

Average Life Span of Homes Appliances, & Mechanicals



Courtesy of

A real estate business card for Sheri Sperry, Realtor. The background features a scenic view of Sedona's red rock formations under a blue sky with a rainbow. In the bottom left corner, there is a portrait of Sheri Sperry, a woman with short brown hair, wearing a black top and a necklace. The card includes the following text:

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Average Life Span of Homes, Appliances, and Mechanicals

The following chart details the predicted life expectancy of household materials and components.

As always, this chart is a reference point or "Rule of Thumb". The reader should do their due diligence. There are many factors that go into the life expectancy of a home and it is advisable to enlist the help of a professional or expert in any area you may have concerns about.

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Interior and exterior paints can last for 15 years or longer, however homeowners often paint more frequently. Surface preparation is likely the most important determiner of paint life expectancy.

| <b>ADHESIVES, CAULK AND PAINTS</b> | <b>YEAR</b> |
|------------------------------------|-------------|
| Caulking                           | 5-10        |
| Paint                              | 7           |
| Roofing Adhesives                  | 15+         |

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Appliance life expectancy depends to a great extent on the use it receives. Furthermore, consumers often replace appliances long before they become worn out due to changes in styling, technology and consumer preferences. Of a home's major appliances, gas ranges have the longest life expectancy.

APPLIANCES	YEARS
Air-Conditioners	8-15
Boilers	20-35
Compactors	6
Dehumidifiers	8
Dishwashers	9
Disposers, Food waste	12
Dryers	13
Exhaust Fans	10
Freezers	10
Furnaces	15-25
Gas Ovens	10-18
Heat Pumps	16
Humidifiers	8
Microwave Ovens	9
Range/Oven Hoods	14
Electric Ranges	13-15
Gas Ranges	15-17
Refrigerators	9-13
Washing Machine	5 -15
Water Heaters	10-11

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BATHROOM	YEARS
Cast Iron Bathtub	50
Fiberglass Bathtub and Shower	10-15
Shower Door	25
Toilet	50

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Kitchens are in the process of becoming larger and more elaborate, and together with the family room, modern kitchens now form the "great room."  
Great rooms are a place to cook as well as a space where people gather to read, talk, eat, do homework, surf the Internet, and pay bills.

CAB

| <b>CABINETS &amp; STORAGE</b>     | <b>YEARS</b> |
|-----------------------------------|--------------|
| Bath Cabinets                     | 100+         |
| Closet Shelves                    | 100+         |
| Entertainment Centers/Home Office | 10           |
| Garage/Laundry Cabinets           | 100+         |
| Kitchen Cabinets                  | 50           |
| Medicine Cabinets                 | 20+          |
| Modular/Stock Manufacturing Type  | 50           |

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Walls and ceilings last the full lifespan of the home.

CEILINGS, WALLS & FINISHES	YEARS
Acoustical Ceiling	100+
Ceiling Suspension	100+
Ceramic Tile	100+
Standard Gypsum	100+

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Natural stone countertops, which are less expensive than they were just a few years ago, are becoming more popular and one can expect them to last a lifetime. Cultured marble countertops have a shorter life expectancy, however.

COUNTERTOPS	YEARS
Cultured Marble	20
Natural Stone	100+
Laminate Countertops	20 - 30
Tile	100+
Wood	100+
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Decks are exposed to a wide range of conditions in different climates, from wind and hail in some areas to relatively consistent, dry weather, in others. Under ideal conditions, they have a life expectancy of about 20 years but they can fail much sooner.

DECKS	YEARS
Deck Planks	25
Wood	10-30

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Exterior fiberglass, steel and wood doors will last as long as the house, while vinyl and screen doors have a shorter life expectancy. Closet doors may last a lifetime, but French doors will fail sooner.

| DOORS | YEARS |
|-----------------------------|--------------|
| Closet (Interior) | 100+ |
| Fiberglass (Exterior) | 100+ |
| Fire-Rated Steel (Exterior) | 100+ |
| French (Interior) | 30-50 |
| Screen (Exterior) | 40 |
| Vinyl (Exterior) | 20 |
| Wood (Exterior) | 100+ |
| Wood (Hollow Core Interior) | 20 - 30 |
| Wood (Solid Core Interior) | 30 - 100+ |

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Floor and roof trusses and laminated strand lumber are durable household components, and engineered trim may last 30 years.

