

How Long Stuff Lasts

The following tables show average life expectancies for mechanical systems, appliances, interior materials & exterior materials. These have been taken from a wide range of sources including various professional building specialty websites and consumer resources, and are intended only as an estimate. Care and maintenance as well as quality and proper installation also play big roles in performance and longevity.

Interior Materials	# of Years
Carpeting	11
Interior Paint	7 – 10
Vinyl Floor	20 – 30
Wood Floor	100+
Bathroom fixtures, porcelain & cast iron	50
Fiberglass tub/showers	10-15
Kitchen cabinets (particle board and laminates)	15-20
Kitchen cabinets (solid wood and plywood construction)	20-50
Counters, Tile	50+
Counters, Laminate	10-15
Counters, Wood	20+
Counters, Granite	20+

Exterior Materials	# of Years
Aluminum Siding	20 – 50
Exterior Deck	15
Exterior Paint	7 – 10
Garage Door	20 – 50
Garage Door Opener	10
Roofing, Composition	15-30
Roofing, wood shingles	20-30
Roofing, Tile	50
Veneer (Brick, Stone)	100+
Vinyl Siding	50
Wood Siding	10 – 100

Mechanical Systems	# of Years
Air conditioning compressor	15-20
Forced air furnace, heat pump	15
Baseboard electric heat systems	20
Plumbing, waste piping	75
Hot-Water Boiler	20-30
Water Pump	7 – 10
Water Softener	20

Appliances	# of Years
Microwave oven	10
Garbage disposal	10-12
Trash compactor	10
Water heater, gas	11-13
Water heater, electric	13-14
Water heater, tankless (on demand)	20+
Smoke detector	10
Refrigerator, side by side	14
Refrigerator, top mount	14
Refrigerator, bottom mount	17
Refrigerator, single door	19
Refrigerator, compact (dorm type)	5
Washing machine, top load	14
Washing machine, front load	11
Dryer	13
Range, electric	17
Range, gas	19
Dishwasher	10
Cooktops	13-20
Air Conditioner (room size)	10