

DEPRECIATION SCHEDULE FOR HOUSING COMPONENTS

Random insurance website on search engine

<http://www.wedavis.com/resources/how-long-do-things-last/>

Air Conditioners

- Whole House - 10-15 years
- Window - 8-15 years

Appliances

- Dishwasher - 10 years
- Dryer - 10-12 years
- Microwave - 10 years
- Freezer - 15+ years
- Refrigerator - 15+ years
- Stove - 17-20 years
- Washer - 10-12 years

Coatings on wood floors

- Polyurethane - 3-5 years
- Shellac - 3-5 years
- Varnish - 3-5 years

Coatings on Interior Doors and Trim

- Polyurethane - 15-30 years
- Shellac - 8-10 years
- Varnish - 15-30 years

Carbon Monoxide Detector - 5-10 years

Carpeting - 10-15 years

Chimney - 15-20 years

Chimney flue - life of house

Concrete steps - 30+ years

Deck

- Wood - 15-20 years
- Plastic - 30+ years

Driveways

- Concrete - 20-30 years
- Asphalt - 10-15 years
- Gravel - 10-15 years, add gravel every 5yrs

Exterior walls

- Aluminum siding - 20-30 years
- Asbestos shingles - 15-30 years
- Asphalt siding - 20-40 years
- Brick - 100+ years
- Cedar siding - 40-75 years
- Hardboard siding - 10-25 years
- Redwood siding - 40-100 years
- Stone - 100+ years
- Stucco - 30 years
- Vinyl siding - 30 years

Faucets - 10-15 years

Flooring

- Cork - 50+ years
- Ceramic tile - 50-100 years
- Vinyl - 5-25 years
- Wood - 50+ years

Furnace - 15-30 years

Garage-door opener - 10-20 years

Garbage disposal - 10 years

Grout - 10-15 years, if sealed

Gutters

- Aluminum - 20 years
- Galvanized steel - 60-70 years
- Copper - 60-70 years

Hot tub - 15-20 years

Light fixtures

- In-ceiling fixtures - 7-25 years
- Motion lights - 1 year

Paint

- Latex
 - High Quality 15-20 years
 - Med Quality 7-10 years
 - Low Quality 3-5 years
- Oil - 15-20

Oil - 15-20

Plumbing

- Copper - 50 years
- Plastic - 25+ years
- Lead - 40 years
- Galvanized steel - 15yrs (water)/50yrs (gas)
- Cast iron - Life of house

Roof

- Asbestos cement shingles - 30-75 years
- Asphalt shingles - 15-20 years
- Asphalt interlocking shingles - 15-25 years
- Asphalt rolls - 10 years
- Clay tiles - 20 years
- Cement tiles - 20 years
- Metal roofing - 15-40 years
- Slate shingles - 30-100 years
- Wood shingles - 10-40 years

Fire extinguisher - 12 years

Sewer Line

- Cast iron - 70-90 years
- Plastic - 25 years
- Ceramic - 40-50 years

Sink

- Kitchen - 50 years
- Bathroom - 35-50 years

Smoke detector - 10 years

Toilet - 35-50 years

Tub

- Cast iron - 50 years
- Acrylic - 20 years
- Fiberglass - 20 years

Vent fan - 15-20 years

Walkways

Brick 25-100 years

Concrete - 30-35 years

Stone - Indefinitely

Wallpaper - 10-20 years

Water heater - 8-12 years

Waterlines, exterior

Galvanized steel 25-40 years

Plastic - 20 years

Copper - 40-50+ years

Whirlpool tub - 20 years

Windows

Aluminum-clad - 30 years

Vinyl - 30 years

Vinyl-clad - 35-40 years

Wood - 25-30 years

Wiring

Switches - 10-25 years

Outlets - 15-20 years

Electric service box - 20-30 years