



- JVC Home Inspection LLC.
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Life Expectancy of Housing Components

• Appliances	Life Expectancy
• Compactors	10
• Dishwashers	10
• Dyers	14
• Disposal	10
• Freezers, compact	12
• Freezers, standard	16
• Microwave ovens	11
• Electric ranges	17
• Gas ranges	19
• Refrigerators, compact	14
• Refrigerators, standard	17
• Washer, automatic compact	13
• Exhaust Fans	20

Life Expectancy of Housing Components

Bathrooms	Life Expectancy
• Cast iron bathtubs	50
• Fiberglass bathtub and showers	10-15
• Showers doors, average quality	25
• Toilets	50
Cabinetry	Life Expectancy
• Kitchen cabinets	15-20
• Medicine cabinets and bath vanities	20
Closet Systems	Life Expectancy
• Closet shelves	Lifetime
Countertops	Life Expectancy
• Laminate	10-15
• Ceramic tiles, high grade Installations	Lifetime
• Wood/ butcher block	20+

Life Expectancy of Housing Components

Doors	Life Expectancy
• Screen	25-50
• Interior, hollow core	Less Than 30
• Interior, solid core	30- Lifetime
• Exterior, protected overhang	80-100
• Exterior, unprotected and exposed	25-30
• Folding	30 Lifetime
• Garage door	20-50
• Garage door opener	10
Electrical	Life Expectancy
• Copper wiring, copper plated	
• Copper clad Aluminum and bare copper	100+
• Armored cable (BX)	Lifetime
• Conduit	Lifetime
Finishes Use for Waterproofing	Life Expectancy
• Paint, plaster, and stucco	3-5
• Sealer, silicone, and waxes	1-5

Life Expectancy of Housing Components

Heating Veatilation and Air Conditioners	Life Expectancy
• Oak or pine	Lifetime
• Slate flagstone	Lifetime
• Vinyl sheet or tile	20-30
• Terrazzo	Lifetime
• Carpeting (depending on Installation, amount of traffic, and quality o fcarpet	11
• Marble (depends on installation, thickness of Marble, and amount of traffic)	Lifetime
Footings and Foundation	Life Expectancy
• Poured footings and foundations	200
• Concrete block	100
• Cement	50
• Waterproofing, bituminous coating	10
• Termite proofing (may have a shorter Life in damp climates	5

Life Expectancy of Housing Components

• Heating Ventilation and Air Conditioners	Life Expectancy
• New air conditioner unit	15+
• Window unit	10
• Air conditioner compressor	15
• Humidifier	8
• Electric water heater	14
• Gas water heater (depends on type of • Water lining and quality of water)	11-13
• Force air furnaces, heat pump	15
• Rooftop air conditioner	15
• Boilers, hot waters steam	30
• Unit heater gas or electric	13
• Induction and fan coils units	20
• Axial fans	20
• Electric coils	20
• Molded Insulation	20
• Burner	21

Life Expectancy of Housing Components

• Home Security & Appliances	Life Expectancy
• Intrusion system	14
• Smoke detector	12
• Smoke/fire/Intrusion system	10
Insulation	Life Expectancy
• For foundation, roof, ceiling Wall and floors	Lifetime
Landscaping	Life Expectancy
• Wooden decks	15
• Brick and concrete patios	24
• Tennis courts	10
• Concrete walks	24
• Gravel walks	4
• Asphalt driveway	10
• Swimming pools	18
• Sprinkler system	12
• Fences	12

Life Expectancy of Housing Components

Mansory Life Expectancy	Life Expectancy
• Chimney, fireplace and brick Veneer	Lifetime
• Brick and stone wall	100+
• Stucco	Lifetime
Millwork	Life Expectancy
• Stairs and trim	50-100
• Disappearing stairs	30-40
Paint and Stains	Life Expectancy
• Exterior paint on wood, brick and aluminum	7-10
• Interior wall paint (Depend on the acrylic content)	5-10
• Interior trim and door paint	5-10
• Wallpaper	7
Rough Structure	Life Expectancy
• Basement floor system	Lifetime
• Framing, exterior and interior walls	Lifetime

Life Expectancy of Housing Components

Plumbing	Life Expectancy
• Waste piping, cast iron	75-100
• Sinks, enamel steel	5-10
• Sinks, China	25-30
• Faucet, low quality	13-15
• Faucet, high quality	15-20
Roofing	Life Expectancy
• Asphalt, wood shingles and shakes	15-30
• Tile (depend on quality & climate)	50
• Slate (depend on grade)	50-100
• Built-up roofing, asphalt	20-50+
• Built-up roofing, Coal and tar	12-30
• Asphalt composition shingle	15-30
• Asphalt over lag	25-35

Life Expectancy of Housing Components

Shutters	Life Expectancy
• Wood, Interior	Lifetime
• Wood exterior (depend of wheatear conditions)	4-5
• Vinyl, plastic exterior	7-8
• Aluminum, Interior	35-50
• Aluminum, exterior	3-5
Siding	Life Expectancy
• Gutters and downspouts	30
• Siding, wood (depends on maintenance)	10-100
• Siding, Steel	50- Lifetime
• Siding, aluminum	20-50
• Siding, vinyl	50
Wall and Wall Treatments	Life Expectancy
• Drywall and plaster	30-70
• Ceramic tile, high grade installation	Lifetime



Life Expectancy of Housing Components

Windows	Life Expectancy
• Window glazing	20
• Wood casement	50-50
• Aluminum and vinyl casement	20-30
• Screen	25-50

Be Aware that: The following material was develop for the National Association of Home Builder (NAHB) Economics Department base on a survey of manufactures, trade association, and product researchers. Many factors affect the life expectancy of a housing components and needs to be considered when making replacement decision, including the quality of the components, the quality of installation, their level of maintenance, weather and climatic conditions, and intensity of their use. Some components remain functional but become obsolete because of changing styles and tastes or because product improvements. Note that the following life expectancy estimates are provided largely by the industries of manufactures that make and sell that components listed.

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