

Home Component Life Expectancies

EXTERIOR	Est. years
Concrete Driveway.....	15-20
Asphalt Driveway.....	10-15
Asphalt Shingle Roof.....	15-20
Cedar Shake Roof.....	20-40
Slate Roof.....	40+
Low Pitched Rolled Asphalt Roof.....	5-7
Low Pitched Poly Membrane Roof.....	10-15
Flat Tar Roof.....	7-10
Aluminum Siding.....	20-30
Wood/Clapboard Siding.....	40+
Composition Siding.....	10-20
Galvanized Gutters.....	10-20
Aluminum Gutters.....	20-30
Aluminum Storm Windows.....	20-30
Aluminum Windows.....	10-20
Wood Windows.....	20-40
Vinyl Windows.....	20-30
Automatic Garage Door Opener.....	6-10
Exterior Footing Drain Tile.....	30-50
INTERIOR	
Warm Air Furnace.....	15-20
Cast Iron Boiler.....	20-40
Steel Boiler.....	15-25
Boiler Zone Valves.....	8-10
Boiler Circulating Pump.....	8-10
Automatic Humidifier.....	5-8
Electronic Air Cleaner.....	8-10
Central Air Conditioning.....	15-20
Gas Hot Water Heater.....	8-12
Electric Hot Water Heater.....	10-15
Galvanized Plumbing Supply/Waste Pipes.....	25-40
Copper Plumbing Supply/Waste Pipes.....	40+
P.V.C. Plumbing Waste Pipes.....	40+
Sump Pump.....	7-10
Metal Shower Pan.....	20-30
Automatic Dishwasher.....	7-10
Garbage Disposal.....	5-7
Range/Oven.....	15-20
Refrigerator.....	10-15
Clothes Washer/Dryer	8-12