



ESTIMATED LIFE EXPECTANCIES OF SYSTEMS AND COMPONENTS

ROOFS

Asphalt Shingles
 Wood Shingles
 Wood Shakes
 Tile / Terra Cotta Tiles
 Slate Shingles
 Metal Roofing
 Roll Roofing
 Composition/built-up roofs
 Asbestos-Cement Shingles
 Single-Ply Membrane

LIFE EXPECTANCY (YEARS) SIDING

15-25 Wood Panels
 10-20 Wood Boards
 20-40 Wood Shingles and Shakes
 40-60 Hardboard (Masonite)
 50-100 Stucco
 20-60+ Brick, Block, and Stone
 7-10 Aluminum and Steel
 10-25 Vinyl
 40-60 Asphalt Shingles
 15-25 (manufacturer's claim) Asbestos-Cement Shingles

LIFE EXPECTANCY (YEARS)

30 years to life of the building
 30 years to life of the building
 20-40
 10-20
 life of the building
 life of the building
 40 years to life of the building
 40 years to life of the building
 30-40
 life of the building

CHIMNEYS

Masonry with Clay Liner
 Masonry without a liner
 Pointing-up (repair joints)
 Metal Chimneys

DECKS / PORCHES

60-100 Untreated Wood
 30-50 Treated Wood
 10-20

5-7
 30+ (manufacturer's claim)

WINDOWS / DOORS

Wood, Double-hung Windows
 Window Glazing
 Steel Casement Windows
 Jalousie Windows
 Aluminum Storm Windows
 Screen Doors
 Storm Doors
 Interior Doors (luan)
 Garage Doors

10-20 GUTTERS
 Seamless Aluminum
 Galvanized Steel
 40-50 Copper
 5-6 Wood
 30-40 Vinyl
 30-40 Downspout Drywell
 20-40 Downspout (conductors)
 5-8
 10-15
 10 SHUTTERS
 20-30

15-25
 20-30
 40+
 20-30
 10-20
 10-15
 10-20

TRIM

Wood Trim
 Metal Trim
 Vinyl Trim

Wood
 Metal
 Plastic / Vinyl
 20-30 Aluminum
 life of the building
 30-40 DRIVEWAYS

20
 20-40
 40+
 40+

INTERIOR PAINTING

Wood
 Brick
 Aluminum
 Trim

Asphalt
 Concrete
 5-7 Gravel
 5
 10-12 SWIMMING POOLS
 5-7

10-15
 20-30
 10-20

EXTERIOR STAINING

Wood

Pool Shell
 Pool Filter
 Pool Heater
 7-10 Pool Liner
 Above-Ground Pool

15-25
 3-5
 4-7
 8-12
 7-10



OTHER EXTERIOR ITEMS

Sprinkler System	15-25
Wood Fence (untreated)	7-12
Pressure-treated Fence	30+ (manufacturer's claim)
Concrete Patio	15-25
Tennis Court	20-40
Chain Link Fence	30+

PLUMBING

Galvanized Steel Pipes	20-40
Brass Water Pipes	35-45
Copper Water Pipes	50-60
Plastic Water Pipes	35-50
Cast-Iron Drains	50+
Galvanized Pipe Drains	30-50
Plastic Drains	50+
Metal Shower Pan	8-10
Plastic Shower Pan	20-40
Septic Leaching Fields	18-22
Submersible Well Pump	10
Pressure Tank	20+
Sump Pump	5-7

DOMESTIC HOT WATER

Gas Fired Hot-water Tank	6-12
Oil Fired Hot-water Tank	10-12
Electric Hot-water Tank	10-15
Internal Tankless Coils	10-15+
External Tankless Unit	10-20+
Booster Tank	10-20+

ELECTRICAL

Wiring (copper and aluminum)	life of the house
Circuit Breaker Panel	30-40
Circuit Breakers	25-35
Electric Fixtures	20-30
Doorbell and Chimes	7-12
Fluorescent Bulbs	3-5

VENTILATION

Kitchen Exhaust Fan	20-30
Bathroom Exhaust Fan	10-15
Paddle Fan	5-20
Attic Roof Fan	10-20
Attic Gable Fan	10-20
Ridge, Soffit and Gable Vents	life of the house

HEATING & COOLING

Radiant Heat Coils	15-25
Zone Valves	3-5
Electric Baseboard	15+
Wall Convector Heater	15+
Air-to Air Heat Exchanger	15+
Electronic Air Cleaner	10-15
Expansion Tank	30+
Relief Valves	20+
Gas Thermocouple	10-20
Oil Tank	30-40
Buried Oil Tank	15-25
Thermostat	20+
Combustion Chamber	10-15
Stack Relay	10-20
Flame-Retention Burner	10-20
Circulator Pump	10-15
Condensate Pump	5-10
Humidifier	2-10
Heat Exchanger	15-30
Galvanized Heat Ducts	50-70
Fiberglass Heat Ducts	40-60
Warm-Air Blowers	10-15
Solid-Fuel Stove	10-15
Motors and Pumps	5-10
Fan Relay	10-20
Humidistat	5-10
Radiator Valve	20+
Barometric Damper	30+
Flue Pipes	10-15
Furnaces	15-25
Steel Boiler	15-25
Cast-Iron Boilers	30-50
Heat Pump Compressors	8-15
Air-Conditioning System	15-25
Air-Conditioning Compressor	8-15
Gas Chiller	10-15
Window Air-Conditioning Unit	10-20
Wall Air-Conditioning Unit	10-20

LIFE EXPECTANCY (YEARS)