



## Estimated Life Spans of Home Systems

Even with excellent maintenance, many components of your home will inevitably wear out and need to be replaced. The charts below outline some common estimates of the life of many common components.

**Note:** Life expectancy varies with usage, weather, installation, maintenance and quality of materials. Items listed as lasting 50+ 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.

### Roofing Materials

Item	Estimated Life Span in Years
Standard Asphalt Shingles	12-20
Premium Asphalt Shingles	20-30
Cedar Shingles or Shakes	20-35
Concrete Tile	50+
Roll Roofing	5-10
Tar & Gravel	15-20
Modified Bitumen Membrane	15-25
Aluminum Gutters	20-30
Roof Flashing	Replace with Roof Covering
Fiber Cement	18

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## Mechanical Systems

Item	Estimated Life Span in Years
Conventional Gas Furnace	20-25
Mid-Efficiency Gas Furnace	18-25
High-Efficiency Gas Furnace	15-20
Furnace Blower Fan	10-20
Humidifier	5-10
Central A/C	10-15
Heat Pump	10-15
Electric Base Board Heaters	20
Boiler with Copper Tank	15-25
Boiler with Stainless Tank	20-30
Boiler with Cast Iron Tank	20-40
Hot Water Tank	8-12
Water Softener	12-18
Copper Wiring	100+
Solid Aluminum Wiring	Consider Replacement
Electric Fixtures	40
Copper Water Lines	30-50
Poly B Plumbing	Consider Replacement
PEX Plumbing	40+

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## Exterior Materials

Item	Estimated Life Span in Years
Aluminum Siding	20-50

Item	Estimated Life Span in Years
Decks	15
Exterior Paint	15
Garage Door	20-50
Garage Door Opener	10
Brick or Stone Veneer	100+
Vinyl Siding	50
Wood Siding	10-100
Wood Trim	15-25
Perimeter Drainage	25+
Asphalt Driveway	15-20
Brick or Concrete Patio Pavers	15-25
Concrete Walkways	40-50
Stucco	25+
Wood Fencing	10+

## Windows & Doors

Item	Estimated Life Span in Years
Glazing	10+
Aluminum Windows	15-20
Wood Windows	30+
Vinyl Windows	20-40
Doors Exterior - Steel/Fiberglass	100+
Doors Exterior - Wood	30+
Doors Exterior - Sliding	10+ (Track Failure)
Doors Interior - Wood Hollow Core	20-30
Doors Interior - Wood Solid Core	30+
Exterior Screen Door	10

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## Interior Materials

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Item	Estimated Life Span in Years
Interior Paint	7-10
Vinyl Floor	20-30
Wood Floor	100+
Carpeting	11
Porcelain Bath Fixtures	30-50
Fiberglass Tub/Showers	10-15
Kitchen Cabinets	15-50
Laminate Counters	10-15
Granite Counters	20+
Tile Counters	50+

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## Appliances

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Item	Estimated Life Span in Years
Microwave	10
Sink Garb-orator	10-12
Smoke Detector	10
Fridge	14-19
Washing Machine	11-14
Dryer	13
Range - Electric	17
Range - Gas	19
Cooktops	13-20
Portable A/C	10