

Capital City Inspections

The below listing is a sampling of life expectancies for different products and materials used in homes, as listed in a report titled "1997 Housing Facts, Figures and Trends" published by the National Association of Home Builders (NAHB), Washington, D.C.

APPLIANCES

Compactor - 10 years.
Dishwasher - 10 years.
Garbage Disposer - 10 years.
Dryer - 10 years.
Freezer (compact) - 12 years.
Freezer (standard) - 16 years.
Microwave Oven - 11 years.
Range (freestanding and built-in, electric) - 17 years.
Range (freestanding and built-in, gas) - 19 years.
Range (high oven, gas) - 14 years.
Refrigerator (compact) - 14 years.
Refrigerator (standard) - 17 years.
Washer (automatic and compact) - 13 years.
Exhaust Fans - 20 years.

BATHROOM FIXTURES

Cast Iron bathtub - 50 years.
Fiberglass bathtub and shower - 10-15 years.
Shower door (average quality) - 25 years.
Toilet - 50 years.

CABINETS

Kitchen cabinets - 15-20 years.
Medicine cabinet/bath vanity - 20 years.

COUNTERTOPS

Laminate - 10-15 years.
Ceramic tile (high grade installation) - Lifetime.
Wood/butcher block - 20+ years.
Granite - 20+ years.

DOORS

Screen - 25 - 50 years.
Interior (not perfect hollow core) - <30 years to life.
Interior (solid core) - 30 years to life.
Exterior (protected overhang) - 80-100 years.
Exterior (unprotected and exposed) - 25-30 years.
Folding - 30 years to life.

Capital City Inspections

Garage door - 20 - 50 years.
Garage door opener - 10 years.

FINISHES (Used for waterproofing)

Paint, plaster and stucco - 3-5 years.
Sealer, silicone, and waxes - 1-5 years.

FLOORS

Oak or pine - Lifetime
Slate flagstone - Lifetime
Vinyl sheet or tile - minimum
Terrazzo - Lifetime
Carpeting - 11 years
Marble - Lifetime

FOOTINGS & FOUNDATIONS

Poured footing & foundation - 200 years.
Concrete block - 100 years.
Cement - 50 years.
Waterproofing (bituminous coating) - 10 years.
Termite proofing - 5 years.

HEATING, VENTILATION & AIR CONDITIONING

Air conditioning unit (central) - 15 years.
Air conditioning unit (window) - 10 years.
Baseboard heat units - 20 years.
Humidifier - 8 years.
Water Heater (electric) - 14 years.
Water Heater (gas) - 11 - 13 years.
Forced air furnace, heat pump - 15 years.
Furnace, gas or oil fired - 18 years.

HOME SECURITY APPLIANCES

Intrusion system - 14 years.
Smoke Detector - 12 years.
Smoke/fire/intrusion system - 10 years.

LANDSCAPING

Wooden deck - 15 years.
Brick and concrete patio - 24 years.
Tennis court - 10 years.
Concrete walk - 24 years.

Capital City Inspections

Gravel walk - 4 years.
Asphalt driveway - 10 years.
Swimming pool - 18 years.
Sprinkler system - 12 years.
Fence - 12 years.

PAINTS & STAINS

Exterior paint on wood, brick and aluminum - 7-10 years.
Interior wall paint - 5-10 years.
Interior trim and door paint - 5-10 years.
Interior wallpaper - 7 years.

PLUMBING

Faucets (low quality) - 13-15 years.
Faucets (high quality) 15-20 years.
Sinks (enamel steel sink) - 5-10 years.
Sinks (enamel cast iron sink) - 25-30 years.
Sinks (Porcelain sink) - 25-30 years.
Waste pipe (concrete) - 50-100 years.
Waste pipe (cast iron) - 75-100 years.

ROOFING

Asphalt and wood shingles and shakes - 15-30 years.
Asphalt composition shingle - 15-30 years.
Asphalt overlage - 25-35 years.
Built-up roofing (asphalt) - 12-25 years.
Built-up roofing (coat and tar) - 12-30 years.
Gutters and downspouts - 30 years.
Slate - 50-100 years.
Sheet metal - 20-50 years.
Tile - 50 years.

SIDING

Aluminum Siding - 20-50 years.
Steel Siding - 50 years to Life.
Vinyl Siding - 50 years.
Wood Siding - 10 - 100 years.

WINDOWS

Aluminum casement - 10-20 years.
Screens - 25 - 50 years.
Window glazing - 20 years.
Wood casement - 20-50 years