

National Association of Home Builders/ 2007
 Bank of America Home Equity
 Study of Life Expectancy of Home Components

Table 1: Life Expectancy of Different Products/Items/Materials in the Home

| | Life in Years | Comments |
|---|---------------|----------|
| 1. APPLIANCES | | |
| Exhaust Fan | 10 | |
| Compactors | 6 | |
| Dishwashers | 9 | |
| Disposers, Food Waste | 12 | |
| Dryers, Electric | 13 | |
| Dryers, Gas | 13 | |
| Freezers | 11 | |
| Microwave Ovens | 9 | |
| Ranges, Electric | 13 | |
| Ranges, Gas | 15 | |
| Range/Oven Hoods | 14 | |
| Refrigerators, Compact | 9 | |
| Refrigerators, Standard | 13 | |
| Washers | 10 | |
| Water Heaters, Electric | 11 | |
| Water Heaters, Gas | 10 | |
| Air-Conditioners, Room | 10 | |
| Air-Conditioners, Unitary | 15 | |
| Boilers, Electric | 13 | |
| Boilers, Gas | 21 | |
| Dehumidifiers | 8 | |
| Furnaces, Warm-Air, Electric | 15 | |
| Furnaces, Warm-Air, Gas | 18 | |
| Furnaces, Warm-Air, Oil | 20 | |
| Heat Pumps | 16 | |
| Humidifiers | 8 | |
| <i>Note: Life expectancy is based on first-owner use. Source: Appliance Magazine, Sep 2005 issue, Grainger</i> | | |
| 2. CABINETRY & STORAGE | | |
| <i>Cabinet Lines</i> | | |
| Bath Cabinets | | Lifetime |
| Entertainment Centers/Home Office | | 10 |
| Garage/Laundry Cabinets | | 100+ |
| Kitchen Cabinets | | 50 |
| Medicine Cabinets | | 20+ |
| <i>Manufacturing Types</i> | | |
| Modular/Stock | | 50 |
| <i>Closet systems</i> | | |
| Closet Shelves | | Lifetime |
| <i>Source: Appliance Magazine, Sep 2005 issue, Grainger Source: Wellborn Cabinet, Zaca, Timberlake Cabinet Co., Wellborn Cabinet, Moduline, Canyon Creek Cabinet Co., Easyclosets.com, Wellborn Cabinet</i> | | |
| 3. CONCRETE & MASONRY | | |

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| Brick | 100+ |
| Veneer | Lifetime |
| Caulking (for sealer) | 2-20 |
| <i>Source: General Shale Brick, NHACP and NCSG, Sashco Sealants</i> | |
| 4. COUNTERTOP | |
| Cultured Marble | 20 |
| Natural Stone | Lifetime |
| Tile | Lifetime |
| Wood | Lifetime |
| <i>Source: Rynone, Buffalo stone, Architectural Products by Outwater, Formica Corp, Gibco Services, Florida Tile Industries, United States Ceramic Tile Co., National Hardwood Flooring & Moulding</i> | |
| 5. DECKS | |
| Wood | 20 Dry areas last 20-25, South 10-15, North 20-30. |
| Deck Planks | 25 |
| <i>Source: Decks.com, Timbertech</i> | |
| 6. DOORS | |
| <i>Exterior Doors</i> | |
| Fiberglass | Lifetime |
| Screen | 40 Pine 20 yrs, Cedar 40 yrs, Mahogany 60 yrs |
| Steel, Fire-Rated | Lifetime |
| Vinyl | 20 |
| Wood | Lifetime |
| <i>Interior Doors</i> | |
| French | 30-50 |
| Closet | Lifetime |
| <i>Source: Fiberframe, Neoporte, Timeline Vinyl Products/Timeline Vinyl Windows, Victoriana East, Coppa Woodworking Inc., Marvin Windows and Doors, Kestrel</i> | |
| 7. ELECTRICAL & LIGHTING | |
| Accessories | 10+ |
| Lighting Controls | 10+ |
| <i>Copper Wiring</i> | |
| Copper Plated environment. | Lifetime If used in a non-corrosive |
| Copper Clad Aluminum | Lifetime |
| Bare Copper | Lifetime |
| <i>Source: Lutron Electronics, Lighting Controls Association, Copper Development Assoc.</i> | |
| 8. ENGINEERED LUMBER | |
| Engineered Trim | 30 |
| Laminated Strand Lumber | Lifetime |
| Laminated Veneer Lumber | 30+ |
| Trusses, Floor | Lifetime |
| Trusses, Roof | Lifetime |
| <i>Source: Engineered Wood Association, Georgia Pacific Corp., Georgia Pacific Corp., Lumber Specialties</i> | |
| 9. FAUCETS & FIXTURES | |
| Accessible/ADA Products | Lifetime |
| Faucets, Bar/Hospitality | 15 |
| Faucets , Kitchen Sinks | 15 |

