



Is That Going to Last?

As a public service, The HomeTeam is sharing the following information provided by the National Association of Home Builders. The numbers represent the maximum number of years you can reasonably expect various components of your home to last, as determined by a comprehensive survey of manufacturers, trade associations, and researchers. Life expectancy may vary greatly depending on the quality of material, installation, maintenance, environmental factors, and use. The HomeTeam only reports on conditions at the time of inspection, and does not warrant the life expectancy of homes or their components.

Category	Component	Life (years)	Component	Life (years)
Exterior	Driveway/walkway, asphalt	15-30	Roof, wood shingle/shake	15-30
	Driveway/walkway, concrete	24	Siding, aluminum	20-50
	Driveway/walkway, gravel	4	Siding, vinyl	50
	Exterior door	80-100	Siding, wood	10-100
	Exterior paint	7-10	Swimming pool	18
	Foundation, concrete block	100	Wall, brick	100+
	Foundation, poured concrete	200	Wall, stone	100+
	Gutters and downspouts	30	Waterproofing sealer	1-5
	Roof, asphalt/fiberglass	15-30	Waterproofing silicone	1-5
	Roof, slate	50-100	Waterproofing waxes	1-5
	Roof, tile	50	Wood deck	15
Interior	Bathtub, cast iron	50	Countertop, laminate	10-15
	Bathtub, fiberglass	10-15	Drywall	30-70
	Carpet	11	Plaster	20-50
	Countertop, ceramic tile	10-15	Wall/trim paint	5-10
Appliances	Boiler	30	Microwave oven	11
	Central air conditioner	15	Pumps, sump, and well	10
Mechanical systems	Dishwasher	10	Range, electric	17
	Dryer	14	Range, gas	19
Plumbing systems	Ductwork, galvanized	30	Refrigerator	17
	Ductwork, plastic	15	Septic tank	30-50
	Furnace, gas or oil	18	Washer	13
	Garage door opener	10	Water heater, electric	14
	Heat pump	15	Water heater, gas	11-13

We encourage you to care for your home and respect the initiative of do-it-yourselfers. We do not advocate that maintenance be performed by anyone who is not capable and comfortable doing so. If you are unsure of your ability to perform needed maintenance on your home, seek the services of professionals.