<b>ENGINEERED LUMBER</b>	<b>YEARS</b>
Engineered Trim	30
Laminated Strand Lumber	100+
Laminated Veneer Lumber	80+
Trusses	100+

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Tankless water heaters last more than 20 years, while electric & gas water heaters have a life expectancy of about 10 years.

| FIXTURES & FAUCETS | YEARS |
|--------------------------------|--------------|
| Accessible/ADA Products | 100+ |
| Enamel Steel Kitchen Sinks | 5-10 |
| Faucets | 15-20 |
| Modified Acrylic Kitchen Sinks | 50 |
| Saunas/Steam Rooms | 15-20 |
| Shower Enclosures/Modules | 50 |
| Shower heads | 100+ |
| Soapstone Kitchen Sinks | 100+ |
| Tankless Water Heater | 20+ |
| Toilets/Bidets | 100+ |
| Whirlpool Tubs | 20-50 |
| Water Heater - Gas or Electric | 10-15 |

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Natural wood floorings may last as long as the house. Marble, slate, and granite are also expected to last for about 100 years, but require more maintenance. Vinyl floors last up to 50 years, linoleum about 25 years, and carpet between 8 and 10 years (with appropriate maintenance and normal traffic).

<b>FLOORING</b>	<b>YEARS</b>
All Wooden Floors	100+
Bamboo	100+
Brick Pavers	100+
Carpet	8-10
Concrete	50+
Engineered Wood	50+
Exotic Wood	100+
Granite	100+
Laminate	15-25
Linoleum	25
Marble	100+
Other Domestic Wood	100+
Slate	100
Terrazo	75+
Tile	75-100
Vinyl	25

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Concrete and poured block footings and foundations will last a lifetime, assuming they were properly built. Termite proofing of foundations will last about 12 years if the chemical barriers put in place during construction are left intact. Waterproofing with bituminous coating lasts 10 years, but if it cracks it is immediately damaged. Framing and structural systems have extended longevities; poured-concrete systems, timber frame houses and structural insulated panels will all last a lifetime. Wall panels and roof and floor trusses will also last a lifetime. Hardboard, softwood, and plywood last an average of 30 years, while OSB and particleboard are expected to last twice that long.

| FOOTING & FOUNDATIONS | YEARS |
|-------------------------------------|--------------|
| Baseboard System | 50 |
| Bituminous Coating Waterproofing | 10 |
| Cast Iron Waste Pipe (Above Ground) | 60+ |
| Cast Iron Waste Pipe (Below ground) | 50 - 60 |
| Concrete Block | 100+ |
| Concrete Waste Pipe | 100 |
| Poured Footings and Foundations | 100+ |
| Pumps, Sumps, and Wells | 5-12 |
| Termite Proofing | 12 |
| | ~~~ |

| FRAMING & OTHER STRUCTURAL SYSTEMS | YEARS |
|---|--------------|
| Poured-Concrete Systems | 100+ |
| Structural Insulated Panels | 100+ |
| Timber Frame Homes | 100+ |

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Garage door openers are expected to last 10 to 15 years, and light inserts will last slightly longer.

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<b>GARAGES</b>	<b>YEARS</b>
Garage Doors	20-25
Garage Door Openers	10-15
Light Inserts	20
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Home technology systems have diverse life expectancies. While a built-in audio system will last 20 years, security systems and heat/smoke detectors have life expectancies of 5 to 10 years. Wireless home networks and home automation systems are expected to work properly for more than 50 years.

