

Life Expectancy of Residential Home Components and Appliances

Component / Appliance	Average Lifespan
Roofing	
Asphalt Shingles	15 - 30 years
Metal Roofing	40 - 70 years
Clay/Concrete Tile	50 - 100 years
Wood Shingles/Shakes	20 - 40 years
Slate Roofing	60 - 150 years
Exterior Components	
Stucco	50 - 100 years
Vinyl Siding	20 - 40 years
Wood Siding	10 - 40 years
Brick Veneer	75 - 100+ years
Exterior Paint	5 - 10 years
Windows (Vinyl)	20 - 40 years
Windows (Wood)	30+ years
Garage Doors	15 - 30 years
Interior Components	
Interior Paint	5 - 15 years
Drywall	30 - 70 years
Flooring - Hardwood	30 - 100 years
Flooring - Carpet	5 - 15 years
Flooring - Tile	30 - 50 years
Countertops - Laminate	10 - 20 years
Countertops - Granite/Quartz	20 - 100+ years
Cabinetry	15 - 50 years
Mechanical Systems	
HVAC (Furnace)	15 - 25 years
HVAC (Central AC)	10 - 20 years
Water Heater (Tank)	8 - 12 years
Water Heater (Tankless)	15 - 20 years
Plumbing (Copper)	50+ years

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Plumbing (PEX)	40 50 years
Electrical System	60 100 years
Sump Pump	5 10 years
Appliances	
Refrigerator	10 20 years
Dishwasher	8 15 years
Oven/Range	13 20 years
Microwave	7 10 years
Washer	10 14 years
Dryer	10 13 years
Garbage Disposal	8 15 years
Exhaust Fans	10 15 years
Smoke/CO Detectors	7 10 years