

LIFE EXPECTANCIES – COMPONENTS & APPLIANCES

The National Association of Home Builders completed a survey in 2007 of the life expectancies of common house components and appliances.

Figures are average findings, taking into account the quality of the product and installation, level of maintenance, weather, intensity of use, changes in taste and technology.

LH – Lifetime of house

APPLIANCES	Life (Years)
Air conditioner	
Room	10
Unitary	15
Clothes dryer	
Electric	13
Gas	13
Clothes washer	10
Compactors	6
Dehumidifiers	8
Dishwasher	9
Disposers, food	12
Exhaust fans	10
Freezers	11
Garage door operator	10-15
Microwave oven	11
Range, electric	13-20
Range, gas	15-20
Range hood	14
Refrigerator, compact	9
Refrigerator, standard	13-20
Thermostat	35
Water heater	
Electric	12
Gas	12
Tankless	20+

Source: Appliance Magazine, Grainger

CABINETRY	
Bath cabinets	LH
Closet shelves	LH
Entertainment centers	10
Garage / Laundry cabinet	LH
Kitchen cabinet	50
Medicine cabinet	20
Modular stock	50

Source: Wellborn Cabinet, Timberlake Cabinet, Canyon Creek Cabinet, Easyclosets.com, Zaca, Meduline

CONCRETE & MASONRY	
Brick wall	100
Caulk (Sealant)	12-20
Concrete	100
Stone	100
Stucco	100
Stucco, synthetic	LH
Veneer, brick	LH

Source: NHACP, NCSG, Sashco Sealants

COUNTERTOPS

Ceramic	75
Cultured marble	20
Granite	20
Laminate	15
Natural stone	LH
Tile	LH
Wood / butcher block	20+

Source: Association of Western Plastics, Ceramic Tile Institute of America, Bynone, Buffalo Stone, Architectural Product by Outwater, Formica Corp., U.S. Ceramic, Tile Co., National Hardwood Flooring & Molding

DECKS

Deck planks, pressure-treated	
Dry areas	20-25
South	10-15
North	20-30
Deck planks	
Cedar	30+
Composite	30+
Redwood	30+

Source: Decks.com, TimberTech

DOORS

Exterior	
Cedar	40
Fiberglass	LH
Mahogany	60
Pine	20
Screen	25
Steel, fire-rated	LH
Vinyl	20
Garage	20-50
Interior	
Closet	LH
Folding	30-50
Hollow core	20-30
Solid core	30-50

Source: Fiberfram, Neoporte, Timberline Vinyl Products, Victoria East, Coppa Woodworking, Inc., Marvin Windows & Door, Krestrel

ELECTRICAL & LIGHTING

Accessories	10
Lighting controls	10
Wiring	
Copper-plated	100
Copper-clad aluminum	100
Bare copper	100

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

FAUCETS & FIXTURES

Accessible/ADA	LH
Bathtub	
Metal	50
Fiberglass	20

Faucets

Bar	15
Kitchen	15
Lavatory	20
Tub/shower	20
Toilet/Bidet	10
Sauna	15-20
Shower	
Door	20
Enclosure	50
Shower head	25

Sink

Enamel steel	5-10
Modified acrylic	50
Soapstone	100
Toilet/Bidet	LT
Whirlpool	20-50

Source: Delta Faucet Co., Grohe, Kohler Co., Moen, Plexicor, Toto USA, Acquinnox, Alumax, Alsons, Karran, Green Mountain Soapstone Corp., Saunastore

FLOORING

All wooden floors	LH
Bamboo	LH
Brick pavers	100
Carpet	10-12
Concrete	50+
Engineered wood	50+
Exotic wood	LH
Granite	100
Laminate	15-25
Linoleum	25
Marble	100
Slate	100
Tile	75+
Vinyl	30-40
Other domestic wood	LH
Terrazzo	75

Source: Marble Institute of Amer., Berg & Berg, Dal-Tile Corp., Floortec, National Wood Flooring Assoc., General Shale Brick, Masland Carpets, Buealieu of America, Concrete Designs, Formica Corp., Linoleumstore.com, Monarch Ceramic Tile, DE Paoli Musail

FOOTINGS & FOUNDATIONS

Baseboard system	50
Concrete block	LH
Poured footing & foundation	LH
Termite proofing	12
Waterproofing	
Bituminous coating	10
Pargeting w/Ionite	20-30

Source: Dry Up Basement, Unexco, American Concrete Pipe Assoc., National Ready Mixed Concrete Assoc., Quikrete

FRAMING & STRUCTURAL SYSTEMS

Poured concrete	LH
Struc. insulated panel	LH
Timber frame	LH

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



LIFE EXPECTANCIES – COMPONENTS & APPLIANCES *continued*

LH – Lifetime of house

HOME TECHNOLOGY	Life (Years)
Audio, built-in	20
Heat / Smoke detector	10
Home automation system	LH
Home net, wireless	50
Security system	5-10

