



## **LIFE EXPECTANCIES OF RESIDENTIAL EQUIPMENT AND MATERIALS**

Congratulations on buying your new home. This guide is intended to educate you about the life expectancies of your home's systems and components. Life expectancies vary depending on quality of equipment and materials, proper application and installation, maintenance (or lack thereof) and usage. These life expectancies reflect common conditions found across Michigan's lower peninsula. Items with (est) after YEARS means the component has not been in service long enough to determine a useful service life.

### **INTERIOR**

1. <u>HEATING SYSTEMS</u>	<u>YEARS</u>	2. PVC	15-30
1. Heat exchangers		3. Humidifiers	15-25
1. Gas fired	15-25	1. Solenoid drip	10-15
2. Propane fired	15-25	2. Rotating pad	5-10
3. Oil fired	20-30	3. Misting	5-10
4. Heat pump compressors	10-15	4. Air filters	
5. Condensing	15-25	1. HEPA 4-5"	1
2. Burners		2. Standard 1"	3 months
1. Gas	30-40	3. Electronic	3-5
2. Propane	30-40	4. Ultraviolet	5-10 (est)
3. Oil	20-30	5. Condensate pumps	10-15
3. Boilers		6. Interior oil tanks	30-50
1. Cast iron	30-60	7. Expansion tanks	15-25
2. Steel	30-50		
4. Distribution <sup>4</sup>		2. <u>AIR CONTIONING SYSTEMS</u>	<u>YEARS</u>
1. Ductwork	50-80	1. Compressors	15-30
2. Heating pipes		2. Coils	15-30
1. Copper	60-90	3. Fans	15-20
2. Cast iron	50-80	4. Refrigerant lines	30-50
3. Steel	70-100	5. Refrigerant line insulation	5-10
3. Circulators		3. <u>PLUMBING SYSTEMS</u>	<u>YEARS</u>
1. Pumps	15-20	1. Water heaters	
2. Zone valves	10-15	1. Gas fired	10-15
4. Radiators		2. Electric	15-30
1. Registers & Grilles	50-80	3. Propane	10-15
2. Baseboard	20-40	4. Oil	10-15
3. Steam	60-90	2. Public water service lines	
5. Other components		1. Copper	70-100
1. Fans		2. Galvanized steel	20-40
1. Blower	15-30	3. Plastic	40-60
2. Induced draft	10-15	4. Lead	70-100
2. Exhaust vents		3. Interior water lines <sup>4</sup>	
1. Steel	10-20		

1. Copper	70-100	5. Wet area backing	
2. Galvanized steel	40-60	1. Cement board	30-60
3. CPVC	30-50	2. Green board	10-15
4. PEX	30-50		
(est)		6. <u>INTERIOR FLOORS</u> <sup>3</sup>	<u>YEARS</u>
5. PB	10-15	1. Ceramic/porcelain tile	40-80
6. Shut off valves	15-20	2. Stone	30-60
4. Interior drain lines <sup>4</sup>		3. Hardwood floors	60-100
1. PVC	30-50	4. Vinyl floors	
2. Cast iron	50-90	1. Tiles	40-80
3. Copper	70-100	2. Sheet goods	15-20
4. Galvanized steel	20-40	5. Carpeting	
5. ABS	10-15	1. Basic	10-15
5. Fixtures		2. High end	20-30
1. Sinks	20-40	6. Sub floors	
2. Toilets	20-40	1. Cement board	30-60
3. Shower pans	20-40	2. Plywood/OSB	20-30
4. Tubs			
1. Cast iron	40-60	7. <u>INSULATION &amp; VENTILATION</u> <sup>2</sup>	
2. Plastic/fiberglass	30-50	1. Insulation	
3. Concrete	60-100	1. Fiberglass	20-30
5. Faucets	15-30	2. Cellulose	15-20
6. Well equipment <sup>4</sup>		3. Spray foam	20-30
1. Submersible pump	15-25	2. Ventilation	
2. Above ground pump	15-25	1. Bath, kitchen, laundry	10-15
3. Expansion tank	15-25	2. Attic	
4. Pressure gauge	10-15	1. Passive	15-25
7. On site septic systems		2. Active	
1. Tanks		1. Attic fans	10-15
1. Concrete	35-50	2. Whole house	5-10
2. Steel	20-40		
2. Leaching fields	20-40	8. <u>STRUCTURAL</u> <sup>2</sup>	
3. Diverter valves	20-30	1. Roof	
4. <u>ELECTRICAL SYSTEMS</u> <sup>1</sup>	<u>YEARS</u>	1. Components	
1. Circuit breaker panel	20-40	1. Engineered trusses	40-60
2. Boxes		2. Rafters	70-100
1. Plastic	30-60	2. Sheathing	
2. Steel	20-40	1. Plywood/OSB	20-30
3. Wiring		2. 1x boards	70-100
1. Romex	60-100	2. Walls & floors	
2. BX	60-100	1. Components	
3. Knob & tube	obsolete	1. Wood	60-80
4. Fixtures		2. Metal	40-60
1. Interior lights	30-50	2. Sheathing	
2. Ceiling fans	15-30	1. Plywood/OSB	30-50
3. Outlets & switches	20-40	2. 1x boards	40-60
5. <u>INTERIOR WALLS &amp; CEILINGS</u> <sup>3</sup>	<u>YEARS</u>	3. Foundations <sup>4</sup>	
1. Drywall	30-50	1. Concrete	
2. Plaster	60-100	1. Cast in place	60-100
3. Wood	20-30	2. Precast	40-60
4. Tile	60-100	3. Insulated panels	40-60
		2. Masonry	60-100
		3. Treated wood	20-30