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| Faucets, Lavatory | 20+ | |
| Faucets, Tub/Shower | 20+ | |
| Faucets, Toilets/Bidets | 10 | Wear issues depending on use, new cartridges or seals. |
| Saunas/Steam Rooms | 15-20 | |
| Shower Doors | 20+ | |
| Shower Enclosures/Modules | 50 | |
| Showerheads | Lifetime | |
| Toilets/Bidets | Lifetime | The components inside toilet tank and valves that operate bidet will require occasional maintenance. |
| Whirlpool Tubs | 20-50 | |
| Lifespan of the rotating engine depends on the use made of the tub. | | |
| <i>Sinks: Kitchen & others</i> | | |
| Enamel Steel | 5-10 | |
| Modified Acrylic | 50 | |
| Soapstone | 100+ | |
| <i>Source: Delta Faucet Co., Grohe, Kohler Co., Moen, Plexicor (part of Karran), Toto USA, Acquinox, Alumax, Alsons, Karran, Green Mountain Soapstone Corp.,Saunastore</i> | | |
| 10. FLOORING | | |
| All Wooden Floors | Lifetime | |
| Bamboo | Lifetime | |
| Brick Pavers | 100+ | |
| Carpet | 8-10 | |
| Concrete | 50+ | |
| Engineered Wood | 50+ | |
| Exotic Wood | Lifetime | |
| Granite | 100+ | |
| Laminate | 15-25 | |
| Linoleum | 25 | |
| Marble | 100+ | |
| Slate | 100 | |
| Tile | 75-100 | |
| Vinyl | 50 | |
| Other Domestic Wood | Lifetime | |
| Terrazo | 75+ | |
| <i>Source:Marble Institute of America, Berg & Berg, Dal-Tile Corp, Floortec, National Wood Flooring Association, General Shale Brick, Masland Carpets, Beaulieu of America, Concrete Designs, Formica Corp, Linoleumstore.com, DePaoli Mosaic, Monarch Ceramic Tile</i> | | |
| 11. FOOTINGS & FOUNDATIONS | | |
| Poured Footings and Foundations | Lifetime | |
| Concrete Block | Lifetime | Properly built foundations last indefinitely. |
| Termite Proofing | 12 | "Pre-treatment during construction: longevity of treatment depends on disturbance or not of the chemical barriers in place." |
| Bituminous Coating Waterproofing | 10 | If it cracks, it is immediately damaged. |
| Pargeting with Ionite | 20-30 | It's not typical in a residential setting. Its downfall is when it cracks. |
| Baseboard System | 50 | |
| <i>Plumbing</i> | | |
| Concrete Waste Pipe | 100 | |