Source: LiteTouch Home, ADT, Slomins's Home Security, Home Seer

HEATING, VENTILATION & AIR CONDITIONING

Air conditioner	
Central	12-15
Heat Pump	10-15
Window	8-10
A/C compressor	12-15
Air quality system	15
Boiler	
Electric	15-20
Fuel oil	15-20
Gas	15-20
Burners	8-10
Coils	
DX, water, steam	20
Electric	15
Dampers	20+
Dehumidifier	8-10
Diffusers, grilles, register	25
Duct work	
Flexible insulated	25
Galvanized	30-50
Plastic	15
Fans	
Axial	20
Centrifugal	25
Roof-mounted	20
Furnace, warm air	
Electric	12-15
Gas	20-25
Heat Pump	10-12
Oil	15-20
Heat recovery vent	20
Humidifier	8-10
Radiant heat	
Electric	10-15
Hot water	20+
Steam	20+
Thermostat	30

Sources: Center Point Energy; Association of Home Appliance Manufacturers; American Society of Heating, Refrigerating and Air Conditioning Engineers; Ecor; Honeywell; American Insulation Manufacturers Assoc.; Radiantec; Appliance Magazine, Trane

INSULATION

Cellulose	100
Fiberglass	LH
Foam	LH

Source: Dupont, National Fiber, Johns Manville, RHH Foam Systems, North American Insulation Manufacturer Assoc.

MOLDING

Custom millwork	LH
Stair parts	LH
Stairs, circular	LH
Stairs, pre-built	LH
Stairs, attic	LH

Source: York Spiral Stair, Azek, Century Architectural Specialties, StairWorld, National Hardwood Flooring & Molding

PAINTS, CAULKS, & ADHESIVES

Adhesives, roof	15+
Caulk	5-20
Paint & stains	
Exterior	15+
Interior	15+

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

PANELS

Hardboard	30
Oriented Strand Board	25-30
Particle Board	60
Plywood	60
Softwood	30
Underlayment, floor	25
Wall panels	LH

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

ROOFING

Aluminum roof coating	3-7
Asphalt	20
Coal & tar	30
Clay / concrete	LH
Copper	LH
Fiber cement	25
Modified bitumen	20
Simulated slate	50
Slate	50+
Wood, shakes & shingles	20

Source: Gardner-Gibson Maxitile, National Roofing Contractors Assoc., GAF Material Corp., Asphalt Roof Manuf. Assoc., Johns Manville, Metal Roof Specialties, Nycore, The Northern Roof Tile Sales Co., Universal Marble & Granite, Slate Savers, Koppers, Northern Elastomeric, EcoStar Metals

SIDING & ACCESSORIES

Downspouts	
Aluminum	30
Copper	100
Galvanized steel	30
Gutters	
Aluminum	20
Copper	50+
Galvanized steel	20
Siding material	
Brick	LH
Engineered wood	LH
Fiber cement	LH
Manufactured stone	LH
Stone	LH
Stucco	50+
Vinyl	50

Shutters

Wood, exterior	20
Wood, interior	15+
Aluminum, interior	10+
Soffits & fascia	50
Trim	25

Source: Boral Bricks, APA, GAF Materials Corp., James Hardie Building Products, Boulder Creek Stone & Brick, Owens Corning, Genstone Enterprises, El Rey Stucco, Heartland Building Products, Azek, Vixen Hill Mfg., Yost Mfg. & Supply, Berger Building Products, Guttersupply.com

SITE & LANDSCAPING

Driveway, asphalt	15-20
Fences	
Chain link	20-30
Polyvinyl	LH
Wood	15-20
Patio, brick & concrete	25
Paving, clay	LH
Sidewalk	25
Sprinkler systems	
Controllers	15
PVC piping	25
Sprinkler heads	20
Valves	20
Swimming pools	
Cleaning equipment	7-10
Concrete shell	25+
Decking	15
Interior finish, plaster	10-15
Interior finish, Pebble-tec	25-35
Tile	15-25
Waterline tile	10
Tennis Court	
American red clay	LH
Asphalt, acrylic coating	12-15
Fast-Dry Green	LH

Source: Paddock Pools, Patios & Spas; Boral Bricks; Accurate Tennis; Aquatic Technology; Huyser Digger Specialties, Inc.; Aquatech Pools; Society of Professional Builders; Iny Pool Products; Omega Pool Structures, Inc.; Assoc. Landscape Contractors of America; Irrigation Assoc.

WALLS, CEILINGS, & FINISHES

Acoustical ceiling	LH
Ceiling suspension	LH
Ceramic tile	LH
Gypsum wall board	LH

Source: InterCeramicusa, U.S. Gypsum Co., Messmers Inc., DAP, Assoc. of Walls & Ceilings International

WINDOWS, SKYLIGHTS, & GLASS

Glazing	10+
Windows, aluminum	15-20
Windows, vinyl	30-50
Windows, wood	30+

Source: Polygal, Gallina USA LLC, Allied Window