



Home Tips



• CHRISTIAN BUILDING INSPECTORS, INC., 3697 HABERSHAM LANE, DULUTH, GEORGIA 30096, 770-849-0920 • JULY 2010 •

Life Expectancies – Components & Appliances

The National Association of Home Builders completed a survey in 2007 of the life expectancies of common house components and appliances. Figures are average findings, taking into account the quality of the product and installation, level of maintenance, weather, intensity of use, changes in taste and technology.

LH = Lifetime of house

APPLIANCES	Years
Clothes dryer - electric	13
Clothes dryer - gas	13
Clothes washer	10
Dishwasher	9
Disposers, food	12
Exhaust fans	10
Freezers	11
Garage door operator	10-15
Microwave oven	11
Range, electric	13-20
Range, gas	15-20
Range hood	14
Refrigerator, compact	9
Refrigerator, standard	13-20
Water heater - Electric	12
Water heater - Gas	12
Water heater - Tankless	20+

Source: *Appliance Magazine, Grainger*

CABINETRY	
Bath cabinets	LH
Closet shelves	LH
Entertainment centers	10
Garage/Laundry cabinet	LH
Kitchen cabinet	50
Medicine cabinet	20
Modular stock	50

Source: *Welborn Cabinet, Timberlake Cabinet, Canyon Creek Cabinet, Easyclosets.com, Zeca, Meduline*

CONCRETE & MASONRY	
Brick wall	100
Concrete	100
Stone	100
Veneer, brick	LH

Source: *NHACP Source: NHACP, NCSG, Sashco Sealants*

COUNTERTOPS	
Ceramic	75
Cultured marble	20
Granite	20
Laminate	15
Natural stone	LH
Tile	LH
Wood - butcher block	20+

Source: *Association of Western Plastics, Ceramic*

Tile Institute of America, Bynone, Buffalo Stone, Architectural Product by Dutwater, Formica Corp., U.S. Ceramic, Tile Co., National Hardwood Flooring & Molding

DECKS	
Deck planks	
Cedar	30+
Composite	30+
Pressure-treated - dry areas	20-25
Pressure-treated - South	10-15
Pressure-treated - North	20-30
Redwood	30+

Source: *Decks.com, Timbertech*

DOORS	
Exterior	
Cedar	40
Fiberglass	LH
Mahogany	60
Screen	25
Steel, fire-rated	LH
Garage	20-50
Interior	
Folding	30-50
Hollow core	20-30
Solid core	30-50

Source: *Fiberfram, Neoporte, Timberline Vinyl Products, Victoria Fast, Coppa Woodworking, Inc., Marvin Windows & Door, Krestrel*

ELECTRICAL & LIGHTING	
Accessories	10
Lighting controls	10
Wiring	
Copper-plated	100
Copper-clad aluminum	100
Bare copper	100

Source: *Lutron Electronics, Lighting Controls Assoc., Copper Development Assoc.*

FAUCETS & FIXTURES	
Bath tub	
Metal	50
Fiberglass	20
Faucets	
Bar	15
Kitchen	15
Lavatory	20
Tub/shower	20
Sauna	15-20
Shower	
Door	20
Enclosure	50
Shower head	25
Sink	
Enamel steel	5-10
Modified acrylic	50

Soapstone	100
Toilet/Bidet	LH
Whirlpool	20-50

Source: *Delta Faucet Co., Grohe, Kohler Co., Moen, Plexicor, Toto USA, Acquinox, Alumax, Alsons, Karran, Green Mountain Soapstone Corp., Saunastore*

FLOORING	
Bamboo	LH
Brick pavers	100
Carpet	10-12
Concrete	50+
Exotic wood	LH
Granite	100
Laminate	15-25
Linoleum	25
Marble	100
Slate	100
Solid oak floors	LH
Terrazzo	75
Tile	75+
Vinyl	30-40
Other domestic wood	LH

Source: *Marble Institute of Amer., Berg & Berg, Del-Tile Corp., Floortec, National Wood Flooring Assoc., General Shale Brick, Masland Carpets, Buealieu of America, Concrete Designs, Formica Corp., Linenoleumstore.com, Monarch Ceramic Tile, DEPaoilMusail*

