



Life Expectancies of Building Components

The National Association of Home Builders (800/368-5242 or www.NAHB.com) compiles information from a variety of sources, including trade associations, manufacturers, and individuals, to determine the life expectancies of various building components. These life expectancies assume the component is properly installed and maintained. An anticipated life expectancy is NOT the same as a typical warranty period for the component. Regional factors can also affect the life expectancies shown here. For example, masonry and chimneys are omitted from this list; in most parts of the country, chimneys have a "lifetime" rating that is very different than experiences in seismic active zones.

Building Component

Years

Roofing

Asphalt Shingles	15-30
Wood Shingles	15-30
Tile	50
Slate	50-100
Sheet Metal	20-50
BLJR (Asphalt)	12-25
Coal Tar	12-25
Gutters and Downspouts	30

Rough Structure

Floor System	lifetime
Framing Exterior Walls	lifetime
Framing Interior Walls	lifetime

Appliances

Compactors	10
Dishwashers	10
Disposal	10
Dryers, Compact	14
Dryers, Electric	14
Dryers, Gas	13
Freezers, Compact	12
Freezers, Standard	16
Microwave Ovens	11
Ranges, Freestanding Electric	11
Ranges, Built-in Electric	11
Ranges, Freestanding Gas	19
Ranges, Built-in Gas	19
Ranges, High Oven, Gas	14
Refrigerators, Compact	14
Refrigerators, Standard	11
Washers, Automatic	13
Washers, Compact	13
Exhaust Fan	20

Building Component

Years

Bathrooms

Cast Iron Bathtub	50
Enamel Steel Sinks	5-10
Enamel Cast Iron Sinks	25-30
China Sinks	25-30
Faucets (Low Quality)	2-5
Faucets (High Quality)	15-20

Exteriors

Asphalt Driveway	10
Swimming Pool	18
Sprinkler Systems	15-20
Fences	12
Wooden Decks	16
Brick Patios	24
Concrete Patios	24
Tennis Courts	10
Concrete Walks	24
Gravel Walks	4

Paints and Stains

Wood	5-10
Brick	5-10
Aluminum	5-10
Interior Wall Paint	5-10
Trim and Door	5-10
Wallpaper	7