TRADEMARK
INSPECTION SERVICES

InterNACHI's Estimated Life Expectancy Chart

The following chart details the predicted life expectancy of appliances, products, materials, systems and components. Surface preparation and paint quality are the most important determinants of a paint's life expectancy. Ultraviolet (UV) rays (sunshine) can shorten life expectancy.

ADHESIVES, CAULK & PAINTS	YEARS
Caulking	5 to 10
Construction Glue	20+
Paint (exterior)	7 to 10
Paint (interior)	10 to 15
Roofing Adhesives/Cements	15+
Sealants	8
Stains	3 to 8

Appliance life expectancy depends to a great extent on the use it receives. Furthermore, consumers often replace appliances long before they become worn out due to changes in styling, technology and consumer preferences.

APPLIANCES	YEARS
Air Conditioner (window)	5 to 7
Compactors (trash)	6
Dehumidifiers	8
Dishwashers	9
Disposals (food waste)	12
Dryer Vents (plastic)	5
Dryer Vents (steel)	20
Dryers	13

Exhaust Fans	10
Freezers	10 to 20
Gas Ovens	10 to 18
Hand Driers	10 to 12
Humidifiers (portable)	8
Microwave Oven	9
Range/Oven Hood	14
Electric Range	13 to 15
Gas Range	15 to 17
Refrigerator	9 to 13
Washing Machine	5 to 15
Whole House Vacuum Systems	20

Modern kitchens are larger and more elaborate, and together with the family room, modern kitchens now form the “great room.”

CABINETRY & STORAGE	**YEARS**
Bathroom Cabinets	50+
Closet Shelves	100+
Entertainment Center/Home Office	10
Garage/Laundry Cabinets	70+
Kitchen Cabinets	50
Medicine Cabinet	25+

Modular (stock manufacturing-type)	50

Walls and ceilings last the full lifespan of the home.

CEILINGS & WALLS	**YEARS**
Acoustical Tile Ceiling	40+
Ceramic Tile	70+
Concrete	75+
Gypsum	75
Wood Paneling	20 to 50
Suspended Ceiling	25+

Natural stone countertops, which are less expensive than they were just a few years ago, are becoming more popular, and one can expect them to last a lifetime. Cultured marble countertops have a shorter life expectancy, however.

COUNTERTOPS	**YEARS**
Concrete	50
Cultured Marble	20
Natural Stone	100+
Laminate	20 to 30
Tile	100+
Wood	100+

Decks are exposed to a wide range of conditions in different climates, from wind and hail in some areas, to relatively consistent, dry weather in others. See FASTENERS & STEEL section for fasteners.

DECKS	YEARS
Deck Planks	15
Composite	8 to 25
Structural Wood	10 to 30

Exterior fiberglass, steel and wood doors will last as long as the house, while vinyl and screen doors have a shorter life expectancy. The gaskets/weather-stripping of exterior doors may have to be replaced every 5 to 8 years.

DOORS	YEARS
Closet (interior)	100+
Fiberglass (exterior)	100+
Fire-Rated Steel (exterior)	100+
French (interior)	30 to 50
Screen (exterior)	30
Vinyl (exterior)	20
Wood (exterior)	100+
Wood (hollow-core interior)	20 to 30
Wood (solid-core interior)	30 to 100+

Copper-plated wiring, copper-clad aluminum, and bare copper wiring are expected to last a lifetime, whereas electrical accessories and lighting controls, such as dimmer switches, may need to be replaced after 10 years. GFCIs could last 30 years, but much less if tripped regularly.

ELECTRICAL	YEARS
Accessories	10+
Arc-Fault Circuit Interrupters (AFCIs)	30
Bare Copper	100+
Bulbs (compact fluorescent)	8,000 to 10,000+ hours
Bulbs (halogen)	4,000 to 8,000+ hours
Bulbs (incandescent)	1,000 to 2,000+ hours
Bulbs (LED)	30,000 to 50,000+ hours
Copper-Clad Aluminum	100+
Copper-Plated	100+
Fixtures	40
Ground-Fault Circuit Interrupters (GFCIs)	Up to 30
Lighting Controls	30+
Residential Propane Backup Generators	12
Service Panel	60
Solar Panels	20 to 30
Solar System Batteries	3 to 12
Wind Turbine Generators	20

Floor and roof trusses and laminated strand lumber are durable household components, and engineered trim may last 30 years.

ENGINEERED LUMBER	YEARS
Engineered Joists	80+
Laminated Strand Lumber	100+
Laminated Veneer Lumber	80+
Trusses	100+

Galvanized fasteners do not last long if the home is located in a coastal region.

