

How long should the components that make up your house last before replacement?  
Below are average life expectancies in years. Actual may be different depending on  
quality, usage and external forces.

**FOOTINGS AND FOUNDATIONS:**

Poured footing and foundation 200

Concrete Block 100

Cement 50

**Waterproofing:**

bituminous coating 10

pargeeting with ionite 20-30

termite proofing 5

baseboard system 20

**ROUGH STRUCTURE:**

Basement Floor System life

Framing life

**SIDING:**

Gutters and Downspouts 30

Siding:

wood 10 yrs if constantly wet, 100 if properly maintained 10-100

metal (steel) 50-life

aluminum 20-50

vinyl 50

**PAINTS AND STAINS:**

Exterior Paint on Wood, Brick, and Aluminum 7-10

Interior:

wall paint 7-10

trim and door 5-10

wallpaper 7

**FINISHES for waterproofing:**

Paint, Plaster, and Stucco 3-5

Sealer, Silicone, and Waxes 1-5

**INSULATION:**

Foundation, Roof, Ceiling, Wall, and Floor life

**MASONARY:**

Chimney, Fireplace, and Brick Veneer life

Brick and Stone Walls 100+

Stucco and Mantels life

**MATERIALS:**

Caulking for sealer 8-10

Metal for coping 20-40

Mortar for walls 25+

Plastic for flashing 25+

**MILLWORK:**

Stairs 50-100

Rails and Disappearing Stairs 30-40

**ROOFING:**

Asphalt/Wood Shingles and Shakes dependent on environment, 15-30

Tile 50

Slate 50-100

Sheet Metal 20-50+

Built Up Roofing:

asphalt 12-25

coat and tar 12-30

asphalt composition 15-30

asphalt over lag 25-30

**DOORS:**

Screen 25-50

Interior:

hollow core 10-30

solid corewood 30-life

Exterior 20-50

protected overhang 80-100

unprotected 25-30

Folding 30-life

Garage Door 20-50

Garage Door Opener 10

**WINDOWS:**

Window Glazing 20

Wood Casement 20-50

Aluminum Casement 10-20

Screen 25-50

**SHUTTERS:**

Wood:

interior life

exterior 4-5

Plastic 7-8

Aluminum:

interior 35-50

exterior 3-5

**FLOORS:**

Oak or Pine life

Slate Flagstone life

vinyl sheet or tile 20+

Terrazzo life

Carpet 11

Marble life

**CEILINGS:**

Suspension Ceiling life

Acoustical Ceiling life

**HOME SECURITY:**

Intrusion System 14

Smoke Detector 12  
Smoke/Fire/Intrusion 10

**APPLIANCES:**

Compactor 10  
Dishwasher 10  
Disposal 10  
Dryer 14  
Freezer:  
compact 12  
standard 16  
Microwave Oven 11  
Range:  
free standing electric 17  
free standing gas 19  
high oven, gas 14  
Refrigerator:  
compact 14  
standard 17  
Washer:  
automatic 13  
compact 13  
Exhaust Fan 20

**BATHROOMS:**

Cast Iron Bathtub 50  
Fiberglass Bathtub & Shower 10-15  
Shower Door 25  
Toilet 50

**CABINETS:**

Kitchen Cabinets 15-20  
Bath Vanity 20

**COUNTERTOPS:**

Laminate 10-15  
Ceramic Tile high grade installation life  
Wood/Butcher Block 20+  
Granite 20+

**WALLS & TREATMENTS:**

Drywall and Plaster 30-70  
Ceramic Tile life

**ELECTRICAL:**

Copper wiring:  
copper plated 100+  
copper clad aluminum 100+  
Bare copper 100+  
Insulation:  
armored cable (BX) life  
conduit life

## **HEATING, VENTILATION, A/C:**

### Air Conditioning Unit:

central unit new units last longer 15

window unit 10

Unit Compressor 15

Humidifier Gateway recommends immediate disconnection 8

Water Heater: depends on quality of water and type of lining

electric 14

gas 11-13

Forced Air Furnace, heat pump 15

### Duct Work:

plastic 15

galvanized 30

Rooftop Air Conditioner 15

Boiler 30

Furnace, gas or oil fired 18

Unit Heater, gas or electric 13

### Radiant Heater:

electric 15

hot water or steam 25

### Air Terminals:

diffuser, grill, or register 27

Induction and Fan-coil units 20

Damper 20

### Fan:

centrifugal 25

axial 20

ventilating roof mounted 20

### Coils:

DX, water or steam 20

electric 15

Heat Exchanger 24

Molded insulation 20

Pump, Sump and Well 10

Burner 21

## **PLUMBING:**

### Waste Pipe:

concrete 50-100

cast iron 50-100

plastic life

### Supply Line:

galvanized 50

copper 80+

### Faucets:

high quality 15-20

low quality 13-15

**LANDSCAPING:**

Wooden Deck 15

Brick or Concrete Patio 24

Tennis Court 10

Concrete Walk 24

Gravel Walk 4

Asphalt Drive 10

Swimming Pool 18

Sprinkler System 12

Fence 12