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| Cast Iron Waste Pipe | 100 |
| <i>Source: Dry Up Basement, Unexco, Cast Iron Soil Pipe Institute, American Concrete Pipe Association, National Ready Mixed Concrete Assoc, Quikrete</i> | |
| 12. FRAMING & OTHER STRUCTURAL SYSTEMS | |
| Poured-Concrete Systems | Lifetime |
| Structural Insulated Panels | Lifetime |
| Timber Frame Homes | Lifetime |
| <i>Source: ConForm Pacific, NGS Materials, Post & Beam Factory</i> | |
| 13. GARAGES | |
| Garage Door Openers | 10-15 |
| Light Inserts | 20 |
| <i>Source: Wayne-Dalton Corp.</i> | |
| 14. HOME TECHNOLOGY | |
| Audio, Built-in | 20 |
| Heat/Smoke Detectors | <10 |
| National Fire Alarm Code requires that detectors be replaced every 10 years. | |
| Home Automation Systems | Lifetime |
| Home Networks, Wireless | 50+ |
| Security Systems | 5-10 |
| <i>Source: LiteTouchHome Director, ADT and Slomin's Home Security, Home Director, Home Seer</i> | |
| 15. HVAC | |
| Air Conditioners | 10-15 |
| Air Quality Systems | 15 |
| Boilers | 13-21 |
| Dehumidifiers | 8 |
| Ducting | 10 |
| Furnaces | 15-20 |
| Heat Pumps | 16 |
| Heat Recovery Ventilators | 20+ |
| Thermostats | 35 |
| Ventilators | 7 |
| Water Heaters, Tankless | 20+ |
| Electric Radiant Heater | 40 |
| Hot Water or Steam Radiant Heater | 15+ |
| Diffusers, Grilles, and Registers | 25 |
| Induction and Fan-Coil Units | 10-15 |
| Dampers | 20+ |
| DX, Water, or Steam | 20 |
| Electric | 15 |
| Shell-and-Tube | 20 |
| Molded Insulation | Lifetime Not usually used residentially. |
| Burners | <10 |
| Oil burners need more maintenance and don't last as long as gas burners. | |
| <i>Source: CenterPoint Energy and Trane Residential system Group, Smarter Way Inc., CenterPoint Energy, Air Quality Engineering, CenterPoint Energy and Luxaire Unitary Products Group, Association of Home Appliance Manufacturers, American Society of Heating, Refrigerating and Air-Conditioning Engineers, Econar, Lomanco, Honeywell, American Society of Heating, Refrigerating and Air-Conditioning Engineers, EWC Controls, Fantech, No. American Insulation Manufacturers Assoc. US Dept. of Energy, Radiant Electric Heat, Radiantec, Radiantec, American Society of Heating, Refrigerating and Air-Conditioning Engineers, Power Flame Inc., Appliance</i> | |

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| <i>Magazine</i> | | |
| 16. INSULATION & INFILTRATION BARRIERS | | |
| <i>Insulation Material</i> | | |
| Cellulose | 100+ | |
| Fiberglass | Lifetime | |
| Foam | Lifetime | |
| <i>Insulation Type</i> | | |
| Batts/Rolls | Lifetime | |
| House Wrap | Lifetime | |
| Loose Fill | Lifetime | |
| <i>Source: DuPont, National Fiber, Johns Manville, RHH Foam Systems, No. American Insulation Manufacturer Association</i> | | |
| 17. JOBSITE EQUIPMENT | | |
| Ladders | Lifetime | |
| Lifts | 8-10 | |
| <i>Source: Putnam Rolling Ladder Co., Genie Industries</i> | | |
| 18. MOLDING & MILLWORK | | |
| Custom Millwork | Lifetime | |
| Stair Parts | Lifetime | |
| Stairs, Circular & Spiral | Lifetime | |
| Stairs, Prebuilt | Lifetime | |
| Stairs, Attic | Lifetime | |
| <i>Source: York Spiral StairAzek, Authentic Pine Floors, Century Architectural Specialties, StairWorld, National Hardwood Flooring & Moulding</i> | | |
| 19. PAINTS, CAULKS, & ADHESIVES | | |
| <i>Adhesives</i> | | |
| Roofing | 7 | |
| <i>Paints & Stains</i> | | |
| Paint, Exterior | 15+ | |
| Paint, Interior washable paint. | 15+ | Depends on whether or not it is |
| <i>Source: The Sherwin-Williams Co., Slate Savers, Tamko Roofing Products, Dutch Boy Paints</i> | | |
| 20. PANELS | | |
| Hardboard | 30 | |
| Oriented-Strand Board | 25-30 | |
| Particleboard | 60 | |
| Plywood | 60 | |
| Softwood | 30 | |
| Underlayment, Flooring | 25 | |
| Wall Panels | Lifetime | |
| <i>Source: Georgia Pacific Corp., NGS Materials, Weyerhaeuser, James Hardie Building Products</i> | | |
| 21. ROOFING | | |
| <i>Material</i> | | |
| Aluminum Roof Coating | 3-7 | |
| Fiber Cement | 25 | |
| Asphalt | 20 | |

