

COMPASS



How Long Will it Last?

The Life Cycle of Your Home

Compliments of

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Exterior



Roof

Asphalt shingle 15–30 yrs
Architectural asphalt 30 yrs
Tar and gravel 12–30 yrs
Slate 60–150 yrs
Tile 50 yrs
Rubber 15–25 yrs
Solar panels 20–30 yrs

Gutters & Downspouts

Copper 50–100 yrs
Aluminium 20–40 yrs
Vinyl 25+ yrs

Siding

Brick 100+ yrs
Vinyl 60 yrs
Asbestos shingle 100 yrs
Fiber cement 100+ yrs
Stucco 50–100 yrs
Garage doors 20–25 yrs
Wood 10–100 yrs
Aluminum 20–50 yrs

Decking & Fencing

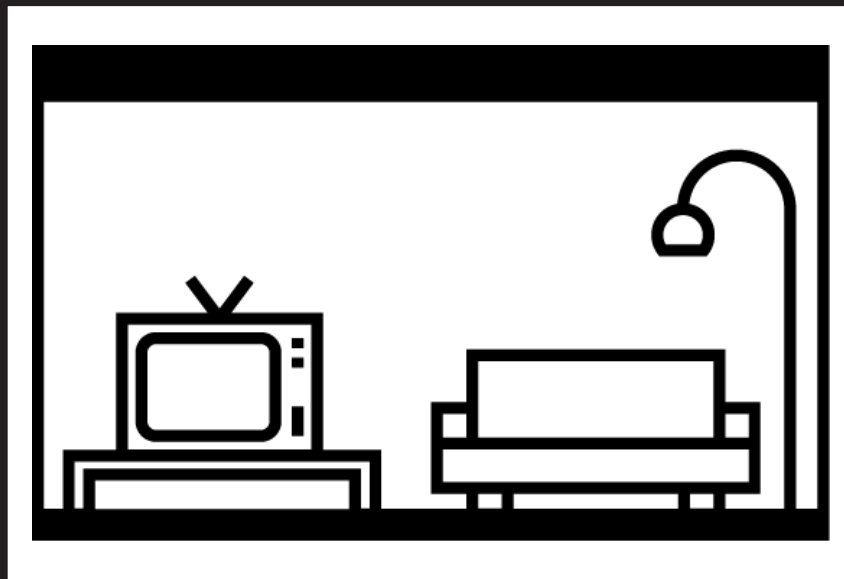
Wood fencing 20 yrs
Wood decking 15 yrs
Vinyl and plastic fencing 100+ yrs

Landscaping

Composite decking 8–25 yrs
Sprinkler systems 12 yrs
Asphalt driveway 15–20 yrs
Concrete walk 40–50 yrs
Brick or concrete patio 15–25 yrs



Interior



Floors

Wood 100+ yrs
Bamboo 100+ yrs
Engineered wood 50+ yrs
Concrete 50+ yrs
Carpeting 8–10 yrs

Fireplace

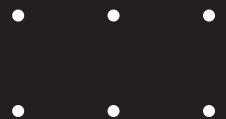
Gas fireplace 15–25 yrs
Brick 100+ yrs

Heat Source

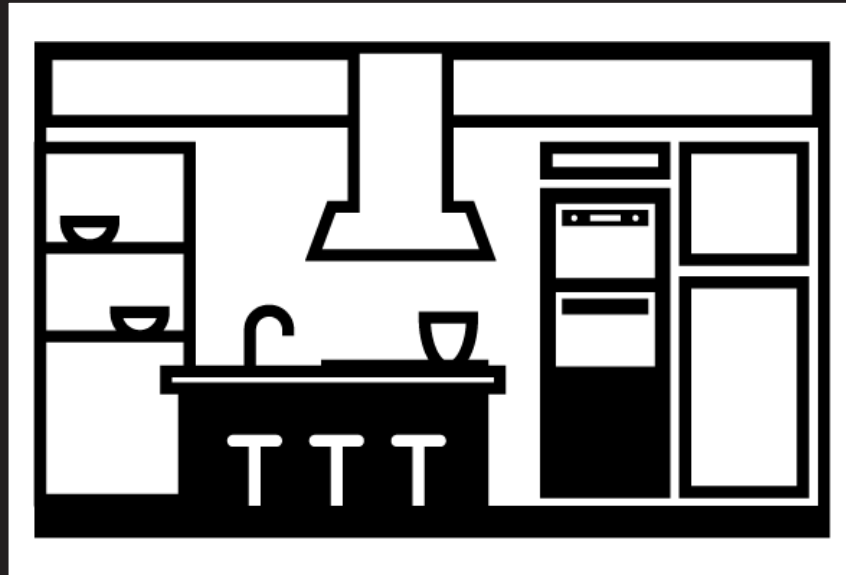
Forced air ducts 60–100 yrs
Cast iron radiators 100+ yrs
Electric radiant heaters 40 yrs
Hot water baseboard 20 yrs

