eyezon Home Inspectors

Estimated Life Expectancy Chart for Florida Homes

Consumers and inspectors and other professionals advising their clients should note that these life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear, and not extreme weather (or other) conditions, neglect, over-use or abuse. Therefore, they should be used as guidelines only, and not relied upon as guarantees or warranties.

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Surface preparation and paint quality are the most important determinants of a paint's life expectancy. Ultraviolet (UV) rays can shorten life expectancy, especially in coastal regions that experience a lot of sunshine and heat, as well as wind-driven rain. Additionally, conditions of high humidity indoors or outdoors can affect the lifespan of these components, which is why they should be maintained seasonally.

ADHESIVES, CAULK & PAINTS YEARS
Caulking (interior) 5 to 8
Caulking (exterior) 1 to 3
Construction Glue 10+
Paint (exterior) 5
Paint (interior) 8 to 12
Roofing Adhesives/Cements 8+
Sealants 5

Stains 2 to 6

Appliance life expectancy depends to a great extent on the use it receives. Furthermore, consumers often replace appliances long before they become worn out due to changes in styling, technology and consumer preferences.

APPLIANCES YEARS
Air Conditioner (portable/window)
5 to 7
Compactors (trash) 6
Dehumidifier 8
Dishwasher 9
Disposal (food waste) 12
Dryer Vent (plastic) 5
Dryer Vent (steel) 20
Dryer (clothes) 13
Exhaust Fans 10
Freezer 10 to 20
Gas Oven 10 to 18
Hand Dryer 10 to 12
Humidifier (portable) 8
Microwave Oven 9
Range/Oven Hood 14
Electric Range 13 to 15
Gas Range 15 to 17
Refrigerator 9 to 13

Refrigerator 9 to 13
Swamp Cooler 5 to 15
Washing Machine 5 to 15
Whole-House Vacuum System 20

Modern kitchens are larger and more elaborate, and together with the family room, modern kitchens now form the “great room.”

CABINETRY & STORAGE YEARS
Bathroom Cabinets 50+
Closet Shelves 100+
Entertainment Center/Home Office 10
Garage/Laundry Cabinets 70+
Kitchen Cabinets 50
Medicine Cabinet 25+
Modular (stock manufacturing-type) 50

Walls and ceilings last the full lifespan of the home.

CEILINGS & WALLS
YEARS
Acoustical Tile Ceiling 40+ (older than 25 years may contain asbestos)
Ceramic Tile 70+
Concrete 75+

Gypsum 75
Wood Paneling 20 to 50

Suspended Ceiling
25+

Natural stone countertops, which are less expensive than they were just a few years ago, are becoming more popular, and one can expect them to last a lifetime. Cultured marble countertops have a shorter life expectancy, however.

COUNTERTOPS YEARS
Concrete 50
Cultured Marble 20
Natural Stone 100+
Laminate 20 to 30
Resin 10+
Tile 100+
Wood 100+

Decks are exposed to a wide range of conditions in different climates, from wind and hail in some areas, to relatively consistent, dry weather in others. See FASTENERS & STEEL section for fasteners.

DECKS YEARS
Deck Planks 10
Composite 8 to 15
Structural Wood 5 to 20

Exterior fiberglass, steel and wood doors will last as long as the house, while vinyl and screen doors have a shorter life expectancy. The gaskets/weatherstripping of exterior doors may have to be replaced every 5 to 8 years.

DOORS YEARS
Closet (interior) 100+
Fiberglass (exterior) 100+
Fire-Rated Steel (exterior) 100+
French (interior) 30 to 50
Screen (exterior) 10

Sliding Glass/Patio (exterior) 10 (for roller wheel/track repair/replacement)
Vinyl (exterior) 10

Wood (exterior) 30+
Wood (hollow-core interior) 20 to 30
Wood (solid-core interior) 30 to 100+

Copper-plated wiring, copper-clad aluminum, and bare copper wiring are expected to last a lifetime, whereas electrical accessories and lighting controls, such as dimmer switches, may need to be replaced after 10 years. GFCIs could last 30 years, but much less if tripped regularly. Remember that faulty, damaged or overloaded electrical circuits or equipment are the leading cause of house fires, so they should be inspected regularly and repaired or updated as needed.

ELECTRICAL YEARS
Accessories 10+
Arc-Fault Circuit Interrupters (AFCIs) 30

Bare Copper 100+
Bulbs (compact fluorescent) 8,000 to 10,000+ hours
Bulbs (halogen) 4,000 to 8,000+ hours
Bulbs (incandescent) 1,000 to 2,000+ hours
Bulbs (LED) 30,000 to 50,000+ hours
Copper-Clad Aluminum 100+
Copper-Plated 100+
Fixtures 40
Ground-Fault Circuit Interrupters (GFCIs) up to 30

Lighting Controls 30+
Residential Propane Backup Generator 12
Service Panel 60
Solar Panels 20 to 30
Solar System Batteries 3 to 12
Wind Turbine Generator 20

Floor and roof trusses and laminated strand lumber are durable household components, and engineered trim may last 30 years.