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| Modified Bitumen | 20 |
| Copper | Lifetime |
| Simulated Slate | 50 |
| Wood | 30 |
| Clay/Concrete | Lifetime |
| Slate | 50+ |
| Coal and Tar | 30 |
| <i>Source: Gardner-Gibson, Maxitile, National Roofing Contractors Association, GAF Material Corp., Asphalt Roofing Manufacturer's Association, Johns Manville, Metal Roof Specialties, Nycore, Authentic roof, 208 Shake&Shingle, The Northern Roof Tile Sales Co., Universal Marble & Granite, Slate Savers, Koppers, Northern Elastomeric, EcoStar, Metals USA, GAF Material Corp.</i> | |
| 22. SIDING & ACCESSORIES | |
| <i>Material</i> | |
| Brick | Lifetime |
| Engineered Wood | Lifetime |
| Fiber Cement | Lifetime |
| Manufactured Stone | Lifetime |
| Stone | Lifetime |
| Stucco | 50-100 |
| Vinyl | Lifetime |
| <i>Related Accessories</i> | |
| Soffits/Fascias | 50 This time period applies for fascia in fiber-cement only. |
| Trim | 25 |
| <i>Shutters</i> | |
| Wood/Exterior | 20 |
| Wood/Interior | 15+ |
| Aluminum/Interior | 10+ Sun can cause the strings to break. |
| <i>Gutters and Downspouts</i> | |
| Copper | 50+ |
| Aluminum | 20 |
| Galvanized Steel | 20 |
| Downspouts (Aluminum) | 30 |
| Downspouts (Copper) | 100 |
| <i>Source: Boral Bricks, APA, GAF Material Corp., James Hardie Building Products, Boulder Creek Stone and Brick, Owens Corning, Genstone Enterprises, El Rey Stucco, Heartland Building Products, Azek, James Hardie Building Products, Blinds.com, Vixen Hill Mfg. Co., Yost Mfg. & Supply, Berger Building Products, Guttersupply.com, (Rain Trade Corp. division)</i> | |
| 23. SITE & LANDSCAPING | |
| Asphalt Driveway | 15-20 |
| Polyvinyl Fences | Lifetime |
| Clay Paving | Lifetime |
| Underground PVC Piping | 25 |
| Valves | 20 |
| Sprinklers | 20 Usually made obsolete by advances in technology. |
| Controllers | 15 Lifespan given for areas not prone to lighting strikes. |
| <i>Tennis Court</i> | |
| Fast-Dry Green | Lifetime |

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| Asphalt with Acrylic Coating | 12-15 |
| Age before requiring major work. Requires recoating every 5-7 years. | |
| American Red Clay | Lifetime |
| Fast-Dry with Subsurface | Lifetime |
| Maintenance: average 10 minutes a day per court. | |
| Irrigation Red or Green | |
| <i>Swimming pool</i> | |
| General | Lifetime |
| Concrete Shell | 25+ |
| Interior Finish/Plaster | 10-15 |
| Interior Finish/Pebble-tec | 25-35 |
| Interior Finish/Tile | 15-25 |
| Cleaning Equipment | 7-10 |
| Decking | 15 |
| Waterline Tile | 10 |
| <i>Source: Paddock Pools, Patios & Spas, Boral Bricks, Accurate Tennis, Aquatic Technology, Huyser, Digger Specialties, Inc., Aquatech Pools - Society of Professional Builders, Inyo Pool Products, Omega Pool Structures, Inc.</i> | |
| 24. WALLS, CEILINGS, & FINISHES | |
| Acoustical Ceiling | Lifetime |
| Moisture or movement can affect lifespan. | |
| Ceiling Suspension | Lifetime |
| Ceramic Tile | Lifetime |
| Standard Gypsum | Lifetime |
| <i>Source: Interceramicusa, United States Gypsum Co., Messmers Inc., DAP</i> | |
| 25. WINDOWS, SKYLIGHTS, & GLASS | |
| <i>Glass & Glazing Materials</i> | |
| Window Glazing | 10+ |
| <i>Windows</i> | |
| Aluminum/Aluminum Clad | 15-20 |
| Wood | 30+ |
| Some parts of the window may have to be replaced, so lifespan may vary. | |
| <i>Source: Polygal, Gallina USA, LLC, Allied Window</i> | |

[Note: This report should be used as a general guideline only. None of the information in this report should be interpreted as a representation, warranty or guarantee regarding the life expectancy or performance of any individual product or product line. Readers should not make buying decisions and/or product selections based solely on the information contained in this report.]