FASTENERS & STEEL	YEARS
Adjustable Steel Columns	50+
Fasteners (bright or coated)	25
Fasteners (copper)	75+
Fasteners (electro-galvanized)	10 to 30
Fasteners (hot-dipped galvanized)	15 to 60
Fasteners (stainless)	100
Steel Beams	200+
Steel Columns	100+
Steel Plates	100+

Flooring life is dependent on maintenance and the amount of foot traffic the floor endures.

FLOORING	YEARS
All Wood Floors	100+
Bamboo	100+
Brick Pavers	100+
Carpet	8 to 10
Concrete	50+
Engineered Wood	50+
Exotic Wood	100+
Granite	100+
Laminate	15 to 25
Linoleum	25
Marble	100+
Other Domestic Wood	100+
Slate	100
Terrazzo	75+
Tile	75 to 100
Vinyl	25

Concrete and poured-block footings and foundations will last a lifetime, assuming they were properly built. Waterproofing with bituminous coating lasts 10 years, but if it cracks, it is immediately damaged.

FOUNDATIONS	YEARS
Baseboard Waterproofing System	50

Bituminous-Coating Waterproofing	10
Concrete Block	100+
Insulated Concrete Form	100
Post and Pier	20 to 65
Post and Tensioned Slab on Grade	100+
Poured-Concrete Footings and Foundation	100+
Slab on Grade (concrete)	100
Wood Foundation	5 to 40

Framing and structural systems have extended longevities; poured-concrete systems, timber frame houses and structural insulated panels will all last a lifetime.

FRAMING	**YEARS**
Log	80 to 200
Poured-Concrete Systems	100+
Steel	100+
Structural Insulated Panels	100+
Timber Frame	100+

The quality and frequency of use will affect the longevity of garage doors and openers.

GARAGES	**YEARS**

Garage Doors	20 to 25
Garage Door Openers	10 to 15

Home technology systems have diverse life expectancies and may have to be upgraded due to evolution in technology.

HOME TECHNOLOGY	YEARS
Built-In Audio	20
Carbon Monoxide Detectors	10
Door Bells	45
Home Automation System	5 to 50
Intercoms	20
Security System	5 to 20
Smoke/Heat Detectors	Less than 10
Wireless Home Networks	5 to ?

Thermostats may last 35 years but they are usually replaced before they fail due to technological improvements.

HVAC	YEARS
Air Conditioners	7 to 15
Attic Fan	15 to 25
Boilers	40
Burner	10+

Central Air-Conditioning Unit	7 to 15
Dampers	20+
Dehumidifier	8
Diffusers, Grilles and Registers	25
Ducting	60 to 100
Electric Radiant Heaters	40
Evaporator Coolers	15 to 25
Furnaces	15 to 25
Gas Fireplaces	15 to 25
Heat Exchangers	10 to 15
Heat Pumps	10 to 15
Heat-Recovery Ventilator	20
Hot-Water and Steam-Radiant Boilers	40
Humidifiers	12
Induction and Fan-Coil Units	10 to 15
Chimney Caps (concrete)	100+
Chimney Caps (metal)	10 to 20
Chimney Caps (mortar)	15
Chimney Flue Tile	40 to 120
Thermostats	35
Ventilators	7

As long as they are not punctured, cut or burned and are kept dry and away from UV rays, cellulose, fiberglass and foam insulation materials will last a lifetime.

This is true regardless of whether they were installed as loose-fill, housewrap or batts/rolls.

INSULATION & INFILTRATION BARRIERS	YEARS
Batts/Rolls	100+
Black Paper (felt paper)	15 to 30
Cellulose	100+
Fiberglass	100+
Foamboard	100+
Housewrap	80+
Liquid-Applied Membrane	50
Loose-Fill	100+
Rock Wool	100+
Wrap Tape	80+

Masonry is one of the most enduring household components. Fireplaces, chimneys and brick veneers can last the lifetime of a home.

MASONRY & CONCRETE	YEARS
Brick	100+
Insulated Concrete Forms (hybrid block)	100+
Concrete Masonry Units	100+
Man-Made Stone	25
Masonry Sealant	2 to 20

Stone	100+
Stucco/EIFS	50+
Veneer	100+

Custom millwork and stair parts will last a lifetime and are typically only upgraded for aesthetic reasons.

MOLDING, MILLWORK & TRIM	**YEARS**
Attic Stairs (pull-down)	50
Custom Millwork	100+
Pre-Built Stairs	100+
Stair Parts	100+
Stairs	100+

The lifetime of any wood product depends heavily on moisture intrusion.

