

## **Average Life Spans**

of Residential Systems & Components

Based on NAIB 1997 Freddie Max 2002

& Local Data

### **Appliances**

Compactor.....	10-12 years
Dishwasher.....	08-12 years
Disposal.....	08-10 years
Dryer.....	10-15 years
Freezer.....	12-15 years
Microwave.....	10-12 years
Range/Stove.....	15-20 years
Refrigerator.....	15-20 years
Washer.....	08-10 years
Washer/Dryer.....	08-12 years

### **Bath**

Cast Iron Bathtub.....	40-50 years
Fiberglass Bathtub/Shower...	10-15 years
Toilet.....	40-50 years

### **Cabinets**

Bath Vanity .....	12-15 years
Kitchen Cabinets.....	15-20 years
Medicine Cabinet.....	12-15 years

### **Counter Tops**

Ceramic Tile.....	50-75 years
Granite.....	40-50 years
Laminates (Mica).....	10-15 years
Wood/butcher block.....	15-20 years

### **Electrical**

GFCI Breaker.....	05-08 years
GFCI Receptacle.....	05-12 years
Knob & Tube Wiring.....	Antiquated
Service Panel (Breaker).....	30-40 years
Service Panel (Fused).....	Antiquated

### **Footings & Foundations**

Brick.....	50-75 years
Cement.....	75++ years
Concrete Block (concrete).....	75++ years
Pre-Stressed Slab.....	80++ years

### **Heat & A/C**

A/C Condenser.....	08-12 years
A/C Window/Wall.....	10-12 years
A/C Air handler.....	10-18 years
Ductwork (Metal).....	20-30 years
Ductwork (Plastic).....	12-15 years
Ductwork (Fiberglass).....	15-20 years
Motorized attic fan.....	15-20 years

### **Plumbing**

Faucet.....	15-20 years
Septic Tank & Drain field.....	15-25 years
Sink (Enamel Steel).....	05-10 years
Sink (Porcelain).....	25-30 years
Waste Pipe (Cast Iron).....	75++ years
Waste Pipe (Copper).....	50-75 years
Waste Pipe (Galvanized).....	30-40 years
Waste Pipe (PVC).....	50-60 years

Water Heater (Electric).....	10-15 years
Water Heater (Gas).....	15-18 years
Sump Pump or well.....	10-12 years

### **Roofing**

Concrete or clay.....	20-30 years
Shingles (Wood).....	15-20 years
Asphalt Shingles (Low Pitch).....	12-15 years
Asphalt Shingles (High Pitch).....	15-20 years
Slate.....	50++ years
Gutters & downspouts.....	15-20 years

### **Security**

Smoke detectors.....	10-12 years
Carbon Monoxide Detectors.....	08-10 years

### **Siding**

Wood Siding (T1-11).....	10-20 years
Wood Siding (Cedar).....	10-20 years
Wood Siding (LP/Masonite).....	10++ years
Aluminum Siding.....	20-50 years
Vinyl Siding.....	20-50 years
Stucco on wood.....	20-30 years
Stucco on masonry.....	50++ years

### **Misc.**

Wood Deck (PT).....	10-15 years
Brick or concrete Patio.....	20-30 years
Fencing (Wood).....	10-15 years
Fencing (PVC).....	30-40 years
Sprinkler System.....	08-12 years