HOME TECHNOLOGY	YEARS
Built-in Audio	20
Home Automation Systems	100+
Security Systems	5-10
Smoke/Heat Detectors	Less Than 10
Wireless Home Networks	50+

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HVAC systems require regular service to work properly, well-maintained systems still only last 15 to 25 years. On average, furnaces, last 15-20 years, heat pumps last 16 years, and air conditioning units last 10-15 years. Thermostats may last 35 years but they are usually replaced before they fail due to improved technology.

| <b>HVAC</b>                       | <b>YEARS</b> |
|-----------------------------------|--------------|
| Air Conditioners                  | 10-15        |
| Air Quality Systems               | 15           |
| Attic Fans                        | 15 - 25      |
| Boilers                           | 13-21        |
| Burners                           | 10+          |
| Central Air Conditioning Unite    | 12-15        |
| Dampers                           | 20+          |
| Dehumidifiers                     | 8            |
| Diffusers, Grilles, and Registers | 25           |
| Ducting                           | 10           |
| DX, Water, Or Steam               | 20           |
| Electric                          | 15           |
| Electric Radiant Heater           | 40           |
| Furnaces                          | 15-20        |
| Heat Exchangers, shell + tube     | 10-15        |
| Heat Pumps                        | 16           |
| Heat Recovery Ventilators         | 20           |
| Hot Water or Steam Radiant Heater | 40           |
| Induction and Fan-Coil Units      | 10-15        |
| Thermostats                       | 35           |
| Ventilators                       | 7            |

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As long as they are not punctured, cut, or burned and are kept dry and away from UV rays, cellulose, fiberglass, and foam insulation materials will last a lifetime. This is true regardless of whether they were installed as loose fill, house wrap, or batts/rolls.

| <b>INSULATION &amp; INFILTRATION BARRIERS</b> | <b>YEARS</b> |
|-----------------------------------------------|--------------|
| Batts/Rolls                                   | 100+         |
| Cellulose                                     | 100+         |
| Fiberglass                                    | 100+         |
| Foam                                          | 100+         |
| House Wrap                                    | 100+         |
| Loose Fill                                    | 100+         |

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Ladders are expected to last a lifetime, but life expectancy of lifts is significantly shorter.

JOB SITE EQUIPMENT	YEARS
Ladders	100+
Lifts	8-10

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Expect copper plated wiring, copper clad aluminum, and bare copper wiring to last a lifetime, whereas electrical accessories and lighting controls may need to be replaced after 10 years.

| <b>LIGHTING &amp; ELECTRICAL</b> | <b>YEARS</b> |
|----------------------------------|--------------|
| Accessories                      | 10+          |
| Bare Copper                      | 100+         |
| Copper Clad Aluminum             | 100+         |
| Copper Plated                    | 100+         |
| Lighting Controls                | 10+          |

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Masonry is one of the most enduring household components. Fireplaces, chimneys, and brick veneers can last the lifetime of a home.

| <b>MASONRY &amp; CONCRETE</b> | <b>YEARS</b> |
|-------------------------------|--------------|
| Brick                         | 100+         |
| Sealer Caulking               | 2-20         |
| Stone                         | 100+         |
| Veneer                        | 100+         |

Custom millwork will last a lifetime, and all stairs - circular and spiral stairs, prebuilt stairs and attic stairs - are expected to last a lifetime.

| <b>MOLDING &amp; MILLWORK</b> | <b>YEARS</b> |
|-------------------------------|--------------|
| Attic Stairs                  | 100+         |
| Custom Millwork               | 100+         |
| Prebuilt Stairs               | 100+         |
| Stair Parts                   | 100+         |
| Stairs, Circular & Spiral     | 100+         |
|                               | ~~~          |

The lifetime of any wood product depends on level of moisture intrusion.

| <b>PANELS</b>         | <b>YEARS</b> |
|-----------------------|--------------|
| Flooring Underlayment | 25           |
| Hardboard             | 30           |
| Particleboard         | 60           |
| Plywood               | 60           |
| Softwood              | 30           |
| Oriented-Strand Board | 60           |
| Wall Panels           | 100+         |

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The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Slate, copper, and clay/concrete roofs have the longest life expectancy while roofs made of asphalt shingles, fiber cement or wood shakes will fail sooner.

