**Life Expectancy & Replacement Cost of Major Building Systems**





**LIFE EXPECTANCY OF BUILDING SYSTEMS CHART**

|  |  |  |  |
| --- | --- | --- | --- |
| **CATEGORY** | **SYSTEM** | **PRODUCT** | **USEFUL LIFE** |
| **PLUMBING** | Drain Lines | PVC | Up to 100 |
|  |  | Cast Iron | 75 to 100 |
|  |  |  |  |
|  | Supply Lines | Copper/Brass | 50 to 75 |
|  |  | CPVC | 25 to 30 |
|  |  | PVC | Up to 75 |
|  |  | Pex | Up to 40 |
|  |  | Galvanized | 20 to 50 |
|  |  | Lead | Replace |
|  |  | Polybutylene | Replace |
|  |  |  |  |
|  | Faucets | Kitchen | Up to 15 |
|  |  | Bathroom | Up to 15 |
|  |  |  |  |
|  | Toilets | Toilet | 100 + |
|  |  | Flush Valves | 5 to 10 |
|  |  |  |  |
|  | Water Heater | Electric | 10 to 15 |
|  |  | Gas | 8 to 12 |
|  |  | Tankless | Up to 20 |
|  |  |  |  |
| **ROOF** | Shingles | 3-tab | 10 to 20 |
|  |  | Architectural | Up to 30 |
|  |  | Cedar | 30 to 40 |
|  |  |  |  |
|  | Metal | Metal | 40 to 70 |
|  |  |  |  |
| **ELECTRICAL** | Wiring | Aluminum | Replace |
|  |  | Copper | 70 to 100 |
|  |  |  |  |
| **EXTERIOR** | Siding | Wood | 20 to 40 |
|  |  | Vinyl | 25 to 50 |
|  |  | Hardi/Cement | 45 to 50 |
|  |  |  |  |
|  | Decks | Wood Decking | Up to 15 |
|  |  | Composite | 8 to 25 |
|  |  | Structural Wood | 10 to 30 |
|  |  |  |  |
|  | Doors | Wood | Up to 100 |
|  |  | Fiberglass | Up to 100 |
|  |  | Steel | Up to 100 |
|  |  | Sliding Glass | Up to 20 |
|  |  | Vinyl | Up to 20 |
|  |  |  |  |
|  | Windows | Wood | Up to 30 |
|  |  | Aluminum | 15 to 20 |
|  |  | Vinyl | 20 to 40 |
| **CATEGORY** | **SYSTEM** | **PRODUCT** | **USEFUL LIFE** |
| **EXTERIOR – *continue***  |  |  |  |
|  | Sealants | Paint | Up to 15 |
|  |  | Caulk | Up to 15 |
|  |  |  |  |
| **HEATING & COOLING** | HVAC | Electric Heat Pump | Up to 16 |
|  |  | Gas Furnace | 15 to 20 |
|  |  |  |  |
| **KITCHEN** | Appliances | Gas Range | 15 to 17 |
|  |  | Electric Range | 13 to 15 |
|  |  | Microwave | Up to 9 |
|  |  | Freezer | 10 to 20 |
|  |  | Refrigerator | 9 to 13 |
|  |  | Dishwasher | Up to 9 |
|  |  | Smoke Detectors | 8 to 10 |
|  |  |  |  |
| **FLOORING** | Sheet | Vinyl | Up to 25 |
|  |  | Carpet | 8 to 10 |
|  |  | Linoleum | Up to 25 |
|  |  | Concrete | 50 + |
|  |  |  |  |
|  | Plank | Wood | 100 + |
|  |  | Bamboo | 100 + |
|  |  | Tile | 75 to 100 |
|  |  |  |  |
|  |  |  |  |
|  |  |  |  |