9. <u>APPLIANCES</u> <sup>1</sup>	<u>YEARS</u>	2. Metal	30-40
1. Refrigerators		3. PVC	20-30
1. Basic	10-15	2. Floor	
2. High end	20-30	1. Wood	15-20
2. Dishwashers		2. Metal	20-30
1. Built in	10-15	3. PVC	15-20
2. Portable	5-10	3. Drawers	
3. Ranges/Ovens/Cooktops		1. Wood	15-20
1. Gas fired	10-15	2. Metal	20-30
2. Electric	15-20	3. PVC	15-20
4. Microwave Ovens		4. Doors	
1. Built in	15-20	1. Wood	20-30
2. Countertop	5-10	2. Metal	30-40
5. Garbage disposals	10-15	3. PVC	20-30
6. Dehumidifiers	10-15		
7. Trash compactors	10-15	11. <u>COUNTERTOPS</u>	
8. Clothes washers	10-15	1. Stone	60-80
9. Clothes dryers		2. Plastic laminate	15-20
1. Gas fired	10-15	3. Tile	20-30
2. Electric	15-20	4. Metal	40-60
		5. Wood	15-20
10. <u>CABINETS</u>			
1. Wall			
1. Wood	20-30		

**INTERIOR** Notes:

1. These components are evolving and their useful life is determined more by efficiency than by whether they will wear out.
2. These components will settle which will cut down on their effectiveness.
3. These components typically have finished coverings, those finishes are not considered here.
4. These components when located in unconditioned crawl spaces will deteriorate faster because they are not visible.

