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.**