ENGINEERED LUMBER YEARS
Engineered Joists 80+

Laminated Strand Lumber 100+
Laminated Veneer Lumber 80+
Trusses 100+

Fastener manufacturers do not give lifespans for their products because they vary too much based on where the fasteners are installed in a home, the materials in which they're installed, and the local climate and environment. However, inspectors can use the guidelines below for humid and coastal environments to make educated judgments about the materials they inspect.

FASTENERS, CONNECTORS & STEEL YEARS
Adjustable Steel Columns 50+
Fasteners (bright) 25 to 40
Fasteners (copper) 50 to 65
Fasteners (electro-galvanized) 10 to 30

Fasteners (hot-dipped galvanized) 15 to 60

Fasteners (stainless) 100

Steel Beams 50 to 100+
Steel Columns
100+

Steel Plates
35 to 75

Flooring life is dependent on maintenance and the amount of foot traffic the floor endures.

FLOORING YEARS
All Wood Floors 100+
Bamboo 100+
Brick Pavers 100+
Carpet 8 to 10
Concrete 50+
Engineered Wood 50+
Exotic Wood 100+
Granite 100+
Laminate 15 to 25
Linoleum 25
Marble 100+
Other Domestic Wood 100+
Slate 100
Terrazzo 75+
Tile 75 to 100
Vinyl 25

Concrete and poured-block footings and foundations will last a lifetime, assuming they were properly built. Waterproofing with bituminous coating lasts 10 years, but if it cracks, it is immediately damaged.

FOUNDATIONS YEARS
Baseboard Waterproofing System 30
Bituminous-Coating Waterproofing 6

Concrete Block 75+
Insulated Concrete Forms (ICFs) 80

Post and Pier 15 to 45
Post and Tensioned Slab on Grade 80+
Poured-Concrete Footings and Foundation 80+
Slab on Grade (concrete) 75

Wood Foundation
5 to 20
Permanent Wood Foundation (PWF; treated) 50 to 75

Framing and structural systems have extended longevities; poured-concrete systems, timber frame houses and structural insulated panels will all last a lifetime.

FRAMING YEARS
Log 75+

Poured-Concrete Systems 80+
Steel 75+
Structural Insulated Panels (SIPs) 75+
Timber Frame 80+

The quality and frequency of use will affect the longevity of garage doors and openers.

GARAGES YEARS
Garage Doors 10 to 30
Garage Door Openers 10 to 15

Home technology systems have diverse life expectancies and may have to be upgraded due to evolution in technology.

HOME TECHNOLOGY YEARS
Built-In Audio 20
Carbon Monoxide Detectors*
5

Door Bells 35

Home Automation System 5 to 50
Intercoms 20
Security System 5 to 20
Smoke/Heat Detectors* less than 10
Wireless Home Networks 5 to ?

* Batteries should be changed at least annually.

Thermostats may last 35 years but they are usually replaced before they fail due to technological improvements.

HVAC YEARS
Air Conditioner (central) 5 to 12
Air Exchanger 15
Attic Fan 15 to 25
Boiler 40 (if installed)
Burner 10+
Ceiling Fan 5 to 10
Condenser 5 to 7 (for coastal areas, or 15 to 20 inland)
Dampers 20+
Dehumidifier 8
Diffusers, Grilles and Registers 25
Ducting 60 to 100
Electric Radiant Heater 40
Evaporator Cooler 15 to 25
Furnace 15 to 25 (if installed)

Gas Fireplace 15 to 25
Handler Coil 1 to 3
Heat Exchanger 10 to 15
Heat Pump 10 to 15
Heat-Recovery Ventilator 20
Hot-Water and Steam-Radiant Boilers 40
Humidifiers 12
Induction and Fan-Coil Units 10 to 15
Chimney Cap (concrete)
50+
Chimney Cap (metal) 8 to 10
Chimney Cap (mortar) 10+
Chimney Flue Tile 20+
Thermostats 35
Ventilator 7

As long as they are not punctured, cut or burned and are kept dry and away from UV rays, cellulose, fiberglass and foam insulation materials will last a lifetime. This is true regardless of whether they were installed as loose-fill, housewrap or batts/rolls.

INSULATION & INFILTRATION BARRIERS YEARS
Batts/Rolls 100+
Black Paper (felt paper) 15 to 30
Cellulose 100+
Fiberglass 100+
Foamboard
100+

Housewrap 80+
Liquid-Applied Membrane 50
Loose-Fill 100+
Rock Wool 100+
Wrap Tape 80+

Masonry is one of the most enduring household components. Fireplaces, chimneys and brick veneers can last the lifetime of a home.

MASONRY & CONCRETE YEARS
Brick 75+
Insulated Concrete Forms (hybrid block) 75+
Concrete Masonry Units (CMUs) 75+
Man-Made Stone
15

Masonry Sealant 2 to 10
Stone 75+
Stucco/EIFS 25+
Veneer 75+

Custom millwork and stair parts will last a lifetime and are typically only upgraded for aesthetic reasons.

