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Life Expectancy Chart

The following details the predicted life expectancy of appliances, products, materials, systems and components. The life expectancies listed below have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear, and not extreme weather or other conditions, neglect, over-use or abuse. Therefore, they should be used as guidelines only, and not relied upon as guarantees or warranties. For more information visit: www.nachi.org/life-expectancy

ADHESIVES, CAULK & PAINT

Surface preparation and paint quality are the most important determinants of a paint's life expectancy. Ultraviolet (UV) rays via sunshine can shorten life expectancy. Additionally, conditions of high humidity indoors or outdoors can affect the lifespan of these components; therefore, they should be inspected and maintained seasonally.

Adhesives, Caulk & Paint	Life Expectancy in Years
Caulking (interior & exterior)	5 to 10
Construction Glue	20+
Paint (exterior)	7 to 10
Paint (interior)	10 to 15
Roofing Adhesives / Cements	15+
Sealants	8
Stains	3 to 8

APPLIANCES

Appliance life expectancy depends to a great extent on the use it receives. Furthermore, consumers often replace appliances long before they become worn out due to changes in style, technology and consumer preferences.

Appliances	Life Expectancy in Years
Air Conditioner (window)	5 to 7
Compactor (trash)	6
Dehumidifier	8
Dishwasher	9
Disposal (food waste)	12
Dryer Vent (plastic)	5
Dryer Vent (steel)	20
Dryer (clothes)	13
Exhaust Fans	10
Freezer	10 to 20
Gas Oven	10 to 18
Hand Dryer	10 to 12
Humidifier (portable)	8
Microwave Oven	9
Range/Oven Hood	14
Electric Range	13 to 15
Gas Range	15 to 17
Refrigerator	9 to 13
Swamp Cooler	5 to 15
Washing Machine	5 to 15
Whole-House Vacuum System	20

CABINETRY & STORAGE

Modern kitchens today are larger and more elaborate. Together, with the family room, they now typically form the "great room."

Cabinetry & Storage	Life Expectancy in Years
Bathroom Cabinets	50+
Closet Shelves	100+
Entertainment Center/Home Office	10
Garage/Laundry Cabinets	70+
Kitchen Cabinets	50+
Medicine Cabinet	25+
Modular (stock manufactured-type)	50+

COUNTERTOPS

Natural stone countertops, that are less expensive then they were just a few years ago, are becoming more popular and one can expect them to last a lifetime. However, cultured marble countertops have a shorter life expectancy.

Countertops	Life Expectancy in Years
Concrete	50
Cultured Marble	20
Natural Stone	100+
Laminate (formica)	20 to 30
Resin	10+
Tile	100+
Wood	100+

CEILINGS & WALLS

Walls and ceilings should last the full lifetime of the house.

Ceilings & Walls	Life Expectancy in Years
Acoustic Tile Ceiling (25+ years old may contain asbestos)	40+
Ceramic Tile	70+
Concrete	75+
Gypsum, Drywall (Sheetrock®)	75
Wood Paneling	20 to 50
Suspended Ceiling	25+

DOORS

Exterior fiberglass, steel and wood doors will last as long as the house, while vinyl and screened doors have a shorter life expectancy. The gaskets/weatherstripping of exterior doors may have to be replaced every 5 to 8 years.

Doors	Life Expectancy in Years
Closet (interior)	100+
Fiberglass (exterior)	100+
Fire-Rated Steel (exterior)	100+
French (interior)	30 to 50
Screened (interior)	30
Sliding Glass/Patio (exterior)	20 (for roller/track RR)
Vinyl (exterior)	20
Wood (exterior)	100+
Wood (hollow-core interior)	20 to 30
Wood (solid-core interior)	30 to 100+

DECKS

Decks are exposed to a wide range of conditions in different climates, from wind and hail in some areas, to relatively consistent, dry weather in others. Additionally, the amount and type of use is a factor. See "Fasteners & Steel" section for deck fasteners.

Decks	Life Expectancy in Years
Deck Planks	15
Composite	8 to 25
Structural Wood	10 to 30

ENGINEERED LUMBER

Floor and roof trusses and laminated strand lumber are durable household components, and engineered trim may last 30 years.

