

The National Association of Home Builders completed a survey in 2007 of the life expectancies of common house components and appliances.

Figures are average findings, taking into account the quality of the product and installation, level of maintenance, weather, intensity of use, changes in taste and technology.

LH – Lifetime of house

## APPLIANCES

	Life (Years)
<b>Air conditioner</b>	
Room.....	10
Unitary.....	15
<b>Clothes dryer</b>	
Electric.....	13
Gas.....	13
<b>Clothes washer</b> .....	10
<b>Compactors</b> .....	6
<b>Dehumidifiers</b> .....	8
<b>Dishwasher</b> .....	9
<b>Disposers, food</b> .....	12
<b>Exhaust fans</b> .....	10
<b>Freezers</b> .....	11
<b>Garage door operator</b> .....	10-15
<b>Microwave oven</b> .....	11
<b>Range, electric</b> .....	13-20
<b>Range, gas</b> .....	15-20
<b>Range hood</b> .....	14
<b>Refrigerator, compact</b> .....	9
<b>Refrigerator, standard</b> .....	13-20
<b>Thermostat</b> .....	35
<b>Water heater</b>	
Electric.....	12
Gas.....	12
Tankless.....	20+

Source: Appliance Magazine, Grainger

## CABINETRY

Bath cabinets.....	LH
Closet shelves.....	LH
Entertainment centers.....	10
Garage / Laundry cabinet.....	LH
Kitchen cabinet.....	50
Medicine cabinet.....	20
Modular stock.....	50

Source: Wellborn Cabinet, Timberlake Cabinet, Canyon Creek Cabinet, Easyclosets.com, Zaca, Meduline

## CONCRETE & MASONRY

Brick wall.....	100
Caulk (Sealant).....	12-20
Concrete.....	100
Stone.....	100
Stucco.....	100
Stucco, synthetic.....	LH
Veneer, brick.....	LH

Source: NHACP, NCSG, Sashco Sealants

## COUNTERTOPS

Ceramic.....	75
Cultured marble.....	20
Granite.....	20
Laminate.....	15
Natural stone.....	LH
Tile.....	LH
Wood / butcher block.....	20+

Source: Association of Western Plastics, Ceramic Tile Institute of America, Bynone, Buffalo Stone, Architectural Product by Outwater, Formica Corp., U.S. Ceramic, Tile Co., National Hardwood Flooring & Molding

## DECKS

<b>Deck planks, pressure-treated</b>	
Dry areas.....	20-25
South.....	10-15
North.....	20-30
<b>Deck planks</b>	
Cedar.....	30+
Composite.....	30+
Redwood.....	30+

Source: Decks.com, Timbertech

## DOORS

<b>Exterior</b>	
Cedar.....	40
Fiberglass.....	LH
Mahogany.....	60
Pine.....	20
Screen.....	25
Steel, fire-rated.....	LH
Vinyl.....	20
Garage.....	20-50
<b>Interior</b>	
Closet.....	LH
Folding.....	30-50
Hollow core.....	20-30
Solid core.....	30-50

Source: Fiberfram, Neoporte, Timberline Vinyl Products, Victoria East, Coppa Woodworking, Inc., Marvin Windows & Door, Krestrel

## ELECTRICAL & LIGHTING

<b>Accessories</b> .....	10
<b>Lighting controls</b> .....	10
<b>Wiring</b>	
Copper-plated.....	100
Copper-clad aluminum.....	100
Bare copper.....	100

Source: Lutron Electronics, Lighting Controls Assoc., Copper Development Assoc.

## FAUCETS & FIXTURES

<b>Accessible/ADA</b> .....	LH
<b>Bathtub</b>	
Metal.....	50
Fiberglass.....	20

## Faucets

Bar.....	15
Kitchen.....	15
Lavatory.....	20
Tub/shower.....	20
Toilet/Bidet.....	10

Sauna.....15-20

## Shower

Door.....	20
Enclosure.....	50
Shower head.....	25

## Sink

Enamel steel.....	5-10
Modified acrylic.....	50
Soapstone.....	100
Toilet/Bidet.....	LT
Whirlpool.....	20-50

Source: Delta Faucet Co., Grohe, Kohler Co., Moen, Plexicor, Toto USA, Acquinox, Alumax, Alsons, Karran, Green Mountain Soapstone Corp., Saunastore

## FLOORING

All wooden floors.....	LH
Bamboo.....	LH
Brick pavers.....	100
Carpet.....	10-12
Concrete.....	50+
Engineered wood.....	50+
Exotic wood.....	LH
Granite.....	100
Laminate.....	15-25
Linoleum.....	25
Marble.....	100
Slate.....	100
Tile.....	75+
Vinyl.....	30-40
Other domestic wood.....	LH
Terrazzo.....	75

Source: Marble Institute of Amer., Berg & Berg, Dal-Tile Corp., Floortec, National Wood Flooring Assoc., General Shale Brick, Masland Carpets, Buealieu of America, Concrete Designs, Formica Corp., Linoleumstore.com, Monarch Ceramic Tile, DE Paoli Musail

## FOOTINGS & FOUNDATIONS

Baseboard system.....	50
Concrete block.....	LH
Poured footing & foundation.....	LH
Termite proofing.....	12
<b>Waterproofing</b>	
Bituminous coating.....	10
Pargeting w/Ionite.....	20-30

Source: Dry Up Basement, Unexco, American Concrete Pipe Assoc., National Ready Mixed Concrete Assoc., Quikrete

## FRAMING & STRUCTURAL SYSTEMS

Poured concrete.....	LH
Struc. insulated panel.....	LH
Timber frame.....	LH

Source: ConForm Pacific, NGS Materials, Post & Beam Factory

