



NEWSLETTER



Real Estate expected useful life chart

When it comes to real estate, people often talk about the “expected useful life” of components. So, I thought it might be helpful for you to have chart that gives some actual time frames. Keep in mind that because there are so many variables, expected useful life numbers are just best guesses. This one is from Florida but it’s still pretty good.

Equipment and Material Life Expectancy Chart

Air conditioning compressor	12 to 15 years
Asphalt driveways	20 to 25 years
Fiberglass/asphalt roof shingles	20 to 25 years



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Architectural fiberglass/asphalt roof shingles	25 to 35 years
Boilers, hot water or steam	25 to 40 years
Brick and concrete patios	15 to 25 years
Brick and stone walls	50 to 100 years
Built-up roofing, asphalt	15 to 20 years
Cast-iron sinks	15 to 20 years
Central air-conditioning unit	15 to 20 years
Clothing dryers	10 to 15 years
Clothing washer	12 to 15 years
Concrete block foundations	100+ years
Concrete walks	10 to 20 years
Dishwashers	10 to 15 years
Electric ranges	10 to 15 years
Exhaust fans	5 to 10 years
Faucets	10 to 15 years
Fences	10 to 15 years



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Floor tile	30 to 40 years
Forced air furnaces, heat pumps	15 to 20 years
Freezers	10 to 20 years
Garage door openers	8 to 12 years
Garage doors	20 to 25 years
Garbage disposals	8 to 10 years
Gutters and downspouts	15 to 20 years
Microwave ovens	10 to 15 years
Ovens and cooktops	10 to 20 years
Poured concrete foundations	100+ years
Refrigerators	10 to 15 years
Rooftop air conditioners	15 to 20 years
Siding, aluminum	20 to 40 years
Siding, vinyl	30 to 45 years
Siding, wood	25 to 40 years
Slate roofs	40 to 100 years
Smoke detectors	10 years



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Sprinkler systems	10 to 15 years
Stucco	20 to 40+ years
Sump pumps	5 to 10 years
Swimming pools	15 to 20 years
Termite treatment	5 to 7 years
Termite treatment, bait Stations	Indefinitely if being maintained
Waste pipes, cast-iron	50 to 70 years
Water heaters – conventional Water heaters – indirect fired Water heaters – high efficiency	8 to 12 years 12 to 20 years 12 to 15 years
Window AC units	5 to 10 years
Wooden decks	10 to 20 years

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