

Lifecycles

Houses are built to last a lifetime, but certain components wear out periodically and will need to be replaced on a fairly regular time cycle.

The following life cycles are not personal opinions, but are based upon the individual manufacturers suggested service-life of these components. The life-cycle of some components may vary with the severity of the local weather, the design, the type and quality of the original components, the quality of the installation, and the level of maintenance that the component has received.

Also, please remember that these components and systems are like people: some fail early in life and some last much longer than we ever thought possible.

<u>Life</u>	<u>Components</u>	<u>Average</u>
	<u>Air Conditioning</u>	<u>Years</u>
1.	Compressors	6-12
2.	Blowers / Fans	10-15
3.	Heat Pump / Condenser (the outside unit)	8-15
	<u>Heating</u>	<u>Years</u>
4.	Forced-Air, Gas Furnace	20-30
5.	Electric Furnaces	25-40
6.	Electric Baseboard Heaters	25-40
7.	Gas Boilers (Cast Iron)	30-60
8.	Gas Boilers (Steel)	20-35
9.	Radiators / Expansion Tanks	30-45
	<u>Plumbing Systems</u>	<u>Years</u>
10.	Hot Water Heaters	10-20
11.	Copper Water Supply Lines	50-75
12.	Water Supply Lines (PEX, CPVC, ABS)	50-75
13.	Polybutylene Supply Lines	20-30
14.	Cast Iron Drain Lines	45-90
15.	Copper/Brass Drain Lines	50-100
16.	Plastic Drain Lines (PVC, ABS)	50-75
17.	Builders Grade Faucets, etc.	15-20
18.	Builders Grade Tubs, Toilets, Sinks, etc.	35-50
	<u>Appliances</u>	<u>Years</u>
19.	Garburator Disposal	5-10
20.	Dishwasher	10-15
21.	Gas Ranges, Ovens & Cook-Tops	20-35
22.	Electric Ranges, Ovens & Cook-Tops	15-25
23.	Built-In Microwave	5-10

24.	Trash Compactor	6-12
25.	Refrigerator	10-20
26.	Humidifiers (with regular maintenance)	5-10
27.	Laundry Equipment (Washers/Dryers)	10-20
	Roofing / Guttering	Years
28.	Aluminium / Galvanized Gutters	15-25
29.	Composite Shingle Roof	15-20
30.	Composite/Fiberglass Laminate Shingle Roof	12-16
31.	Torch-On Composition Roll Roofing	6-10
32.	Wood Shake Roofing	25-30
33.	Wood Shingle Roofing	20-25
34.	Slate Roofing	50-100
35.	Clay/Tile/Concrete Roofing	30-50
36.	Metal Roofing	25-45
	Interior	Years
37.	Paint (Wall, Ceiling, Trim)	5-10
38.	Drywall (Walls & Ceilings)	50+
39.	Plaster (Walls & Ceilings)	60-90
40.	Ceramic Tile:	30-80
41.	Carpeting	10-12
	Exterior	Years
42.	Exterior Paint	5-10
43.	Wood Decks	12-16
44.	Aluminum Siding	25-40
45.	Vinyl Siding	30-45
46.	Hardboard / Composite Siding	15-40
47.	T-111, Wood or Plywood	20-40
48.	Stucco (Masonry)	60+
	Wells & Septic Systems	Years
49.	Well Pumps, Tanks, Sumps	15-25
50.	Septic Leaching Fields (depends on factors such as regular maintenance)	10-50
51.	Concrete Septic Tank	25-40
52.	Steel Septic Tank	15-20