

Table 1: Life Expectancy of Different Products/Items/Materials in the Home

	Life in Years	Comments
1. APPLIANCES		
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	
<i>Note: Life expectancy is based on first-owner use.</i>		
<i>Source: Appliance Magazine, Sep 2005 issue, Grainger</i>		
2. CABINETRY & STORAGE		
<u>Cabinet Lines</u>		
Bath Cabinets	Lifetime	
Entertainment Centers/Home Office	10	
Garage/Laundry Cabinets	100+	
Kitchen Cabinets	50	
Medicine Cabinets	20+	
<u>Manufacturing Types</u>		
Modular/Stock	50	
<u>Closet systems</u>		
Closet Shelves	Lifetime	
<i>Source: Wellborn Cabinet, Zaca, Timberlake Cabinet Co., Wellborn Cabinet, Moduline, Canyon Creek Cabinet Co., Easyclosets.com, Wellborn Cabinet</i>		

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3. CONCRETE & MASONRY		
Brick	100+	
Veneer	Lifetime	
Caulking (for sealer)	2-20	
<i>Source: General Shale Brick, NHACP and NCSG, Sashco Sealants</i>		
4. COUNTERTOPS		
Cultured Marble	20	
Natural Stone	Lifetime	
Tile	Lifetime	
Wood	Lifetime	
<i>Source: Rynone, Buffalo stone, Architectural Products by Outwater, Formica Corp, Gibco Services, Florida Tile Industries, United States Ceramic Tile Co., National Hardwood Flooring & Moulding</i>		
5. DECKS		
Wood	20	Dry areas last 20-25, South 10-15, North 20-30.
Deck Planks	25	
<i>Source: Decks.com, Timbertech</i>		
6. DOORS		
<u>Exterior Doors</u>		
Fiberglass	Lifetime	
Screen	40	Pine 20 yrs, Cedar 40 yrs, Mahogany 60 yrs
Steel, Fire-Rated	Lifetime	
Vinyl	20	
Wood	Lifetime	
<u>Interior Doors</u>		
French	30 to 50	
Closet	Lifetime	
<i>Source: Fiberframe, Neoporte, Timeline Vinyl Products/Timeline Vinyl Windows, Victoriana East, Coppa Woodworking Inc., Marvin Windows and Doors, Kestrel</i>		

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7. ELECTRICAL & LIGHTING		
Accessories	10+	
Lighting Controls	10+	
<u>Copper Wiring</u>		
Copper Plated	Lifetime	If used in a non-corrosive environment.
Copper Clad Aluminum	Lifetime	
Bare Copper	Lifetime	
<i>Source: Lutron Electronics, Lighting Controls Association, Copper Development Assoc.</i>		
8. ENGINEERED LUMBER		
Engineered Trim	30	
Laminated Strand Lumber	Lifetime	
Laminated Veneer Lumber	30+	
Trusses, Floor	Lifetime	
Trusses, Roof	Lifetime	
<i>Source: Engineered Wood Association, Georgia Pacific Corp., Georgia Pacific Corp., Lumber Specialties</i>		
9. FAUCETS & FIXTURES		
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.
<u>Sinks: Kitchen & others</u>		
Enamel Steel	5-10	
Modified Acrylic	50	
Soapstone	100+	
<i>Source: Delta Faucet Co., Grohe, Kohler Co., Moen, Flexicor (part of Karran), Toto USA, Acquinox, Alumax, Alsons, Karran, Green Mountain Soapstone Corp., Saunastore</i>		