Engineered Lumber	Life Expectancy in Years
Engineered Joists	80+
Laminated Strand Lumber	100+
Laminated Veneer Lumber	80+
Trusses	100+

FRAMING

Framing and structural systems have extended longevity; poured-in-place concrete systems, timber framed houses and structural insulated panels will all last a lifetime.

Framing	Life Expectancy in Years
Log	80 to 200
Poured-in-Place Concrete Systems	100+
Steel	100+
Structural Insulated Panels (SIPs)	100+
Timber Frame	100+

FOUNDATIONS

Concrete and poured block footings and foundations will last a lifetime when properly built. Waterproofing with bituminous coating lasts 10 years; however, if it cracks, it is immediately damaged.

Foundations	Life Expectancy in Years
Baseboard Waterproofing System	50
Bituminous Coating Waterproofing	10
Concrete Block	100+
Insulated Concrete Forms (ICF's)	100
Permanent Wood Foundation (PWF; treated)	75
Post & Pier	20 to 65
Post & Tensioned Slab-on-Grade	100+
Poured-in-Place Concrete Footings & Foundation	100+
Slab-on-Grade (concrete)	100
Wood Foundation	5 to 40

GARAGES

The construction, quality, and frequency of use will affect the longevity of garage doors and openers.

Garages	Life Expectancy in Years
Garage Doors	20 to 25
Garage Door Openers	10 to 15

FASTENERS, CONNECTORS & METAL

Fastener manufacturers do not give lifespans for their products because they vary too much based upon where the fasteners are installed in a structure, the materials they're used for, and the local climate and environment. However, the guidelines below can be used to make an educated judgment (and based upon experience) about fasteners.

Fasteners, Connectors & Metal	Life Expectancy in Years
Adjustable Steel Columns	50+
Fasteners (bright)	25 to 60
Fasteners (copper)	65 to 80+
Fasteners (galvanized)	15 to 45
Fasteners (hot-dipped galvanized)	35 to 60
Fasteners (stainless)	65 to 100+
Steel Beams	200+
Steel Columns	100+
Steel Plates	100+

MOLDING, MILLWORK & TRIM

Custom millwork and stair parts will last a lifetime and are typically only upgraded for aesthetic reasons.

Molding, Millwork & Trim	Life Expectancy in Years
Attic Stairs	50
Custom Millwork	100+
Pre-built Stairs	100+
Stair Parts	100+
Stairs	100+

ELECTRICAL

Copper-plated wiring, copper-clad aluminum, and bare copper wiring are expected to last a lifetime; whereas, electrical accessories and lighting controls, such as dimmer switches, may need to be replaced after 10 years. GFCIs could last 30 years; however, much less if tripped regularly. Remember, faulty damaged or overloaded electrical circuits or equipment are the leading cause of house fires, so they should be inspected regularly and repaired and updated as needed.

Electrical	Life Expectancy in Years
Accessories	10+
Arc-Fault Circuit Interrupters (AFCIs)	30
Bare Copper	100+
Bulbs (compact fluorescent)	8,000 to 10,000+hours
Bulbs (halogen)	4,000 to 8,000+ hours
Bulbs (incandescent)	1,000 to 2,000+ hours
Bulbs (LED)	30,000 to 50,000+ hours
Copper-clad Aluminum	100+
Copper-plated	100+
Fixtures	40
Ground-fault Circuit Interrupters (GFCIs)	Up to 30
Lighting Controls	30+
Residential Propane Backup Generator	12
Service Panel	60
Solar Panel	20 to 30
Solar System Batteries	3 to 12
Wind Turbine Generator	20

FLOORING

Flooring life is dependent upon maintenance and the amount of foot traffic it endures. Proper installation also has an impact.

Flooring	Life Expectancy in Years
Solid Wood Floor	100+
Bamboo	100+
Brick Pavers	100+
Carpet	8 to 10
Concrete	50+
Engineered Wood	50+
Exotic Wood	100+
Granite	100+
Laminate	15 to 25
Linoleum	25
Marble	100+
Other Domestic Wood	100+
Slate	100+
Terrazzo	75+
Tile	75 to 100
Vinyl	25

MASONRY & CONCRETE

Masonry is one of the most enduring household components. Fireplaces, chimneys and brick veneers can last the lifetime of the house.

