

AVERAGE LIFESPAN OF HOME COMPONENTS

Use this as a reference for evaluating a home during the buying process and budgeting for replacements.

ADHESIVES, CAULK & PAINTS

Caulking (interior & exterior)	5–10 yrs
Paint (exterior)	7–10 yrs
Paint (interior)	10–15 yrs

APPLIANCES

Dishwasher	9 yrs
Disposal (food waste)	12 yrs
Dryer (clothes)	13 yrs
Gas Oven	10–18 yrs
Microwave Oven	9 yrs
Range/Oven Hood	15 yrs
Electric Range	13–15 yrs
Gas Range	15–17 yrs
Refrigerator	8–13 yrs
Washing Machine	8–15 yrs

DECKS

Deck Planks	15 yrs
Composite	10–25 yrs
Structural Wood	20–30 yrs

ELECTRICAL

Fixtures	40 yrs
GFCIs	up to 30 yrs
Lighting	30+ yrs
Controls	60 yrs
Service Panel	

FLOORING

All Wood	100+ yrs
Floors Carpet	8–10 yrs
Engineered	50+ yrs
Wood	15–25 yrs
Laminate Tile	75–100 yrs
Vinyl	25 yrs

GARAGES

Garage Doors	20–25 yrs
Garage Door Openers	10–15 yrs

DOORS (EXTERIOR)

Storm/Screen	10–30 yrs
Sliding	20 yrs
Glass/Patio	30–50 yrs
Steel Vinyl	20 yrs
Wood	30–50 yrs

HVAC

Air Conditioner (central)	7–15 yrs
Ducting	60–100 yrs
Furnace	15–25 yrs
Gas Fireplace	15–25 yrs

PLUMBING, FIXTURES & FAUCETS

ABS and PVC Waste Pipe	50–80 yrs
Cast-Iron Waste Pipe (above ground)	60 yrs
Cast-Iron Waste Pipe (below ground)	50–60 yrs
Copper Water Lines	70 yrs
Hose Bibs	20–30 yrs
PEX	40 yrs
Sewer Grinder Pump	10 yrs
Toilets, Bidets and Urinals	40 yrs
Water Heater	13 yrs

ROOFING

Asphalt (architectural)	20–25 yrs
Asphalt Shingles (3-tab)	15 yrs
Metal	40–60 yrs
Slate	60–100 yrs
Wood	25 yrs

SIDINGS, FLASHING & ACCESSORIES

Brick	100+ yrs
Engineered Wood	30–50 yrs
Fiber Cement	35–60+ yrs
Manufactured Stone	35–60 yrs
Stone	100+ yrs
Stucco/EIFS	30–50+ yrs
Vinyl Siding	40–60 yrs

WINDOWS

Aluminum/Aluminum-Clad	15–20 yrs
Double-Pane Skylights	8–20 yrs
Vinyl/Fiberglass Windows	10–20 yrs
Wood	20–40 yrs
	30+ yrs

Not sure about the age?

Use this link to look up the age of HVAC systems and water heaters:
<https://www.building-center.org>