HEATING, VENTILATION & AIR CONDITIONING	
Air conditioner	
Central	12-15
Heat Pump	10-15
Window	8-10
A/C compressor	12-15
Air quality system	15
Dampers	20+
Dehumidifier	8-10
Ductwork	
Flex-duct insulated	25
Galvanized	30-50
Fans roof mounted	20
Furnace, warm air	
Electric	12-15
Gas	20-25
Heat Pump	10-12
Humidifier	8-10
Thermostat	30

Sources: *Center Point Energy; Association of Home Appliance Manufacturers; American Society of Heating, Refrigerating and Air Conditioning Engineers Econar; Honeywell; American Insulation Manufacturers Assoc.; Radiantec; Appliance Magazine, Trane*

HOME TECHNOLOGY	
Audio, built-in	20
Heat/Smoke detector	10
Home automation system	LH
Home net, wireless	50
Security system	5-10
<i>Source: LiteTouch Home, ALIT, Slomins & Home Security, Home Seer</i>	

INSULATION	
Cellulose	100
Fiberglass	LH
Foam	LH
<i>Source: Dupont, National Fiber, Johns Manville, RHH Foam Systems, North American Insulation Manufacturer Assoc.</i>	

PAINTS, CAULKS, & ADHESIVES	
Caulk	5-20
Paint & stains	
Exterior	15+
Interior	15+
<i>Source: Sherwin-Williams Co., Slate Savers, Tamko Roofing Products, Dutch Boy Paint</i>	

ROOFING	
Asphalt shingles	18-20
Clay tile	LH
Copper	LH
Fiber cement	25
Modified bitumen	20
Simulated slate	50
Slate	50+
Wood, shakes & shingles	20
<i>Source: Gardner-Gibson Maxitile, National</i>	

Roofing Contractors Assoc., GAF Material Corp., Asphalt Roof Manuf. Assoc., Johns Manville, Metal Roof Specialties, Nycore, The Northern Roof Tile Sales Co., Universal Marble & Granite, Slate Savers, Koppers, Northern Elastomeric, EcoStar Metals

SIDING & GUTTERS	
Downspouts	
Aluminum	30
Copper	100
Galvanized	30
Gutters	
Aluminum	20
Copper	50+
Galvanized	20
Brick	LH
Fiber cement	LH
Hardboard/Composition	LH
Manufactured stone	LH
Stone	LH
Stucco, real	100
Stucco, synthetic	LH
Vinyl	50

Source: Boral Bricks, APA, GAF Materials Corp., James Hardie Building Products, Boulder Creek Stone & Brick, Owens Corning, Genstone Enterprises, El Rey Stucco, Heartland Building Products, Azek, Vixen Hill Mfg., Yost Mfg. & Supply, Berger Building Products, Guttersupply.com

SITE & LANDSCAPING	
Driveway, asphalt	15-20
Fences	

Chain link	20-30
Polyvinyl	LH
Wood	15-20
Patio, brick & concrete	25
Paving, clay	LH
Sidewalk	25
Sprinkler systems	
Controllers	15
PVC piping	25
Sprinkler heads	20
Valves	20
Swimming pools	
Cleaning equipment	7-10
Concrete shell	25+
Decking	15
Interior finish, plaster	10-15
Interior finish, Pebble-tec	25-35
Tile	15-25
Waterline tile	10
Tennis court	
American red clay	LH
Asphalt, acrylic coating	12-15
Fast-Dry Green	LH

Source: Paddock Pools, Patios & Spas; Boral Bricks; Accurate Tennis; Aquatic Technology; Huyser Digger Specialties, inc.; Aquatech Pools; Society of Professional Builders; Inc Pool Products; Omega Pool structures, Inc.; Assoc. Landscape Contractors of America; Irrigation Assoc.

Source: ASHI Reporter September 2009 edition.

Quote Of The Month

"America did not invent human rights. In a very real sense, it is the other way around. Human rights invented America."

Jimmy Carter

A Tip Of The Hat To:



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Thank You

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| þ Crawl Spaces | þ Electrical | þ Mold |
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