

## Household 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 "1997 Housing Facts, Figures and Trends" published by the National Association of Home Builders (NAHB) based in Washington, D.C.

<b>APPLIANCES</b>	<b>LIFE SPAN (in years)</b>
Compactor	10
Dishwasher	10
Garbage Disposal	10
Dryer	10
Microwave Oven	11
Range (freestanding and built-in, electric)	17
Range (freestanding and built-in, gas)	19
Range (high oven, gas)	14
Refrigerator (standard)	17
Washer (automatic and compact)	13
Exhaust Fan	20
<b>BATHROOMS</b>	
Cast Iron Bathtub	50
Fiberglass Bathtub and Shower	10-15
Shower Door (average quality)	25
Toilet	50
<b>CABINETS</b>	
Kitchen Cabinets	15-20
Medicine Cabinet/Bath Vanity	20
<b>COUNTERTOPS</b>	
Laminale	10-15
Ceramic Tile (high-grade installation)	Lifetime
Wood/Butcher Block	20+
Granite	20+
<b>DOORS</b>	
Screen	<30-life
Interior (not perfect hollow core)	30-life
Interior (solid corewood)	80-100
Exterior (protected by overhang)	25-30
Exterior (unprotected and exposed)	30-life
Folding	20-50
Garage Door	10
<b>FINISHES</b>	
Paint, plaster and stucco	3-5
Sealer, Silicone and Waxes	1-5
<b>FLOORS</b>	
Oak or Pine	Lifetime
Slate Flagstone	Lifetime
Vinyl Sheet Or Tile	20-30
Terrazzo	Lifetime
Carpeting	11
Marble	Lifetime
<b>FOOTINGS AND FOUNDATIONS</b>	
Poured footing and foundation	200
Concrete block	100
Cement	50
Waterproofing (bituminous coating)	10
Termite Proofing	5
Baseboard System	20
<b>HEATING, VENTILATION AND AIR CONDITIONING</b>	
Air conditioning unit (central unit in combination with a forced air furnace or heat pump)	15
Air conditioning (window unit)	10

Humidifier (central automatic humidifier on a forced air system)	8
Water heater (electric)	14
Water heater (gas)	11-13
Forced air furnace, heat pump	15
Furnace, gas or oil fired	18
<b>HOME SECURITY APPLIANCES</b>	
Intrusion system	14
Smoke detector	12
Smoke/fire/intrusion system	10
<b>LANDSCAPING</b>	
Wooden deck	15
Brick and concrete patio	24
Tennis court	10
Concrete walk	24
Gravel walk	4
Asphalt driveway	10
Swimming pool (in-ground)	18
Sprinkler system	12
Fence	12
<b>PAINTS AND STAINS</b>	
Exterior paint on wood, brick and aluminum	7-10
Interior wall paint	5-10
Interior trim and door	5-10
Interior wallpaper	7
<b>PLUMBING</b>	
Waste pipe (concrete)	50-100
Waste pipe (cast iron)	75-100
Sinks (enamel steel sink)	5-10
Sinks (enamel cast iron sink)	25-30
Sinks (porcelain)	25-30
Faucets—low quality	13-15
Facets—high quality	15-20
<b>ROOFING</b>	
Asphalt and wood shingles and shakes	15-30
Tile	50
Slate	50-100
Sheet-metal	20-50
Built-up roofing (asphalt)	12-25
Built-up roofing (coal and tar)	12-30
Asphalt composition shingle	15-30
Asphalt overlaid	25-35
<b>SIDING</b>	
Gutters and downspouts	30
Siding (wood)	10-100
Siding (steel)	50-life
Siding (aluminum)	20-50
Siding (vinyl)	50
<b>WINDOWS</b>	
Window glazing	20
Wood casement	20-50
Aluminum casement	10-20
Screen	25-50