**EXTERIOR** exterior surfaces facing south & southwest will wear faster than other directions

1. <u>ROOF COVERINGS</u>	<u>YEARS</u>	3. Aluminum	15-25
1. Asphalt shingles		4. Fiberglass	20-30
1. Architectural	25-40	5. Composite material	30-50
2. 3 tab	15-20	6. Screens	10-15
2. Wood	20-40	7. Storms	15-25
3. Slate	60-100	8. Glass seals	15-20
4. Metal <sup>3</sup>		6. <u>DECKS &amp; STEPS</u> <sup>5</sup>	<u>YEARS</u>
1. Standing seam	20-50	1. Wood <sup>3</sup>	15-20
2. Smooth	15-30	2. Composite material (est)	20-30
2. <u>STORM WATER CONTROL</u>	<u>YEARS</u>	3. Concrete	30-50
1. Gutters & downspouts (incl scuppers)		4. Metal	20-40
1. Aluminum	20-30	5. Railings	
2. Galvanized steel	10-20	1. Steel	20-40
3. Copper	60-100	2. Wood	10-15
4. PVC	10-15	3. Glass	20-40
2. Splashblocks		7. <u>DRIVES, WALKS &amp; PATIOS</u> <sup>2</sup>	<u>YEARS</u>
1. Concrete	20-30	1. Concrete	40-60
2. PVC	10-20	2. Pavers	30-50
3. Underground lines		3. Wood <sup>3</sup>	10-15
1. Drain tiles		4. Metal	20-30
1. PVC	30-50	8. <u>FENCES (incl gates)</u> <sup>5</sup>	<u>YEARS</u>
2. Clay	50-80	1. Chain link/metal	20-40
2. PVC Drainage	20-40	2. Wood <sup>3</sup>	15-20
3. Yard drains	20-40	3. Split rail	5-10
3. <u>EXTERIOR COVERINGS</u>	<u>YEARS</u>	4. PVC	15-20
1. Brick & stucco	100+	9. <u>GARAGES</u> <sup>2,5</sup>	<u>YEARS</u>
2. Vinyl	20-40	1. Detached	60-100
3. Aluminum	30-50	2. Vehicle doors	20-40
4. Asbestos cement board	50-80	3. Vehicle door openers	15-20
5. Cement board (est)	50-80	10. <u>RETAINING WALLS</u> <sup>2,5</sup>	
6. Wood <sup>3</sup>		1. Steel	30-40
1. Shingles/shakes	30-50	2. Masonry	30-40
2. Panels	15-20	3. Wood <sup>3</sup>	10-15
1. Composition board		11. <u>POOLS</u> <sup>1</sup>	<u>YEARS</u>
2. 21 <sup>st</sup> century	20-40	1. In ground <sup>5</sup>	
3. 20 <sup>th</sup> century	15-20	1. Liner	40-60
3. T1-11 plywood	15-20	2. Equipment	15-20
4. <u>EXTERIOR DOORS</u>	<u>YEARS</u>	3. Accessories	10-15
1. Steel	20-30	2. Above ground	
2. Wood	15-20	1. Liner	10-15
3. Fiberglass	30-40	2. Equipment	10-15
4. Screen/storm	10-15	3. Accessories	10-15
5. Sliding	15-20		
5. <u>WINDOWS</u> <sup>1</sup>	<u>YEARS</u>		
1. Wood <sup>3</sup>	30-50		
2. Vinyl	20-40		

12. <u>IRRIGATION SYSTEMS</u> <sup>1</sup>	<u>YEARS</u>		
1. Rotary		1. Steel	15-20
1. Heads	10-15	2. Wood	5-10
2. Pipes	10-15	3. PVC	10-15
3. Controllers	15-25	2. Land	
2. Drip		1. Barbeque grills	
1. Pipes & dispensers	5-10	1. Masonry	30-50
2. Controllers	5-10	2. Steel	15-20
		2. Playground equipment	
13. <u>FUEL TANKS</u>	<u>YEARS</u>	1. Wood	5-10
1. Above ground		2. Composite	10-15
1. Propane	15-20	3. Metal	10-15
2. Oil	20-30	3. Pergola/Overhead	
2. Underground		1. Wood	5-10
1. Oil	40-80	2. Composite	10-15
		3. Masonry	15-20
14. <u>RECREATIONAL FACILITIES</u>	<u>YEARS</u>	4. Composite	15-20
1. Boating <sup>4,5</sup>		4. Spas	
1. Sea walls		1. Wood/fiberglass	5-10
1. Steel	30-40	2. Composite/fiberglass	10-15
2. Wood	10-15	5. Flag poles <sup>5</sup>	
3. PVC	20-30	1. Metal	10-15
2. Docks & Boat lifts		2. Wood	5-10
		3. PVC	15-20

**EXTERIOR** Notes:

1. These components useful life is dependent on their overall use: the more they are used, operated, etc. the faster they wear out.
2. These components are dependent on the materials used to support them, poor installation of these materials will lower the life expectancy of the components.
3. These components are dependent on exterior coatings applied to them, poor installation of these coatings will lower the life expectancy of the components.
4. These components are greatly dependent on shore line ice and the prevailing wind direction.
5. These components must have foundations down to at least 42" below grade.