MOLDING, MILLWORK & TRIM YEARS
Attic Stairs (pull-down) 50
Custom Millwork 100+
Pre-Built Stairs (interior) 100+
Stair Parts (interior) 100+
Stairs (interior) 100+

The lifetime of any interior wood product depends heavily on moisture intrusion.

PANELS YEARS
Flooring Underlayment 25
Hardboard 40
Particleboard 60
Plywood 100

Softwood 30
Oriented Strand Board (OSB) 60
Wall Panels 100+

The quality of plumbing fixtures varies dramatically. The mineral content of water can shorten the life expectancy of water heaters and clog showerheads. Also, some finishes may require special maintenance with approved cleaning agents per the manufacturers in order to last their expected service lives.

PLUMBING, FIXTURES & FAUCETS YEARS
ABS and PVC Waste Pipe 50 to 80

Accessible/ADA Handles 100+
Acrylic Kitchen Sink 50
Cast-Iron Bathtub 100
Cast-Iron Waste Pipe (above ground) 40
Cast-Iron Waste Pipe (below ground) 50 to 60
Concrete Waste Pipe 100+
Copper Water Lines 70
Enameled Steel Kitchen Sink 5 to 10
Faucets and Spray Hose 15 to 20
Fiberglass Bathtub and Shower 20
Gas Lines (black steel) 75
Gas Lines (flex) 30
Hose Bib 20 to 30

Instant (on-demand) Water Heater 10
PEX
40

Plastic Water Lines 75
Saunas/Steam Room 15 to 20
Sewer Grinder Pump 10
Shower Enclosure/Module 50
Shower Doors 20
Showerheads 100+ (if not clogged by mineral/other deposits)
Soapstone Kitchen Sink 100+
Sump Pump 7
Toilet Tank Components 5
Toilets, Bidets and Urinals
100+ (if not cracked)
Vent Fan (ceiling) 5 to 10
Vessel Sink (stone, glass, porcelain, copper) 5 to 20+
Water Heater (conventional) 6 to 12
Water Line (copper) 50
Water Line (plastic) 50
Well Pump 15
Water Softener 20
Whirlpool Tub 20 to 50

Radon systems have but one moving part: the radon fan.

RADON SYSTEMS
YEARS
Air Exchanger 15
Barometric Backdraft Damper/Fresh-Air Intake 20
Caulking 5 to 10
Labeling 25
Manometer 15
Piping 50+
Radon Fan 5 to 8

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life. Roofs in areas that experience severe weather,

such as hail, tornadoes and/or hurricanes may also experience a shorter-than-normal lifespan overall or may incur isolated damage that requires repair in order to ensure the service life of the surrounding roofing materials.

ROOFING YEARS
Aluminum Coating 2 to 6
Asbestos Shakes 30 to 50+
Asphalt Shingles (3-tab) 10 to 12
Asphalt (architectural) 15 to 20

BUR (built-up roofing) 5 to 15

Cellulose Fiber 10
Clay/Concrete 80+
Coal and Tar 18

Copper 50+
EPDM (ethylene propylene diene monomer) Rubber 10 to 15
Fiber Cement 18

Green (vegetation-covered) 5 to 20
Metal 17 to 20
Modified Bitumen 10
Simulated Slate 10 to 25
Slate 50+
TPO 10 to 12

Wood 10

Outside siding materials typically last a lifetime. Some exterior components may require protection through appropriate paints or sealants, as well as regular maintenance. Also, while well-maintained and undamaged flashing can last a long time, it is their connections that tend to fail, so seasonal inspection and maintenance are strongly recommended.

SIDINGS, FLASHING & ACCESSORIES YEARS
Aluminum Siding 20 to 35
Aluminum Gutters, Downspouts, Soffit and Fascia 15 to 35+
Asbestos Shingle 20

Brick 80+
Cementitious 80+
Copper Downspouts 80

Copper Gutters 40+
Engineered Wood 80+
Fiber Cement 75+
Galvanized Steel Gutters/Downspouts 15

Manufactured Stone 80+
Stone 80+
Stucco/EIFS 25+
Trim 18

Vinyl Siding

Vinyl Siding
50
Vinyl Gutters and Downspouts 20+
Wood/Exterior Shutters 15

Site and landscaping elements have life expectancies that vary dramatically.

SITE & LANDSCAPING YEARS
American Red Clay 75+
Asphalt Driveway 10 to 15
Brick and Concrete Patio 8 to18
Clay Paving 75+
Concrete Walks 30+
Controllers 12
Gravel Walks 4 to 6
Mulch 1 to 2
Polyvinyl Fencing 75+
Sprinkler Heads 8 to 12

Underground PVC Piping 50+
Valves 12 to 15

Wood Chips 1 to 5

Wood Fencing 10

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