

# Life Expectancy Guide



Component	Type	Expected Useful Life (Years)	Notes
Building Envelope	Aluminum Siding	25-35	
	Asphalt	20-30	Flat Surfaces; Could be less for high-traffic areas.
	Brick and Stone	99+	Repointing may be needed 50+ years.
	Engineered Wood	99+	Should last a lifetime. Could require touch-up on paint.
	Fiber Cement Siding	99+	Should last a lifetime. Could require touch-up on paint.
	Parking Lot - Paving	15-20	Climate and proper maintenance will have an impact.
	Parking Lot - Sealing	8	
	Stucco	50+	
	Vinyl Siding	25+	Could be less if in harsh climate.
Door Hardware	Closures	5-10	
	Entry Door Locksets	10	
Doors (Exterior)	Steel	50+	
	Wood	50+	
Doors (Interior)	Wood, Hollow-core	15-30	
	Wood, Solid-core	30-100+	
Electrical	Circuit Breakers	30	
	Ground/Arc Fault Breakers	20-30	
	Light Fixtures	20	Should update every 7-10 years to remain competitive.
	Main Panels and Subpanels	30	
Elevators	Elevator	20-25	
Fire Escape/Exits	Steel	40+	
	Wood	15	With proper maintenance.
Flooring	Carpet	5-11	
	Carpet tiles	5-12	
	Ceramic tile	20	
	Engineered Wood	15-20	
	Granite, marble, slate	50+	
	Vinyl	12	
	Wood	50+	Needs periodic sanding and finishing.
Furniture - Bedroom	Furniture	15-20	
Furniture - Common Area	Mattresses	8	
	Dining Room	15+	Updating every 5-10 years is recommended to remain competitive.
Furniture - Exterior	General	15+	
	Composite	20	
	Metal	10	
Kitchen Equipment	Wood	10	
	Commercial Dish Machine	15	
	Commercial Oven	20	
	Commercial Stove	20	
	Compressor, Walk-in Freezer	8-10	
	Compressor, Walk-in Refrigerator	8-10	
	Cooktop	20	
	Freezer, chest	10	
	Fryer	20	
	Garbage disposal	7-10	
	Grease Trap/Interceptor	8	

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Kitchen Equipment, cont.	Hood Exhaust System	20	
	Ice Machine	7	
	Microwave oven	10	
	Refrigerator, side by side	14	
	Refrigerator, single door	19	
	Residential Dishwasher	10	
	Residential Oven	10	
	Residential Range	10	
	Residential Refrigerator	15	
	Serving Table - Cold	12	
	Serving Table - Hot	12	
	Walk-in freezer	25	
	Walk-in refrigerator	25	
Water/Juice/Soda Machine	5		
Landscaping	Brick and concrete patio	15-25	
	Mulch	1	Replace/refresh annually, or in some cases twice a year.
	Plants	10+	
	Wood chips	1	Replace/refresh annually, or in some cases twice a year.
	Wood fences	15-20	With proper maintenance.
Laundry Equipment	Commercial Dryer	8	
	Commercial Washing Machine	8	
	Dryer	5-10	
	Dryer vents (plastic)	5	Need to be cleaned regularly.
	Dryer vents (steel)	20	Need to be cleaned regularly.
	Washing machine, front load	5-7	
Washing machine, top load	7-10		
Life Safety Devices	Access control	5-10	
	Backflow Preventer	40	Backflow preventer on the fire sprinkler system.
	Carbon Monoxide Detectors	10	
	Exit/Emergency Lighting	7	
	Fire alarm	15	
	Fire Extinguishers	12	
	Hood Fire Suppression System	20	
	Radon Mitigation Equipment	10	
	Security camera system	7-10	
	Security system	10	
	Smoke Detectors	10	
Sprinkler system	20-25		
Lighting	Fluorescent	1.5	8,000 to 15,000 hours
	Incandescent	0.1	1,000 hours
	LED	10+	20,000 to 50,000 hours
Mechanical	Boiler	25	
	Furnace	15	Check heat exchangers yearly for cracks.
	HVAC - Central Air	15-20	
	HVAC - Chiller	20-25	
	HVAC - Geothermal	25	
	HVAC - VRF	15-20	

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Mechanical, cont.	Mini-Splits	12-15	
	Window unit	5-10	
Paint (Exterior)	Caulk	15+	With proper maintenance.
	Paint	15+	With proper maintenance.
	Stains	15+	With proper maintenance.
Paint (Interior)	Paint	15+	Update every 3-5 year to remain competitive.
Plumbing Systems	Backflow Preventer	40	Backflow preventer on plumbing supply or irrigation. System and components.
	Irrigation System	12	
	Leak Detection System	7	
	Sump pump	7	
	Supply - Copper	50+	
	Supply - Galvanized	40-50	
	Supply - PEX	40	
	Supply - PVC/CPVC	75	
	Waste - Caste	50	
	Waste - Galvanized	30-40	
	Waste - PVC	75	
	Water Heater - Boiler	25	
	Water Heater - Electric	12	
	Water Heater - Gas	13	
	Water Heater - Tankless	20+	
Water Storage Tank	20		
Porches and Decks	Composite	15-20	
	Wood	15	With proper maintenance.
Roof Drainage - Gutters	Aluminum	20-25	
	Copper	50+	
Roof Systems	Asphalt 3-tab	20	Greatly depends on climate and maintenance.
	Asphalt - Architectural	30	
	Copper/Metal	50+	
	Flat	15-30	
	Slate	50+	
	Wood Shingles/Shakes	30	
Technology	Access control	10-15	
	WIFI, routers, switches	5	Upgrading every 3-5 years is recommended.
Walkways, Sidewalks, and Steps	Concrete	20-30	
Windows	Aluminum/Aluminum Clad	15-20	With proper maintenance.
	Double-pane	20+	
	Vinyl	20-30	
	Window Glazing	10+	
	Wood	20+	