Windows & Skylights

Wood 30+ yrs
Aluminum 15–20 yrs
Vinyl 20–40 yrs
Skylights 10–20 yrs
Screens 25–50 yrs
Sliding glass doors 20 yrs



Interior



Fixtures

Acrylic sink 50 yrs
Soapstone sink 100+ yrs
Cast iron sink 25–30 ys
Porcelain sink 25–30 yrs
Faucets 15–20 yrs
Cabinets 15–20 yrs

Appliances

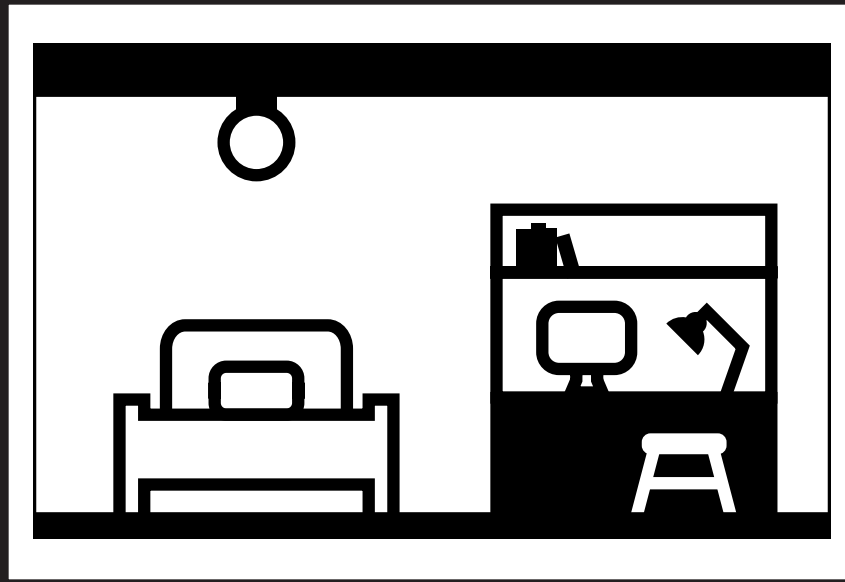
Exhaust fan 10 yrs
Dishwasher 9 yrs
Disposal 12 yrs
Microwave 9 yrs
Electric range 13–15 yrs
Gas range 15–17 yrs
Refrigerator (standard) 9–13 yrs

Countertops

Laminate 20–30 yrs
Natural stone 100+ yrs
Wood 20+ yrs
Butcherblock 20+ yrs
Concrete 50 yrs
Cultured marble 20 yrs



Interior



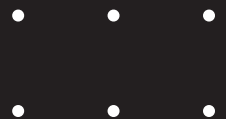
Climate Control

Window AC units 10–25 yrs
Central air 7–15 yrs
Dehumidifier 8 yrs
Humidifier 8 yrs
Condenser 8–20 yrs
Attic fan 15–25 yrs
Ceiling fans 5–10 yrs