PANELS	**YEARS**
Flooring Underlayment	25
Hardboard	40
Particleboard	60
Plywood	100
Softwood	30
Oriented Strand Board (OSB)	60
Wall Panels	100+

The quality of plumbing fixtures varies dramatically. The mineral content of water can shorten the life expectancy of water heaters and clog showerheads.

PLUMBING, FIXTURES & FAUCETS	YEARS
ABS and PVC Waste Pipes	50 to 80
Accessible/ADA Handles	100+
Acrylic Kitchen Sink	50
Cast-Iron Bathtub	100
Cast-Iron Waste Pipe (above ground)	60
Cast-Iron Waste Pipe (below ground)	50 to 60
Ceiling Fans	5 to 10
Concrete Waste Pipes	100+
Copper Water Lines	70
Enamel Steel Kitchen Sinks	5 to 10
Faucets	15 to 20
Fiberglass Bathtub and Shower	20
Gas Lines (black steel)	75
Gas Lines (flex)	30
Hose Bibs	30
Instant (on-demand) Water Heaters	10
PEX	40
Plastic Water Lines	75
Saunas/Steam Room	15 to 20

Sewer Grinder Pumps	10
Shower Enclosure/Module	50
Shower Doors	20
Showerheads	100+
Soapstone Kitchen Sink	100+
Sump Pumps	7
Toilet Tank Components	5
Toilets, Bidets and Urinals	100+
Water Heaters	7 to 12
Water Line (copper)	50
Water Line (plastic)	50
Well Pumps	15
Water Softeners	20
Whirlpool Tub	20 to 50

Radon systems have but one moving part: the radon fan.

RADON SYSTEMS	**YEARS**
Air Exchangers	15
Barometric Backdraft Dampers/Fresh-Air Intakes	20
Caulking	5 to 10
Labeling	25
Manometer	15

Piping	50+
Radon Fan	5 to 8

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life.

ROOFING	**YEARS**
Aluminum Coating	3 to 7
Asphalt Shingles (3-tab)	20
Asphalt (architectural)	30
BUR (built-up roofing)	30
Cellulose Fiber	20
Clay/Concrete	100+
Coal and Tar	30
Copper	70+
EPDM (ethylene propylene diene monomer) Rubber	15 to 25
Fiber Cement	25
Green (vegetation-covered)	5 to 40
Metal	40 to 80
Modified Bitumen	20
Simulated Slate	10 to 35
Slate	60 to 150
TPO	7 to 20

Wood	30

Outside siding materials typically last a lifetime.

SIDINGS, FLASHING & ACCESSORIES	**YEARS**
Aluminum Siding	25 to 40
Aluminum Gutters, Downspouts, Soffit and Fascia	20
Asbestos Shingle	100
Brick	100+
Cementitious	100+
Copper Downspouts	100
Copper Gutters	50+
Engineered Wood	100+
Fiber Cement	100+
Galvanized Steel Gutters/Downspouts	20
Manufactured Stone	100+
Stone	100+
Stucco/EIFS	50+
Trim	25
Vinyl Siding	60
Vinyl Gutters and Downspouts	25
Wood/Exterior Shutters	20

Site and landscaping elements have life expectancies that vary dramatically.

SITE & LANDSCAPING	YEARS
American Red Clay	100+
Asphalt Driveway	15 to 20
Brick and Concrete Patio	15 to 25
Clay Paving	100+
Concrete Walks	40 to 50
Controllers	15
Gravel Walks	4 to 6
Mulch	2
Polyvinyl Fences	100+
Sprinklers	10 to 14
Underground PVC Piping	60+
Valves	20
Wood Chips	5
Wood Fences	20

Swimming pools are comprised of many systems and components, all with varying life expectancies.

SWIMMING POOLS	YEARS
Concrete Shell	25+
Covers	7

Diving Boards	10
Filters and Pumps	10
Interior Finish	10 to 35
Vinyl Liners	10
Water Heaters	8
Waterline Tile	15+

Aluminum windows are expected to last between 15 and 20 years, while wooden windows should last nearly 30 years.

WINDOWS	**YEARS**
Aluminum/Aluminum-Clad	15 to 20
Double-Pane	8 to 20
Skylights	20
Window Glazing	10+
Vinyl Windows	20 to 40
Wood	30+

Note: Life expectancy varies with usage, weather, installation, maintenance and quality of materials. This list should be used only as a general guideline and not as a guarantee or warranty regarding the performance or life expectancy of any appliance, product, system or component.