

HOW LONG WILL IT LAST?

Reasonable Life Expectancy of Different Products and Materials in the Home

Item Life in years

Plumbing

Waste & Supply Pipe

- Concrete & tile drain 50-100
- cast iron drain 75-100
- Copper supply & drain 100-200+
- Galvanized or lead supply and drain 45-55

Sinks

- enamel steel sink 5-10
- enamel cast iron sink 25-30
- porcelain sink or toilet 25-30+

Faucets (Depends on finish, chrome lasts longer than brass or enamel)

- low quality 10-15 high quality 15-20

Pumps

- Sump or ejector pump 2-7
- Well pump 10-15

Whirlpool bath

15-20

Source: American Concrete Pipe Association, Cast Iron Soil and Pipe Institute, Neil Kelly Designers, Thompson House of Kitchens and Baths.

Roofing

Asphalt and wood shingles and shakes (Depends on grade) 12-30

Low slope shingle 10-15

Tile (Depends on quality of tile, thoroughness of design and climate) 50

Slate (Depends on grade) 50-150

Metal (Depends on gauge, quality of coating, design & application) 20-50+

Built-up Roofing (Depends on materials, drainage & coatings)

- Asphalt 15-20
- Coat and Tar 12-30

Asphalt roll roofing 5-10

Asphalt Overlay (roof over) (Warranty's invalidated) 15-20

Source: National Roofing Contractors Association

Exterior

Gutters & Downspouts

- Wood (10 years if constantly moistened, to 80 years if properly maintained) 10-80
- Metal (Steel or copper) 50-100+
- Aluminum 20-40
- Vinyl (if not damaged, and well supported) 40

Siding

- Vinyl (if not damaged- and well supported) 40
- Metal 50+
- Stucco or wood depends on maintenance

Source: Alcoa Building Products; Alside, Inc.; Vinyl Siding Institute

Item

Life in years

Windows

Window Glazing 20

Wood Casement 20-50

Aluminum Casement 10-20

Screen 15-20

Source: Best Build Products; Optimum Window Manufacturing, Safety Glazing Certification Council, Screen Manufacturers Association

Appliances

Compactor, Dishwasher, Disposer 10

Clothes Washer or Dryer 13-14

Freezer (Compact 12 yrs) 16

Microwave Oven 9

Range (Electric 17 Gas 19 High oven, gas 14)

Refrigerator (Compact 14) 17

Exhaust Fan 20

Furnace 20-25

Humidifier 5-10

Electronic air filter 10-20

Boilers (Copper tube 10-20 Steel 20-30) Cast iron 35-45

Air conditioning condenser 12-17

Water Heater 8-12

Water softener 5-15

Garage door opener 8-12

Source: Appliance Statistical Review, April 1990.

Countertops

Laminate 10-15

Ceramic Tile (High Grade Installation) Lifetime

Wood/Butcher Block 20+

Granite 20+

Source: AFP Associates of Western Plastics, Ceramic Tile Institute of American

Footings & Foundations & Driveways

Poured footing & Foundation 200

Concrete Block 100

Cement (mortar) 50

Driveway (sealer 2-3 yrs, asphalt 10-20 yrs, concrete 30-40 yrs)

Walls & Treatments

Drywall and Plaster 30-70

Paint (exterior 4-6 years) Interior 5-10

Ceramic Tile (High Grade Installation) Lifetime

Source: Assn of Wall & Ceiling Industries International; Ceramic Tile Institute of America.