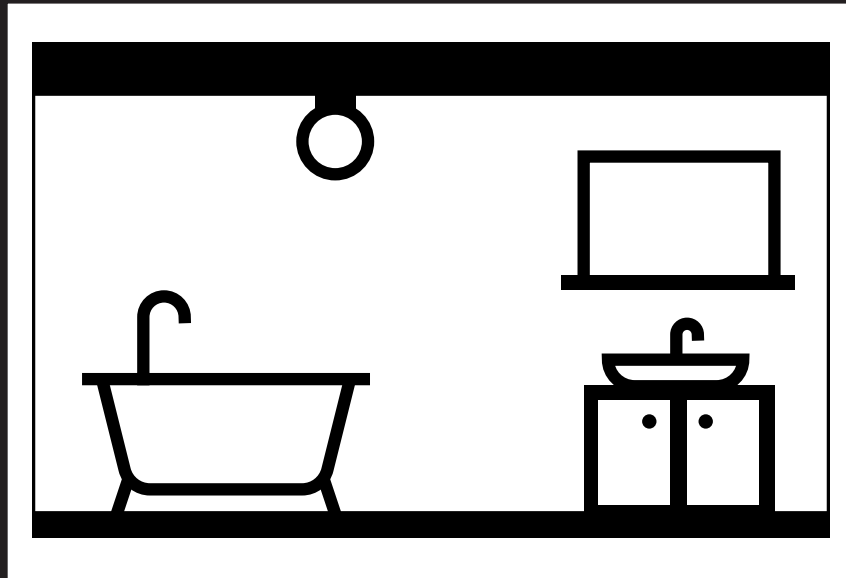
Electrical Components

Thermostat 35 yrs
Smoke detectors < 10 yrs *
Intercom 20 yrs
Security system 5–20 yrs
Lighting controls 10+ yrs
Outlets 30 yrs
Fixtures 40 yrs
Electrical panel 60 yrs

* Fire alarm code requires that detectors be replaced every 10 years.
Check your local code to ensure you are in compliance.



Interior



Fixtures

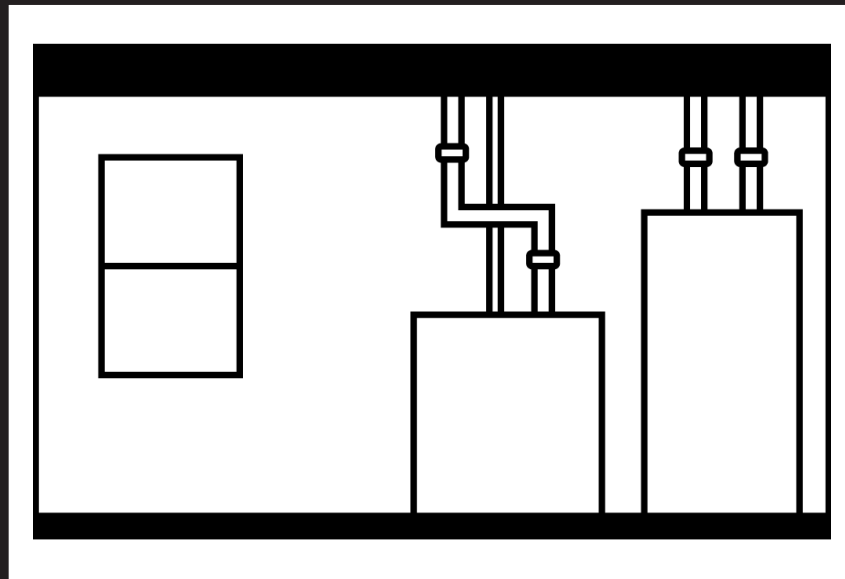
Cast iron tub 100 yrs
Fiberglass tub and shower 20 yrs
Whirlpool tub 20–50 yrs
Shower module 50 yrs
Shower door 20 yrs
Toilet 100+ yrs
Toilet tank components 5 yrs
Vent fan 5–10 yrs

Floors

Vinyl 25–50 yrs
Tile 75–100 yrs
Linoleum 50 yrs
Slate 100+ yrs



Utility Room / Basement



Water Heaters

Tankless 20+ yrs
Gas 6–10 yrs
Electric 11 yrs

Heating & Cooling Equipment

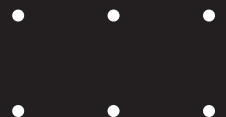
Boiler: hot water or steam 40 yrs
Furnace 15–25 yrs
Heat pumps 10–15 yrs
Induction and fan coil units 10–15 yrs

Waste Pipes

PVC waste pipe 50–80 yrs
Cast iron waste pipe 60–100 yrs
Concrete waste pipe 100+ yrs

Footings & Foundations

Poured footings and foundations 200 yrs
Concrete block 100 yrs
Cement 50 yrs
Bituminous coating waterproofing 10 yrs





Don't hesitate to reach out if we can help you with any of your real estate needs.

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Sources:

National Association of Home Builders/Bank of America Home Equity Study of Life Expectancy of Home Components
InterNACHI's Standard Estimated Life Expectancy Chart for Homes
Life Expectancy of Housing Components, National Association of Home Builders Economics Department