



## DESIGN LIFE GUIDE-(ORIGINAL ECONOMIC SERVICE LIFE)

The following are typical original economic services lives\* of various components and systems found in residential structures. The listed age ranges are based on products of normal quality and installed following accepted practices. The age range should be adjusted accordingly for any better or lesser quality product or local experiences. These figures do not represent the future service life of any component and do not reflect discretionary replacement based on cosmetic conditions or to benefit from new features.

<b>Air Conditioning</b>	<b>Life (Yrs.)</b>
Compressor	6-12
Condensing Unit	15-20
Blower/motors	8-10

<b>Appliances</b>	<b>Life (Yrs.)</b>
Compactor	5-8
Dishwater	5-10
Disposal	5-8
Range/Oven	10-18
Refrigerator	8-15
Washing Machine	10-16
Clothes Dryer	10-16

<b>Electric</b>	<b>Life (Yrs.)</b>
Devices (outlets/switches)	15-25
Service Panel	20-30

<b>Exterior Elements</b>	<b>Life (Yrs.)</b>
Gutters/Downspouts	15-30
Painted Surfaces	5-10

<b>Exterior Elements (cont)</b>	<b>Life (Yrs.)</b>
Siding:	

- Aluminum	20-25
- Cementitious/Asbestos	30-40
- Vinyl, Coated Aluminum	20-40
- Composition (Hardboard)	10-25
- Wood, Shakes & Clapboard	20-35

<b>Windows</b>	<b>Life (Yrs.)</b>
Steel Casement	20-30
Storms/screens	15-20
Double-glaze seals	10-25

<b>Heating Systems</b>	<b>Life (Yrs.)</b>
Boiler (Cast Iron)	20-40
Boiler (Steel)*	15-25
Fuel Tank	15-20
Furnace	15-20
Heat Pump	8-15
Radiant Coils in Slab	15-40
Oil Burner	15-25
Pumps, blower & motors	8-10



Interior Elements	Life (Yrs.)
Kitchen cabinetry	15-20
Paint Finishes	5-10
Vinyl Flooring	10-15

Plumbing	Life (Yrs.)
Faucets/valves	10-15
Fixtures	20-40
Piping	25-50
Shower pan	15-20
Sump pump	6-12
Well pump	8-15
Storage tank	10-20

Roofing	Life (Yrs.)
Asphalt shingles:	
- Standard-weight	16-20
- Moderate-weight	20-25
- Heavy-weight	30-40
Cement / Composite	35-45
Slate	40-60
Wood Shingle	10-20
Wood Shake	15-30
Built-up membrane	10-15
Single-ply	10-20
Rolled sheeting	8-10
Flashing	5-10

Water Heater	Life (Yrs.)
Electric Unit	10-15
Gas Unit	7-12
Oil Unit	5-10
Tankless (wall mount)	8-20
Tankless (boiler coil descale)	5-6
Tankless (boiler coil replace)	15-20

Windows	Life (Yrs.)
Steel Casement	20-30
Storms/screens	15-20
Double-glaze seals	10-25

\*Note: These are general guidelines only. Consideration must be given to the quality of the specific materials and installation methods used, as well as the degree of prior maintenance, any inherent product defect, climate-related wear factors, etc. In general, elements near, at, or beyond their design life (original economic service life) are going to exhibit signs of aging and /wear. Even if no wear is readily apparent, such elements are going to either require a high level of maintenance or be are at a point where if any major repairs are needed, replacement may be a feasible or practical option, particularly when improvements in technology are considered.