*

Glass & Glazing Materials

Window Glazing 10+

Windows

Aluminum/Aluminum Clad 15-20

Wood 30+ Some parts of the window may have to be replaced, so lifespan may vary.

Source: Polygal, Gallina USA, LLC, Allied Window

Source: Interceramicusa, United States Gypsum Co., Messmers Inc., DAP

Source: Paddock Pools, Patios & Spas, Boral Bricks, Accurate Tennis, Aquatic Technology, Huyser, Digger Specialties,

Inc., Aquatech Pools - Society of Professional Builders, Inyo Pool Products, Omega Pool Structures, Inc.

Note: This report should be used as a general guideline only.

None of the information in this report should be interpreted as a representation, warranty or guarantee regarding the life expectancy or performance of any individual product or product line.

Readers should not make buying decisions and/or product selections based solely on the information contained in this report.

Extent of use, site conditions, quality of product, etc. can drastically affect the projected useful life contained in these tables.