| ROOFING                                        | YEARS   |
|------------------------------------------------|---------|
| Aluminum Coating                               | 3-7     |
| Asphalt Shingles (3 - tab)                     | 20      |
| Asphalt (Architectural)                        | 30      |
| BUR (Built-up Roof)                            | 30      |
| Clay/Concrete                                  | 100+    |
| Coal and Tar                                   | 30      |
| Copper                                         | 100+    |
| EPDM (Ethylene Propylene Diene Monomer) Rubber | 15 - 25 |
| Fiber Cement                                   | 25      |
| Modified Bitumen                               | 20      |
| Simulated Slate                                | 50      |
| Slate                                          | 50+     |
| TPO                                            | 7 - 20  |
| Wood                                           | 30      |

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Outside materials typically last a lifetime. Brick, vinyl, engineered wood, stone (both natural and manufactured), and fiber cement will last as long the house. Exterior wood shutters are expected to last 20 years, depending on weather conditions. Gutters have a life expectancy of more than 50 years if made of copper and for 20 years if made of aluminum. Copper downspouts last 100 years or more, while aluminum ones will last 30 years.

SIDING & ACCESSORIES	YEARS
Aluminum Downspouts	30
Aluminum Gutters	20
Aluminum/Interior Shutters	10+
Brick	100+
Copper Downspouts	100
Copper Gutters	50+
Engineered Wood	100+
Fiber Cement	100+
Galvanized Steel Gutters/Downspouts	20
Manufactured Stone	100+
Soffits/Fascias	50
Stone	100+
Stucco	50 - 100
Trim	25
Vinyl	100+
Wood/Exterior Shutters	20
Wood/Interior Shutters	15+

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Most landscaping elements have a life expectancy of 15 to 25 years. Sprinklers and valves last about 20 years, while underground PVC piping has a lifespan of 25 years. Polyvinyl fences are designed to last as long as the house, and asphalt driveways should last between 15 and 20 years. Tennis courts can last a lifetime if they are recoated; most coatings last 12 to 15 years. The concrete shell of a swimming pool is expected to last more than 25 years, but the interior plaster and tile have life expectancies of about 10 to 25 years.

| <b>SITE &amp; LANDSCAPING</b>           | <b>YEARS</b> |
|-----------------------------------------|--------------|
| American Red Clay                       | 100+         |
| Asphalt Driveway                        | 15-20        |
| Asphalt with Acrylic Coating or Cushion | 12-15        |
| Brick & Concrete Patios                 | 15-25        |
| Clay Paving                             | 100+         |
| Cleaning Equipment(Swimming Pool)       | 7-10         |
| Coating                                 | 5-7          |
| Concrete Shell (Swimming Pool)          | 25+          |
| Concrete Walks                          | 40- 50       |
| Controllers                             | 15           |
| Decking(Swimming Pool)                  | 15           |
| Fast-Dry Green Tennis Court             | 100+         |
| Fast-Dry with Subsurface                | 100+         |
| Gravel Walks                            | 4-6          |
| Interior Finish( Swimming Pool)         | 10-35        |
| Polyvinyl Fences                        | 100+         |
| Sprinklers                              | 10-14        |
| Underground PVC Piping                  | 60+          |
| Valves                                  | 20           |
| Waterline Tile ( Swimming Pool)         | 10           |

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Aluminum windows are expected to last between 15 and 20 years while wooden windows should last nearly 30 years.

| <b>SKYLIGHTS &amp; WINDOWS</b> | <b>YEARS</b> |
|--------------------------------|--------------|
| Aluminum/Aluminum Clad         | 15-20        |
| Window Glazing                 | 10+          |
| Vinyl Windows                  | 20 - 40      |
| Wood                           | 30+          |

**Note:** Life expectancy varies with usage, weather, installation, maintenance and quality of materials. Items listed as lasting 100+ years, especially those that open and close, often fail prematurely due to misuse or overuse. This list should be used only as a general guideline, not as a guarantee or warranty regarding the performance or life expectancy of any product.

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NOTES: