



## ESTIMATED LIFE EXPECTANCIES

### Exterior

	Life Estimate in Years
Aluminum gutters	30
Asphalt driveway	10 to 30
Concrete driveway	30 to 40
Aluminum siding	20 to 50
Vinyl siding	50
Wood siding	10 to 100
Steel	50+
Wood casement windows	20 to 50
Aluminum casement windows	10 to 20
Garage doors	20 to 50
Poured foundations	200
Concrete block foundations	100

### Roofs

	Life Estimate in Years
Asphalt shingles	15 to 20
Fiberglass shingles	15 to 20
Asphalt roll roofing	5 to 10
Sheet metal roofing	20 to 50+
Wood shingles and shakes	15 to 30
Slate	50 to 100

### Plumbing

	Life Estimate in Years
Gas hot water heater	11 to 13
Electric hot water heater	14
Bathroom exhaust fan	5 to 10
Toilet	50
Sink faucet	13 to 20
Laundry tubs	15 to 25
Cast iron bathtub	50
Fiberglass bathtub/shower	10 to 15
Shower doors	25
Sinks	5 to 30
Dishwasher	10 to 15
Garage disposal	8 to 12
Submersible well pump	10 to 15
Suction or jet well pump	10 to 15
Sump pump	2 to 7
Cast iron pipe	75-100



## Heating

Gas forced-air furnace	12 to 25
Hot water boilers	30 to 50
Electric radiant heat	10
Hot water radiant heat	25
Circulating pump	10 to 25
Electronic air filter	10 to 20
Blower and/or motor	10 to 20
Drum type humidifier	5 to 10
Heat exchangers	24
Burners	21

## Life Estimate in Years

## Cooling

Air conditioning compressor	10 to 15
Heat pumps	10 to 15
Window air conditioner	10

## Life Estimate in Years

## Appliances

Washer and Dryers	8 to 12
Refrigerators	15 to 20
Stoves	15 to 20
Microwave ovens	11
Compactors	10
Garage door openers	10

## Life Estimate in Years

## Electrical

Copper wiring	100+
Copper clad aluminum	100+

## Life Estimate in Years

## Interiors

Cabinetry	15 to 20
Floors (Oak or Pine)	Lifetime
Floors (Vinyl or Tile)	20 to 30
Floors (Slate flagstone)	Lifetime
Floors (Carpeting)	11
Counter tops	10+
Drywall or Plaster	30 to 70
Doors (Hollow and Solid)	30+

## Life Estimate in Years

**Life expectancies will vary with severity of weather, environmental conditions, manufacturer/brand, usage, quality of installation and level of maintenance, which can drastically affect the life expectancy. This chart is to be as a guide only.**