

## 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, Kretnel

### 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, Acquinex, 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
Parting 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; Econar; 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: Interamericusa, 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