

Average Life of Building Components

<i>Item</i>	<i>Type</i>	<i>Life Expectancy (Years)</i>
Appliances	Stoves	10-20
	Refrigerators	10-20
	Washers	8-15
	Dryers	10-20
Cabinets (kitchen/bath)	Cabinet boxes	20-30
	Doors and drawer-front	15-20
	Counter-tops	15-25
Electrical	Panel and wiring	30-40
	Light fixtures	10-15
	Plugs, switches	10-15
Exterior Finishes	Vinyl siding	18-25
	Hardboard siding	25-35
	Fibre-cement siding	25-35
	Exterior paint, stain, varnish	4-7
	Doors and windows	15-25
	Eaves-trough and downspouts	20-25
Fire Safety	Smoke detectors and carbon-monoxide	8-10
	Fire extinguishers	8-15
	Alarm panels	15-25
Flooring	Carpet	5-10
	Wood laminate	8-15
	Vinyl plank	10-18
Heating	Furnace	15-25
	Gas boiler	10-20
	Wood-oil combination	15-25
	Wood stove / chimney	10-20
Interior Finishes	Drywall	15-25
	Interior paint	3-7
	Baseboards, casings,	15-25
	Interior doors, hardware	10-20
Plumbing System	Fixtures, pumps	10-20
	Hot water tank	10-15
	Septic tank and tile bed	30-40
Roofs	Asphalt shingles	18-25
	Fiberglass shingles	20-30
	Steel	30-50
Ventilation	Kitchen and bathroom fans	15-25
	Heat Recovery Ventilator	10-20