

HOME COMPONENTS LIFE EXPECTANCY REFERENCE

A simple overview of how long major home systems typically last.

These are general ranges not guarantees.

Climate, usage, installation quality, and maintenance all matter.

This guide is for planning, not perfection.

STRUCTURAL & EXTERIOR

System/Component	Typical Lifespan
• Asphalt Shingle Roof	20-30 years
• Architectural Shingle Roof	25-35 years
• Metal Roof	40-70 years
• Flat Roof (Membrane)	15-25 years
• Wood Siding	20-40 years
• Vinyl Siding	20-40 years
• Fiber Cement Siding	30-50 years
• Exterior Paint	5-10 years
• Windows (Double Pane)	20-30 years
• Exterior Doors	20-30 years
• Deck (Wood)	10-20 years

MECHANICAL SYSTEMS

System/Component	Typical Lifespan
• Central Air Conditioner	12-18 years
• Furnace (Gas)	15-20 years
• Heat Pump	10-15 years
• Boiler	20-30 years
• Ductwork	20-30 years
• Water Heater (Tank)	8-12 years
• Tankless Water Heater	15-20 years
• Electrical Panel	25-40 years
• Plumbing Supply Lines (Copper)	40-70 years
• Plumbing Supply Lines (PEX)	30-50 years



INTERIOR & APPLIANCES

System/Component	Typical Lifespan
• Refrigerator	10–15 years
• Dishwasher	8–12 years
• Oven/Range	12–20 years
• Washer	8–12 years
• Dryer	10–15 years
• Carpet	5–10 years
• Interior Paint	5–10 years
• Hardwood Flooring	25–100+ years (refinishable)

OUTDOOR & LANDSCAPING

System/Component	Typical Lifespan
• Asphalt Driveway	15-20 years
• Concrete Driveway	25-40 years
• Wood Fence	10-20 years
• Vinyl Fence	20-30 years
• Garage Door	15-30 years
• Garage Door Opener	10-15 years
• Concrete Patio	25-50 years
• Gutters	20-50 years
• Downspouts	20-30 years

SAFETY & MONITORING

System/Component	Typical Lifespan
• Smoke Detectors	10 years
• CO Detectors	5-7 years
• GFCI Outlets	15-25 years
• Sump Pump	7-10 years
• Well Pump	8-15 years

HOW TO USE THIS PAGE

- If a system is past the midpoint of its lifespan, begin planning.
- If it's near the end, assume replacement is coming, even if it still works.
- Replacing before failure is often less disruptive than reacting after.

Ownership feels expensive when timing is unclear. Clarity reduces stress.

