

Estimated Life Expectancy Chart for Florida Homes

The following chart details the predicted life expectancy of appliances, products, materials, systems and components for homes in the state of Florida. 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 US, those items that are regularly exposed to the elements, including 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.

Consumers, inspectors and other 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 conditions, neglect, over-use or abuse. Therefore, they should be used as guidelines only, and not relied upon as guarantees or warranties. The full list is available here: <https://www.nachi.org/florida-life-expectancy.htm>

ADHESIVES, CAULK & PAINT	YEARS
Caulk (interior)	5 to 8
Caulk (exterior)	1 to 3
Paint (interior)	8 to 12
Paint (exterior)	5
Sealants	5
Stains	2 to 6

APPLIANCES	YEARS
Dishwasher	9
Disposal (food waste)	12
Dryer (clothes)	13
Exhaust Fans	10
Gas Oven	10 to 18
Microwave Oven	9
Electric Range	13 to 15
Gas Range	15 to 17
Refrigerator	9 to 13
Washing Machine	5 to 15

ELECTRICAL	YEARS
Accessories	10+
Bare Copper	100+
Copper-Clad Aluminum	100+
Copper-Plated	100+
Fixtures	40
GFCI outlets	Up to 30
Service Panel	60
Solar Panels	20 to 30

FLOORING	YEARS
All Wood Floors	100+
Bamboo	100+
Brick Pavers	100+
Carpet	8 to 10
Concrete	50+
Engineered Wood	50+
Laminate	15 to 25
Linoleum/Vinyl	25
Marble	100+
Slate	100
Terrazzo	75+
Tile	75 to 100

FOUNDATIONS	YEARS
Concrete Block	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

FRAMING	YEARS
Log	75+
Poured-Concrete Systems	80+
Steel	75+
Timber Frame	80+

GARAGES	YEARS
Garage Doors	10 to 30
Garage Door Openers	10 to 15

HOME TECHNOLOGY	YEARS
Built-In Audio	20
Carbon Monoxide Detectors (replace battery annually)	5
Door Bells	35
Security System	5 to 20
Smoke/Heat Detectors (replace battery annually)	Less than 10

HVAC	YEARS
Air Conditioner	5 to 12
Air Exchanger	15
Boiler	40
Burner	10+
Ceiling Fan	5 to 10
Condenser	15 to 20 (5 to 7 for coastal areas)
Dampers	20+
Ducting	60 to 100
Furnace	15 to 25
Heat Exchanger	10 to 15
Heat Pump	10 to 15
Thermostats	35

INSULATION & INFILTRATION BARRIERS	YEARS
Batts/Rolls	100+
Black Paper (felt)	15 to 30
Cellulose	100+
Fiberglass	100+
Foamboard	100+
Housewrap	80+
Loose-Fill	100+
Rock Wool	100+

MASONRY & CONCRETE	YEARS
Brick	75+
Man-Made Stone	15
Stone	75+
Stucco/EIFS	25+
Veneer	75+

PANELS	YEARS
Flooring Underlayment	25
Hardboard	40
Particleboard	60
Plywood	100
Softwood	30
Oriented Strand Board (OSB)	60
Wall Panels	100+

PLUMBING, FIXTURES & FAUCETS	YEARS
ABS and PVC Waste Pipe	50 to 80
Acrylic Kitchen Sink	50
Cast-Iron Waste Pipe	40 to 60
Copper Water Lines	70
Enameled Steel Kitchen Sink	5 to 10
Faucets and Spray Hose	15 to 20
Fiberglass Bathtub and Shower	20
Gas Lines (black steel)	75
Gas Lines (flex)	30
Hose Bib	20 to 30
Instant (on-demand) Water Heater	10
PEX	40
Showerheads	100+
Sump Pump	7
Toilet Tank Components	5
Toilets, Bidets and Urinals	100+
Water Heater	6 to 12
Water Line (copper)	50
Water Line (plastic)	50
Water Softener	20
Whirlpool Tub	20 to 50

ROOFING	YEARS
Asphalt Shingles (3-tab)	10 to 12
Asphalt (architectural)	15 to 20
Copper	50+
EPDM Rubber	10 to 15
Metal	17 to 20
Simulated Slate	10 to 15
Slate	50+

WINDOWS	YEARS
Aluminum/Aluminum-Clad	10 to 15
Double-Pane	5 to 15
Skylights	5 to 15
Jalousie	30 to 40
Window Glazing	8+
Vinyl/Fiberglass Windows	10 to 30
Wood Windows	15+

Note: Life expectancy varies with usage, weather, installation, maintenance and quality of materials. This list should be used only as a general guideline and not as a guarantee or warranty regarding the performance or life expectancy of any appliance, product, system or component.