Life Expectancy Chart for Homes in Florida

The following chart details the predicted life expectancy of appliances, products, materials, systems and components for homes in the state of Florida. (It may also be applicable to states in the nearby coastal region with similar climate and weather conditions on a typical basis.)

While many components and systems in homes located in Florida and the surrounding area have service life expectancies that are comparable to those anywhere else in the U.S., those items that are regularly exposed to saltwater, wind, sun and heat are particularly vulnerable to premature failure compared to items installed in homes located elsewhere. These guidelines attempt to address those differences.

Furthermore, Florida inspectors are subject to state requirements for reporting deficiencies based on expected service life:

468.8323 Home inspection report. *Upon completion of each home inspection for compensation, the home inspector shall provide a written report prepared for the client.*

(1) The home inspector shall report:

(a) on those systems and components inspected that, in the professional opinion of the inspector, are significantly deficient or are near the end of their service life;
(b) if not self-evident, a reason why the system or component reported under paragraph (a) is significantly deficient or near the end of its service life.

(For a comparison of service life expectancies in other areas of the U.S., visit InterNACHI's Estimated Life Expectancy Chart for Homes online at www.nachi.org/life-expectancy.)

Consumers, inspectors, and 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.

Visit www.nachi.org/florida-life-expectancy for more information.

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 & Paint	Life Expectancy in 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	Life Expectancy in Years
Air Conditioner (window)	5 to 7
Compactor (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

Appliances (continued)	Life Expectancy in Years
Range/Oven Hood	14
Electric Range	13 to 15
Gas Range	15 to 17
Refrigerator	9 to 13
Swamp Cooler	5 to 15
Washing Machine	5 to 15
Whole-House Vacuum System	20

Modern kitchens today are larger and more elaborate. Together with the family room, they now form the "great room."

Cabinetry & Storage	Life Expectancy in 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	Life Expectancy in 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	Life Expectancy in 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	Life Expectancy in 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 five to eight years.

Doors	Life Expectancy in 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	Life Expectancy in 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 Generators	12
Service Panel	60
Solar Panels	20 to 30
Solar System Batteries	3 to 12
Wind Turbine Generators	20

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

Engineered Lumber	Life Expectancy in 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 to make educated judgments about the materials they inspect.

Fasteners, Connectors & Steel	Life Expectancy in 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	Life Expectancy in 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	Life Expectancy in Years
Baseboard Waterproofing System	30
Bituminous-Coating Waterproofing	6
Concrete Block	75+
Insulated Concrete Forms (ICFs)	80
Permanent Wood Foundation (PWF; treated)	50 to 75
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	Life Expectancy in 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	Life Expectancy in 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	Life Expectancy in Years
Built-In Audio	20
Carbon Monoxide Detectors*	5
Doorbells	35
Home Automation System	5 to 50
Intercoms	20
Security System	5 to 20
Smoke/Heat Detectors*	less than 10
Wireless Home Network	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	Life Expectancy in 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
Chimney Cap (concrete)	50+
Chimney Cap (metal)	8 to 10
Chimney Cap (mortar)	10+
Chimney Flue Tile	20+
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
Evaporative Cooler	15 to 25 (if installed)
Furnace	15 to 25 (if installed)
Gas Fireplace	15 to 25
Heat Exchanger	10 to 15
Heat Pump	10 to 15
Heat-Recovery Ventilator	20
Hot-Water and Steam-Radiant Boiler	40
Humidifier	12 (if installed)
Induction and Fan-Coil Units	10 to 15
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	Life Expectancy in 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+
Rockwool	100+
Wrap Tape	80+

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

Masonry & Concrete	Life Expectancy in 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	Life Expectancy in Years
Attic Stairs (pull-down)	50
Custom Millwork	100+
Pre-Built Stairs	100+
Stair Parts	100+
Stairs	100+

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

Panels	Life Expectancy in 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 life.

Plumbing, Fixtures & Faucets	Life Expectancy in 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 Bibs	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

Plumbing, Fixtures & Faucets (continued)	Life Expectancy in Years
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
Water Softener	20
Well Pump	15
Whirlpool Tub	20 to 50

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

Radon Systems	Life Expectancy in 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	Life Expectancy in Years
Aluminum Coating	2 to 6
Asbestos Shakes	30 to 50+
Asphalt (architectural)	15 to 20
Asphalt Shingles (3-tab)	10 to 20
BUR (built-up roofing)	5 to 15
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	25

Exterior 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	Life Expectancy in Years
Aluminum Gutters, Downspouts, Soffit and Fascia	20 to 35
Aluminum Siding	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 Gutters and Downspouts	20+
Vinyl Siding	50
Wood/Exterior Shutters	15

Site and landscaping elements have life expectancies that vary dramatically.

Site & Landscaping	Life Expectancy in Years
American Red Clay	75+
Asphalt Driveway	10 to 15
Brick and Concrete Patio	8 to 18
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

Swimming pools are composed of many systems and components, all with varying life expectancies.

Swimming Pools	Life Expectancy in Years
Chlorine Generator (salt water)	5
Cover	3 to 5
Deck Finish (acrylic)	5
Diving Board	8 to 10
Gas Heater	3 to 5
Filter (sand)	5 to 10 (sand must be replaced every 3 years)
Filter (cartridge)	2
Filter Grid (DE)	5
Heat Pump	5 to 8
Interior Finish	10 to 20

Swimming Pools (continued)	Life Expectancy in Years
Motor*	5 to 8
Vinyl Liner	8 to 10
Pool Lights (fiber optic)	3 to 5
Pool Lights (incandescent)	3
Pool Lights (LED)	5 to 7
Pool Water Heater	5
PVC Ball Valve	up to 2
Shell (concrete)	20+
Shell (fiberglass)	20+
Solar Heater	10 to 20
Waterline Tile	10+

*** Replacement motors tend to last half the lifespan of their original counterparts.**

Aluminum windows are expected to last between 15 and 20 years, while wooden windows should last nearly 30 years.

Windows	Life Expectancy in Years
Aluminum/Aluminum-Clad	10 to 15
Double-Pane	5 to 15
Skylights	5 to 15
Jalousie	30 to 40
Vinyl/Fiberglass Windows	10 to 30
Window Glazing	8+
Wood	15+

Note: Life expectancy varies with usage, weather, installation, maintenance, and quality of materials. This list should be used only as a general guideline and not as a guarantee or warranty regarding the performance or life expectancy of any appliance, product, system or component.