

The below listing is a sampling of life expectancies for different products and materials used in homes, as listed in a report titled "1997 Housing Facts, Figures and Trends" published by the National Association of Home Builders (NAHB), Washington, D.C.

### APPLIANCES

Compactor - 10 years.  
Dishwasher - 10 years.  
Garbage Disposer - 10 years.  
Dryer - 10 years.  
Freezer (compact) - 12 years.  
Freezer (standard) - 16 years.  
Microwave Oven - 11 years.  
Range (freestanding and built-in, electric) - 17 years.  
Range (freestanding and built-in, gas) - 19 years.  
Range (high oven, gas) - 14 years.  
Refrigerator (compact) - 14 years.  
Refrigerator (standard) - 17 years.  
Washer (automatic and compact) - 13 years.  
Exhaust Fans - 20 years.

### BATHROOM FIXTURES

Cast Iron bathtub - 50 years.  
Fiberglass bathtub and shower - 10-15 years.  
Shower door (average quality) - 25 years.  
Toilet - 50 years.

### CABINETS

Kitchen cabinets - 15-20 years.  
Medicine cabinet/bath vanity - 20 years.

### COUNTERTOPS

Laminate - 10-15 years.  
Ceramic tile (high grade installation) - Lifetime.  
Wood/butcher block - 20+ years.  
Granite - 20+ years.

### DOORS

Screen - 25 - 50 years.  
Interior (not perfect hollow core) - <30 years to life.  
Interior (solid core) - 30 years to life.  
Exterior (protected overhang) - 80-100 years.  
Exterior (unprotected and exposed) - 25-30 years.  
Folding - 30 years to life.  
Garage door - 20 - 50 years.  
Garage door opener - 10 years.

### FINISHES (Used for waterproofing)

Paint, plaster and stucco - 3-5 years.  
Sealer, silicone, and waxes - 1-5 years.

## FLOORS

Oak or pine - Lifetime  
Slate flagstone - Lifetime  
Vinyl sheet or tile - minimum  
Terrazzo - Lifetime  
Carpeting - 11 years  
Marble - Lifetime

## FOOTINGS & FOUNDATIONS

Poured footing & foundation - 200 years.  
Concrete block - 100 years.  
Cement - 50 years.  
Waterproofing (bituminous coating) - 10 years.  
Termite proofing - 5 years.

## HEATING, VENTILATION & AIR CONDITIONING

Air conditioning unit (central) - 15 years.  
Air conditioning unit (window) - 10 years.  
Baseboard heat units - 20 years.  
Humidifier - 8 years.  
Water Heater (electric) - 14 years.  
Water Heater (gas) - 11 - 13 years.  
Forced air furnace, heat pump - 15 years.  
Furnace, gas or oil fired - 18 years.

## HOME SECURITY APPLIANCES

Intrusion system - 14 years.  
Smoke Detector - 12 years.  
Smoke/fire/intrusion system - 10 years.

## LANDSCAPING

Wooden deck - 15 years.  
Brick and concrete patio - 24 years.  
Tennis court - 10 years.  
Concrete walk - 24 years.  
Gravel walk - 4 years.  
Asphalt driveway - 10 years.  
Swimming pool - 18 years.  
Sprinkler system - 12 years.  
Fence - 12 years.

## PAINTS & STAINS

Exterior paint on wood, brick and aluminum - 7-10 years.  
Interior wall paint - 5-10 years.  
Interior trim and door paint - 5-10 years.  
Interior wallpaper - 7 years.

## PLUMBING

Faucets (low quality) - 13-15 years.  
Faucets (high quality) 15-20 years.  
Sinks (enamel steel sink) - 5-10 years.  
Sinks (enamel cast iron sink) - 25-30 years.  
Sinks (Porcelain sink) - 25-30 years.  
Waste pipe (concrete) - 50-100 years.  
Waste pipe (cast iron) - 75-100 years.

## ROOFING

Asphalt and wood shingles and shakes - 15-30 years.  
Asphalt composition shingle - 15-30 years.  
Asphalt overlaid - 25-35 years.  
Built-up roofing (asphalt) - 12-25 years.  
Built-up roofing (coat and tar) - 12-30 years.  
Gutters and downspouts - 30 years.  
Slate - 50-100 years.  
Sheet metal - 20-50 years.  
Tile - 50 years.

## SIDING

Aluminum Siding - 20-50 years.  
Steel Siding - 50 years to Life.  
Vinyl Siding - 50 years.  
Wood Siding - 10 - 100 years.

## WINDOWS

Aluminum casement - 10-20 years.  
Screens - 25 - 50 years.  
Window glazing - 20 years.  
Wood casement - 20-50 years.