Masonry & Concrete	Life Expectancy in Years
Brick	100+
Insulated Concrete Forms (hybrid block)	100+
Concrete Masonry Units (CMUs)	100+
Man-made Stone	25
Masonry Sealant	2 to 20
Stone	100+
Stucco / EIFS	50+
Veneer	100+

PANELS (Sheathing/Plywood)

The lifetime of any wood product depends heavily on moisture intrusion.

Panels	Life Expectancy in Years
Flooring Underlayment	25
Hardboard	40
Particleboard	60
Plywood	100+
Softwood	30
Oriented Strand Board (OSB)	60
Wall Panels	100+

SIDING, FLASHING & ACCESSORIES

Outside siding materials typically last a lifetime. Some exterior components may require protection through appropriate paint or sealant, as well as regular maintenance to ensure paint does not crack or peel allowing for moisture penetration. Same with sealant on wood siding. Also, while well-maintained and undamaged flashing can last a long time, it is their connections that tend to fail, so seasonal inspection and maintenance are strongly recommended.

Siding, Flashing & Accessories	Life Expectancy in Years
Aluminum Gutters, Downspouts, Soffit & Fascia	20 to 40+
Aluminum Siding	25 to 40+
Asbestos Shingle	100
Brick	100+
Cementitious	100+
Copper Downspouts	100
Copper Gutters	50+
Engineered Wood	100+
Fiber Cement	100+
Galvanized Steel Gutters & Downspouts	20
Manufactured Stone	100+
Stone	100+
Stucco / EIFS	50+
Trim	25
Vinyl Gutter & Downspouts	25+
Vinyl Siding	60
Wood / Exterior Shutters	20

SITE & LANDSCAPING

Site and landscaping elements have life expectancies that vary dramatically.

Site & Landscaping	Life Expectancy in Years
Asphalt Driveway	15 to 20
Brick & Concrete Patio	15 to 20
Clay Paving	100+
Concrete Walkways	40 to 50
Controllers (irrigation)	15
Gravel Walkways	4 to 6
Mulch	1 to 2
Polyvinyl Fencing	100+
Sprinkler Heads	10 to 14
Underground PVC Pipe	60+
Valves	20
Wood Chips	1 to 5
Wood Fencing	20

SWIMMING POOLS

Swimming pools are composed of many systems and components, all with varying life expectancies.

Swimming Pools	Life Expectancy in Years
Concrete Shell	25+
Cover	7
Diving Board	10
Filter & Pump	10
Interior Finish	10 to 35
Pool Water Heater	8
Vinyl Liner	10
Waterline Tile	15+

INSULATION & INFILTRATION BARRIERS (Vapor/Moisture Barriers)

As long as they are not punctured, cut or burned and are kept dry and away from UV rays, cellulose, fiberglass and foam insulation materials will last a lifetime. This is true regardless of whether they are installed as loose-fill, house wrap, or batts/rolls.

Insulation & Infiltration Barriers	Life Expectancy in Years
Batts/Rolls	100+
Black Paper (felt paper)	15 to 30
Cellulose	100+
Fiberglass	100+
Foamboard	100+
Housewrap	80+
Liquid-Applied Membrane	50
Loose-Fill	100+
Rockwool	100+
Wrap Tape	80+

WINDOWS

Aluminum windows are expected to last between 15 and 20 years, while wooden windows should last nearly 30 years. Vinyl windows can have the longest life expectancy.

Windows	Life Expectancy in Years
Aluminum/Aluminum Clad	15 to 20
Double-Pane (dual-pane)	8 to 20
Skylights	10 to 20
Vinyl/Fiberglass	20 to 40
Window Glazing (Glass)	10+
Wood	30+

HEATING, VENTILATION, AIR CONDITIONING (HVAC)

Thermostats may last 35 years; however, they are usually replaced, before they fail, with technologically advanced units.

Heating, Ventilation, Air Conditioning (HVAC)	Life Expectancy in Years
Air Conditioner (central)	7 to 15
Air Exchanger	15
Attic Fan	15 to 25
Boiler	40+
Burner	10+
Ceiling Fan	5 to 10
Chimney Cap (concrete)	100+
Chimney Cap (metal)	10 to 20
Chimney Cap (mortar)	15
Chimney Flue Tile	40 to 120
Condenser	8 to 20
Dampers	20+
Dehumidifier	8
Diffusers, Grilles & Registers	25
Ducting	60 to 100
Electric Radiant Heater	40
Evaporative Cooler (swamp cooler)	15 to 25
Furnace	15 to 25
Gas Fireplace	15 to 25
Heat Exchanger	10 to 15
Heat Pump	10 to 15
Heat-Recovery Ventilator	20
Hot-Water & Steam-Radiant Boiler	40+
Humidifier	12
Induction & Fan-Coil Units	10 to 15
Thermostats	35
Ventilator	7

PLUMBING, FIXTURES & FAUCETS

The quality of plumbing fixtures varies dramatically. The mineral content of water can shorten the life expectancy of water heaters and clog shower heads. Additionally, some finishes may require special maintenance with approved cleaning agents per the manufacturer in order to last their expected service lives.

Plumbing, Fixtures & Faucets	Life Expectancy in Years
ABS and PVC Waste Pipe	50 to 80
Accessible/ADA Handles	100+
Acrylic Kitchen Sink	50
Cast-Iron Bathtub	100
Cast-Iron Waste Pipe (above ground)	60
Cast-Iron Waste Pipe (below ground)	50 to 60
Concrete Waste Pipe	100+
Copper Water Lines	70
Enameled Steel Kitchen Sink	5 to 10+
Faucets & Spray Hose	15 to 20
Fiberglass Bathtub & Shower	20
Gas Lines (black steel)	75
Gas Lines (flex)	30
Hose Bibs (outside faucets)	20 to 30
Instant Water Heater (on-demand)	10
PEX	40
Plastic Water Lines	75
Saunas/Steam Room	15 to 20
Sewer Grinder Pump	10
Shower Enclosure/Module	50
Shower Doors	20
Showerheads (not clogged with mineral/other deposits)	100+

Plumbing, Fixtures & Faucets (Continued)	Life Expectancy in Years
Soapstone Kitchen Sink	100+
Sump Pump	7
Toilet Tank Components	5
Toilets, Bidets & Urinals	100+
Vent Fan (ceiling)	5 to 10
Vessel Sink (stone, glass, porcelain, copper)	5 to 20+
Water Heater (conventional)	6 to 12
Water Line (copper)	50
Water Line (plastic)	50
Water Softener	20
Well Pump	15
Whirlpool Tub	20 to 50

HOME TECHNOLOGY

Home technology systems have diverse life expectancies and may need upgrading due to evolution in technology.

Home Technology	Life Expectancy in Years
Built-in Audio	20
Carbon Monoxide Detector	5
Doorbell	45
Home Automation System	5 to 50
Intercom	20
Security System	5 to 20
Smoke/Heat Detector	5 to 10
Wireless Home Network	5+

ROOFING

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life. Roofs in areas that experience severe weather, such as hail, tornadoes & hurricanes, may also experience a shorter than expected lifespan, or may incur isolated damage that requires repair in order to ensure the services life of the surrounding roofing material.

Roofing	Life Expectancy in Years
Aluminum Coating	3 to 7
Asphalt (architectural)	30
Asphalt Shingles (3-tab)	20
BUR (built-up roofing)	30
Clay/Concrete	100+
Coal and Tar	30
Copper	70+
EPDM (ethylene propylene diene monomer) Rubber	15 to 25
Fiber Cement	25
Green (vegetation cover)	5 to 40
Metal	40 to 80
Modified Bitumen	20
Simulated Slate	10 to 35
Slate	60 to 150
TPO	7 to 20
Wood	25

A NOTE ABOUT HOME LIFE EXPECTANCY

Life expectancy varies with use, weather, installation, maintenance and quality of materials. This chart should be used as a general guide only, and not as a guaranty or warranty regarding the performance or life expectancy of any appliance, product, system, or component.



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