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10. FLOORING		
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+	
<p><i>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</i></p>		
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.
Pargeting with Ionite	20-30	It's not typical in a residential setting. Its downfall is when it cracks.
Baseboard System	50	
<u>Plumbing</u>		
Concrete Waste Pipe	100	
Cast Iron Waste Pipe	100	
<p><i>Source: Dry Up Basement, Unexco, Cast Iron Soil Pipe Institute, American Concrete Pipe Association, National Ready Mixed Concrete Assoc, Quikrete</i></p>		
12. FRAMING & OTHER STRUCTURAL SYSTEMS		
Poured-Concrete Systems	Lifetime	
Structural Insulated Panels	Lifetime	
Timber Frame Homes	Lifetime	
<p><i>Source: ConForm Pacific, NGS Materials, Post & Beam Factory</i></p>		

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13. GARAGES		
Garage Door Openers	10-15	
Light Inserts	20	
<i>Source: Wayne-Dalton Corp.</i>		
14. HOME TECHNOLOGY		
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	
<i>Source: LiteTouchHome Director, ADT and Slomin's Home Security, Home Director, Home Seer</i>		
15. HVAC		
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.
<i>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</i>		

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16. INSULATION & INFILTRATION BARRIERS		
<u>Insulation Material</u>		
Cellulose	100+	
Fiberglass	Lifetime	
Foam	Lifetime	
<u>Insulation Type</u>		
Batts/Rolls	Lifetime	
House Wrap	Lifetime	
Loose Fill	Lifetime	
<i>Source: DuPont, National Fiber, Johns Manville, RHH Foam Systems, No. American Insulation Manufacturer Association.</i>		
17. JOBSITE EQUIPMENT		
Ladders	Lifetime	
Lifts	8-10	
<i>Source: Putnam Rolling Ladder Co., Genie Industries</i>		
18. MOLDING & MILLWORK		
Custom Millwork	Lifetime	
Stair Parts	Lifetime	
Stairs, Circular & Spiral	Lifetime	
Stairs, Prebuilt	Lifetime	
Stairs, Attic	Lifetime	
<i>Source: York Spiral StairAzek, Authentic Pine Floors, Century Architectural Specialties, StairWorld, National Hardwood Flooring & Moulding</i>		
19. PAINTS, CAULKS, & ADHESIVES		
<u>Adhesives</u>		
Roofing	7	
<u>Paints & Stains</u>		
Paint, Exterior	15+	
Paint, Interior	15+	Depends on whether or not it is washable paint.
<i>Source: The Sherwin-Williams Co., Slate Savers, Tamko Roofing Products, Dutch Boy Paints</i>		

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20. PANELS		
Hardboard	30	
Oriented-Strand Board	25-30	
Particleboard	60	
Plywood	60	
Softwood	30	
Underlayment, Flooring	25	
Wall Panels	Lifetime	
<i>Source: Georgia Pacific Corp., NGS Materials, Weyerhaeuser, James Hardie Building Products</i>		

21. ROOFING

Material

Aluminium 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.

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23. SITE & LANDSCAPING (Continued)		
Asphalt with Acrylic Coating	12-15	Age before requiring major work. Requires recoating every 5-7 years.
Asphalt with Acrylic Cushion Coating	12-15	Age before requiring major work. Requires recoating every 5-7 years.
American Red Clay	Lifetime	
Fast-Dry with Subsurface Irrigation Red or Green	Lifetime	Maintenance: average 10 minutes a day per court.
<u>Swimming pool</u>		
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	
<i>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.</i>		
24. WALLS, CEILINGS, & FINISHES		
Accoustical Ceiling	Lifetime	Moisture or movement can affect lifespan.
Ceiling Suspension	Lifetime	
Ceramic Tile	Lifetime	
Standard Gypsum	Lifetime	
<i>Source: Interceramicusa, United States Gypsum Co., Messmers Inc., DAP</i>		
25. WINDOWS, SKYLIGHTS, & GLASS		
<u>Glass & Glazing Materials</u>		
Window Glazing	10+	
<u>Windows</u>		
Aluminum/Aluminus Clad	15-20	
Wood	30+	Some parts of the window may have to be replaced, so lifespan may vary.
<i>Source: Polygal, Gallina USA, LLC, Allied Window</i>		

[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.]