

## 房屋各系統構件設施（包括常用電器）平均使用週期表

摘自報告 "1997 Housing Facts, Figures and Trends" published by the National Association of Home Builders (NAHB), Washington, D.C.

### 廚房電器APPLIANCES

洗碗機Dishwasher - 10 years.

垃圾粉碎Garbage Disposer - 10 years.

烘乾機Dryer - 10 years.

小冰櫃Freezer (compact) - 12 years.

冰櫃Freezer (standard) - 16 years.

微波爐Microwave Oven - 11 years.

電爐Range (freestanding and built-in, electric) - 17 years.

煤氣爐Range (freestanding and built-in, gas) - 19 years.

小冰箱Refrigerator (compact) - 14 years.

冰箱Refrigerator (standard) - 17 years.

洗衣機Washer (automatic and compact) - 13 years.

排風扇Exhaust Fans - 20 years.

### 廁浴BATHROOM FIXTURES

鑄鐵浴缸Cast Iron bathtub - 50 years.

玻璃纖維浴缸淋浴Fiberglass bathtub and shower - 10-15 years.

淋浴間門Shower door (average quality) - 25 years.

座便器Toilet - 50 years.

### 櫥櫃CABINETS

櫥櫃Kitchen cabinets - 15-20 years.

### 臺面COUNTERTOPS

複合Laminate - 10-15 years.

瓷磚Ceramic tile (high grade installation) - Lifetime.

木質Wood/butcher block - 20+ years.

花崗岩Granite - 20+ years.

### 門DOORS

紗門Screen - 25 - 50 years.

室內門（空心）Interior (not perfect hollow core) - <30 years to life.

室內門（實心）Interior (solid core) - 30 years to life.

戶外門（有屋簷遮擋）Exterior (protected overhang) - 80-100 years.

戶外門（無遮擋）Exterior (unprotected and exposed) - 25-30 years.

折疊門 Folding - 30 years to life.

車庫門 Garage door - 20 - 50 years.

車庫開門器 Garage door opener - 10 years.

防水錶面處理 FINISHES (Used for waterproofing)

油漆，灰泥和抹灰處理 Paint, plaster and stucco - 3-5 years.

密封膠，臘 Sealer, silicone, and waxes - 1-5 years.

地板 FLOORS

橡木松木實木 Oak or pine - Lifetime

板岩 Slate flagstone - Lifetime

聚乙烯 Vinyl sheet or tile - minimum

水磨石 Terrazzo - Lifetime

地毯 Carpeting - 11 years

大理石 Marble - Lifetime

基礎 FOOTINGS & FOUNDATIONS

混凝土現澆基礎 Poured footing & foundation - 200 years.

混凝土塊 Concrete block - 100 years.

水泥 Cement - 50 years.

瀝青防水處理 Waterproofing (bituminous coating) - 10 years.

防白蟻處理 Termite proofing - 5 years.

暖通空調 HEATING, VENTILATION & AIR CONDITIONING

中央空調Air conditioning unit (central) - 15 years.  
窗式空調Air conditioning unit (window) - 10 years.  
踢腳電暖氣Baseboard heat units - 20 years.  
加濕器Humidifier - 8 years.  
電熱水器Water Heater (electric) - 14 years.  
煤氣熱水器Water Heater (gas) - 11 - 13 years.  
強迫送風暖爐，熱泵Forced air furnace, heat pump - 15 years.  
暖爐（煤氣，燃油）Furnace, gas or oil fired - 18 years.

#### 家用安全設施HOME SECURITY APPLIANCES

非法闖入報警系統Intrusion system - 14 years.  
煙感Smoke Detector - 12 years.  
Smoke/fire/intrusion system - 10 years.

#### 園藝LANDSCAPING

木質平臺Wooden deck - 15 years.  
磚，混凝土平臺Brick and concrete patio - 24 years.  
網球場Tennis court - 10 years.  
混凝土步道Concrete walk - 24 years.  
碎石步道Gravel walk - 4 years.  
瀝青車道Asphalt driveway - 10 years.  
游泳池Swimming pool - 18 years.  
自動噴淋Sprinkler system - 12 years.  
籬笆Fence - 12 years.

#### 油漆塗料PAINTS & STAINS

外牆Exterior paint on wood, brick and aluminum - 7-10 years.  
內牆Interior wall paint - 5-10 years.  
室內門裝飾線Interior trim and door paint - 5-10 years.  
壁紙Interior wallpaper - 7 years.

#### 供水PLUMBING

水龍頭（低質量）Faucets (low quality) - 13-15 years.  
水龍頭（高質量）Faucets (high quality) 15-20 years.  
水盆（鐵質上釉）Sinks (enamel steel sink) - 5-10 years.

水盆（鑄鐵鐵上釉）Sinks (enamel cast iron sink) - 25-30 years.

水盆（陶瓷）Sinks (Porcelain sink) - 25-30 years.

污水管（混凝土）Waste pipe (concrete) - 50-100 years.

污水管（鑄鐵）Waste pipe (cast iron) - 75-100 years.

### 屋頂ROOFING

瀝青（玻璃纖維），木質瓦Asphalt and wood shingles and shakes - 15-30 years.

瀝青（合成）瓦Asphalt composition shingle - 15-30 years.

組合屋面（瀝青卷材）Built-up roofing (asphalt) - 12-25 years.

組合屋面（3氈2油）Built-up roofing (coat and tar) - 12-30 years.

排水槽和落水管Gutters and downspouts - 30 years.

石板屋面Slate - 50-100 years.

鐵質卷材屋面Sheet metal - 20-50 years.

瓦Tile - 50 years.

### 外牆面SIDING

鋁Aluminum Siding - 20-50 years.

鐵Steel Siding - 50 years to Life.

聚乙烯Vinyl Siding - 50 years.

木質Wood Siding - 10 - 100 years.

### 窗WINDOWS

鋁Aluminum casement - 10-20 years.

紗窗Screens - 25 - 50 years.

窗玻璃Window glazing - 20 years.

窗扇Wood casement - 20-50 years.