

## LIFE EXPECTANCY OF BUILDING COMPONENTS

<b>Bathrooms</b>	<b>Life in years</b>
Cast iron bathtubs	50
Fiberglass bathtub and showers	10-15
Shower doors, average quality	25
Toilets	50
<i>Sources: Neil Kelly Designers, Thompson House of Kitchens and Bath</i>	
<b>Cabinetry</b>	<b>Life in years</b>
Kitchen cabinets	15-20
Medicine cabinets and bath vanities	20
<i>Sources: Kitchen Cabinet Manufacturers Association, Neil Kelly Designers</i>	
<b>Countertops</b>	<b>Life in years</b>
Laminate	10-15
Ceramic tile, high-grade installation	Lifetime
Wood/butcher block	20+
Granite	20+
<i>Sources: AFP Associates of Western Plastics, Ceramic Tile Institute of America</i>	
<b>Doors</b>	<b>Life in years</b>
Screen	25-50
Interior, hollow core	Less than 30
Interior, solid core	30-lifetime
Exterior, protected overhang	80-100
Exterior, unprotected and exposed	25-30
Folding	30-lifetime
<i>Sources: Wayne Dalton Corporation, National Wood Window and Door Association, Raynor Garage Doors</i>	
<b>Electrical</b>	<b>Life in years</b>
Copper wiring, copper plated, copper clad aluminum, and bare copper	100+
Armored cable (BX)	Lifetime
Conduit	Lifetime
<i>Source: Jesse Aronstein, Engineering Consultant</i>	
<b>Finishes used for waterproofing</b>	<b>Life in years</b>
Paint, plaster, and stucco	3-5
Sealer, silicone, and waxes	1-5
<i>Source: Brick Institute of America Floors</i>	
<b>Floors</b>	<b>Life in years</b>
Oak or pine	Lifetime
Slate flagstone	Lifetime
Vinyl sheet or tile	20-30
Terrazzo	Lifetime

Carpeting (depends on installation, amount of traffic, and quality of carpet)	11
Marble (depends on installation, thickness of marble, and amount of traffic)	Lifetime+
<i>Sources: Carpet and Rug Institute, Congoleum Corporation, Hardwood Plywood Manufacturers Association, Marble Institute, National Terrazzo and Mosaic Association, National Wood Flooring Association, Resilient Floor Covering Institute</i>	
<b>Footings and foundation</b>	<b>Life in years</b>
Poured footings and foundations	200
Concrete block	100
Cement	50
Waterproofing, bituminous coating	10
Termite proofing (may have shorter life in damp climates)	5
<i>Source: WR Grace and Company</i>	
<b>Heating, ventilation and air conditioning (HVAC)</b>	<b>Life in years</b>
Central air conditioning unit (newer units should last longer)	15
Window unit	10
Air conditioner compressor	15
Electric water heater	14
Gas water heater (depends on type of water heater lining and quality of water)	11-13
Forced air furnaces, heat pump	15
Boilers, hot water or steam (depends on quality of water)	30
Furnaces, gas- or oil-fired	18
Radiant heaters, electric	10
Radiant heaters, hot water or steam	25
Baseboard systems	20
Diffusers, grilles, and registers	27
Induction and fan coil units	20
Dampers	20
Ventilating roof-mounted fans	20
Pumps, sump and well	10
<i>Sources: Air Conditioning and Refrigeration Institute, Air Conditioning, Heating, and Refrigeration News, Air Movement and Control Association, American Gas Association, American Society of Gas Engineers, American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc., Safe Aire Incorporated</i>	
<b>Insulation</b>	<b>Life in years</b>
For foundations, roofs, ceilings, walls, and floors	Lifetime
<i>Sources: Insulation Contractors Association of America, North American Insulation Manufacturers Association</i>	

<b>Landscaping</b>	<b>Life in years</b>
Wooden decks	15
Brick and concrete patios	24
Concrete walks	24
Gravel walks	4
Asphalt driveways	10
Sprinkler systems	12
Fences	12
<i>Sources: Associated Landscape Contractors of America, Irrigation Association</i>	
<b>Masonry</b>	<b>Life in years</b>
Chimney, fireplace, and brick veneer	Lifetime
Brick and stone walls	100+
Stucco	Lifetime
<i>Sources: Brick Institute of America, Architectural Components, National Association of Brick Distributors, National Stone Association</i>	
<b>Millwork</b>	<b>Life in years</b>
Stairs, trim	50-100
<b>Paints and stains</b>	<b>Life in years</b>
Exterior paint on wood, brick, and aluminum	7-10
Interior wall paint (depends on the acrylic content)	5-10
Interior trim and door paint	5-10
Wallpaper	7
<i>Sources: Finnaren and Haley, Glidden Company, The Wall Paper</i>	
<b>Bathrooms &amp; Plumbing</b>	<b>Life in years</b>
Cast iron bathtubs	50
Fiberglass bathtub and showers	10-15
Shower doors, average quality	25
Toilets	50
<i>Sources: Neil Kelly Designers, Thompson House of Kitchens and Bath</i>	
Waste piping, cast iron	75-100
Sinks, enamel steel	5-10
Sinks, enamel cast iron	25-30
Sinks, china	25-30
Faucets, low quality	13-15
Faucets, high quality	15-20
<i>Sources: American Concrete Pipe Association, Cast Iron Soil and Pipe Institute, Neil Kelly Designers, Thompson House of Kitchens and Baths</i>	
<b>Roofing</b>	<b>Life in years</b>
Asphalt and wood shingles and shakes	15-30
Tile (depends on quality of tile and climate)	50
Slate (depends on grade)	50-100

Sheet metal (depends on gauge of metal and quality of fastening and application)	20-50+
Built-up roofing, asphalt	12-25
Built-up roofing, coal and tar	12-30
Asphalt composition shingle	15-30
<i>Source: National Roofing Contractors Association</i>	
<b>Rough structure</b>	<b>Life in years</b>
Basement floor systems	Lifetime
Framing, exterior and interior walls	Lifetime
<i>Source: NAHB Research Foundation</i>	
<b>Shutters</b>	<b>Life in years</b>
Wood, interior	Lifetime
Wood, exterior (depends on weather conditions)	4-5
Vinyl plastic, exterior	7-8
Aluminum, interior	35-50
Aluminum, exterior	3-5
<i>Sources: A.C. Shutters, Inc., Alcoa Building Products, American Heritage Shutters</i>	
<b>Siding</b>	<b>Life in years</b>
Gutters and downspouts	30
Siding, wood (depends on maintenance)	10-100
Siding, steel	50-Lifetime
Siding, aluminum	20-50
Siding, vinyl	50
<i>Sources: Alcoa Building Products, Alside, Inc., Vinyl Siding Institute</i>	
<b>Walls and window treatments</b>	<b>Life in years</b>
Drywall and plaster	30-70
Ceramic tile, high grade installation	Lifetime
<i>Sources: Association of Wall and Ceiling Industries International, Ceramic Tile Institute of America</i>	
<b>Windows</b>	<b>Life in years</b>
Window glazing	20
Wood casement	20-50
Aluminum and vinyl casement	20-30
Screen	25-50
<i>Sources: Best Built Products, Optimum Window Manufacturing, Safety Glazing Certification Council, Screen Manufacturers Association</i>	