

HOW LONG WILL IT LAST?

By Tim Oglesby, Home Check America

Reasonable Life Expectancy of Different Products and Materials in the Home

Item	Life in years	Item	Life in years
Plumbing		Windows	
Waste & Supply Pipe		Window Glazing	20
▪ Concrete & tile drain	50-100	Wood Casement	20-50
▪ cast iron drain	75-100	Aluminum Casement	10-20
▪ Copper supply & drain	100-200+	Screen	15-20
▪ Galvanized or lead supply and drain	45-55	<small>Source: Best Build Products; Optimum Window Manufacturing, Safety Glazing Certification Council, Screen Manufacturers Association</small>	
Sinks		Appliances	
▪ enamel steel sink	5-10	Compactor, Dishwasher, Disposer	10
▪ enamel cast iron sink	25-30	Clothes Washer or Dryer	13-14
▪ porcelain sink or toilet	25-30+	Freezer (Compact 12 yrs)	16
Faucets (Depends on finish, chrome lasts longer than brass or enamel)		Microwave Oven	9
▪ low quality 10-15	high quality 15-20	Range (Electric 17 Gas 19 High oven, gas 14)	
Pumps		Refrigerator (Compact 14)	17
▪ Sump or ejector pump	2-7	Exhaust Fan	20
▪ Well pump	10-15	Furnace	20-25
Whirlpool bath		Humidifier	5-10
<small>Source: American Concrete Pipe Association, Cast Iron Soul and Pipe Institute, Neil Kelly Designers, Thompson House of Kitchens and Baths.</small>		Electronic air filter	10-20
Roofing		Boilers (Copper tube 10-20 Steel 20-30)	Cast iron 35-45
Asphalt and wood shingles and shakes (Depends on grade)	12-30	Air conditioning condenser	12-17
Low slope shingle	10-15	Water Heater	8-12
Tile (Depends on quality of tile, thoroughness of design and climate)	50	Water softener	5-15
Slate (Depends on grade)	50-150	Garage door opener	8-12
Metal (Depends on gauge, quality of coating, design & application)	20-50+	<small>Source: Appliance Statistical Review, April 1990.</small>	
Built-up Roofing (Depends on materials, drainage & coatings)		Countertops	
▪ Asphalt	15-20	Laminate	10-15
▪ Coat and Tar	12-30	Ceramic Tile (High Grade Installation)	Lifetime
Asphalt roll roofing	5-10	Wood/Butcher Block	20+
Asphalt Overlay (roof over) (Warrantee's invalidated)	15-20	Granite	20+
<small>Source: National Roofing Contractors Association</small>		<small>Source: AFP Associates of Western Plastics, Ceramic Tile Institute of American</small>	
Exterior		Footings & Foundations & Driveways	
Gutters & Downspouts		Poured footing & Foundation	200
▪ Wood (10 years if constantly moistened, to 80 years if properly maintained)	10-80	Concrete Block	100
▪ Metal (Steel or copper)	50-100+	Cement (mortar)	50
▪ Aluminum	20-40	Driveway	(sealer 2-3 yrs, asphalt 10-20 yrs, concrete 30-40 yrs)
▪ Vinyl (if not damage, and well supported)	40	Walls & Treatments	
Siding		Drywall and Plaster	30-70
▪ Vinyl (if not damaged- and well supported)	40	Paint (exterior 4-6 years)	Interior 5-10
▪ Metal	50+	Ceramic Tile (High Grade Installation)	Lifetime
▪ Stucco or wood	depends on maintenance	<small>Source: Assn of Wall & Ceiling Industries International, Ceramic Tile Institute of America</small>	

Source: Alcoa Building Products; Alside, Inc.; Vinyl Siding Institute

About the Author

In 1984 Tim Oglesby unknowingly bought a home with significant defects. In 1994 he began Home Check America to assist new homeowners in NE Illinois. With a degree in business and masters in management, Tim was trained as a home inspector with Carson & Dunlop Engineering, was a general contractor for eight years, and is a licensed home inspector and real estate broker. He is a sought after public speaker and author on issues important to property management and home inspections. Contact: www.homecheckamerica.com or call toll free 1-866-245-4663. Home Check America is responsible for the content of its articles and has no affiliation with the RE/MAX organization.