

How Long Will It Last?

Life Expectancies of Common Home Components



Have you ever wondered how long the various components in your home will last?

If I buy this new fridge, how many years will I get out of it? How many years do I have left on this roof? Which is the better investment, wood or tile flooring? Too bad our homes don't come with "freshness dates!"

You never really can know for certain how long something will last, but it doesn't seem to stop us from trying! And it's not a bad practice. Knowing approximately how long things will last in your home can help you make decisions to stagger your big purchases, and better plan your "rainy day savings" habits so you are more prepared when those items do decide to conk out.

Now you could ask a trusted friend for advice or base your estimates on past experiences, but that's not too scientific, so lucky for us, the National Association of Home Builders (NAHB) did a study on hundreds of home components (appliances, cabinets, masonry, faucets and fixtures, etc.) and published their findings.

Keep in mind that many factors affect the life expectancy of housing components and need to be considered when making replacement decisions, including (according to the NAHB), "the quality of the components, the quality of their installation, their level of maintenance, weather and climatic conditions, and intensity of their use." These estimates also do not take into account style and trends. Some home components remain functional but become obsolete because of changing technology or styles. Though it may be perfectly functional, you may not wish to keep a trendy new item around for 25 years if it goes out of style in five. But as a general guide, we hope you find this information useful.

Life in Years

APPLIANCES

Dishwashers	9
Compactors	6
Dryers, Gas	13
Dryers, Electric	13
Freezers	11
Microwave Ovens	9
Ranges, Electric	13
Ranges, Gas	15
Refrigerators, Compact	9
Refrigerators, Standard	13
Washers	10
Dehumidifiers	8
Furnaces, Warm-Air, Gas	18
Furnaces, Warm-Air, Oil	20
Humidifiers	8

COUNTERTOPS

Cultured Marble	20
Natural Stone	Lifetime
Tile	Lifetime
Wood	Lifetime

FLOORING

All Wooden Floors	Lifetime
Bamboo	Lifetime
Carpet	8-10
Concrete	50+
Engineered Wood	50+
Granite	100+
Laminate	15-25
Linoleum	25
Marble	100+
Slate	100
Tile	75-100
Vinyl	50
Terrazo	75+

ROOFING

Aluminum Roof Coating	3-7
Fiber Cement	25
Asphalt	20
Modified Bitumen	20
Copper	Lifetime
Simulated Slate	50
Wood	50
Clay/Concrete	Lifetime
Slate	50+
Coal and Tar	30+

Life in Years

HVAC

Air Conditioners	10-15
Boilers, Gas	21
Boilers, Electric	13
Ducting	10
Heat Pumps	16
Radiant Heater, Electric	40
Radiant Heater, Hot Water or Steam	15+
Thermostats	35
Water Heaters, Gas	10
Water Heaters, Electric	11
Water Heaters, Tankless	20+
Diffusers, Grilles, and Registers	25
Induction and Fan-Coil Units	10-15
Dampers	20+

EXTERIOR FINISHES

Brick	Lifetime
Engineered Wood	Lifetime
Fiber Cement	Lifetime
Manufactured Stone	Lifetime
Stone	Lifetime
Stucco	50-100
Vinyl	Lifetime
Shutters, Wood	20

WINDOWS

Windows, Aluminum	15-20
Windows, Wood	30+
Window Glazing	10+

DOORS

Exterior, Fiberglass	Lifetime
Exterior, Screen, Pine	20
Exterior, Screen, Cedar	40
Exterior, Screen, Mahogany	60
Steel, Fire-Rated	Lifetime
Vinyl	20
Wood	Lifetime
Interior, French	30-50
Interior, Closet	Lifetime

MISCELLANEOUS

Built-In Audio System	20
Security Systems	5-10
Garage Door Openers	10-15
Heat/Smoke Detectors	<10
Wireless Home Networks	50+
Kitchen Cabinets	50

Provided By: **US INSPECT**