

## 房屋各系统构件设施（包括常用电器）平均使用周期表

摘自报告 “1997 Housing Facts, Figures and Trends” published by the National Association of Home Builders (NAHB), Washington, D.C.

### 厨房电器APPLIANCES

洗碗机Dishwasher - 10 years.

垃圾粉碎Garbage Disposer - 10 years.

烘干机Dryer - 10 years.

小冰柜Freezer (compact) - 12 years.

冰柜Freezer (standard) - 16 years.

微波炉Microwave Oven - 11 years.

电炉Range (freestanding and built-in, electric) - 17 years.

煤气炉Range (freestanding and built-in, gas) - 19 years.

小冰箱Refrigerator (compact) - 14 years.

冰箱Refrigerator (standard) - 17 years.

洗衣机Washer (automatic and compact) - 13 years.

排风扇Exhaust Fans - 20 years.

### 卫浴BATHROOM FIXTURES

铸铁浴缸Cast Iron bathtub - 50 years.

玻璃纤维浴缸淋浴Fiberglass bathtub and shower - 10-15 years.

淋浴间门Shower door (average quality) - 25 years.

座便器Toilet - 50 years.

### 橱柜CABINETS

橱柜Kitchen cabinets - 15-20 years.

台面COUNTERTOPS

复合Laminate - 10-15 years.

瓷砖Ceramic tile (high grade installation) - Lifetime.

木质Wood/butcher block - 20+ years.

花岗岩Granite - 20+ years.

## 门DOORS

纱门Screen - 25 - 50 years.

室内门（空心）Interior (not perfect hollow core) - <30 years to life.

室内门（实心）Interior (solid core) - 30 years to life.

户外门（有屋檐遮挡）Exterior (protected overhang) - 80-100 years.

户外门（无遮挡）Exterior (unprotected and exposed) - 25-30 years.

折叠门Folding - 30 years to life.

车库门Garage door - 20 - 50 years.

车库开门器Garage door opener - 10 years.

## 防水表面处理FINISHES (Used for waterproofing)

油漆，灰泥和抹灰处理Paint, plaster and stucco - 3-5 years.

密封胶，腊Sealer, silicone, and waxes - 1-5 years.

## 地板FLOORS

橡木松木实木Oak or pine - Lifetime

板岩Slate flagstone - Lifetime

聚乙烯Vinyl sheet or tile - minimum

水磨石Terrazzo - Lifetime

地毯Carpeting - 11 years

大理石Marble - Lifetime

## 基础FOOTINGS & FOUNDATIONS

混凝土现浇基础Poured footing & foundation - 200 years.

混凝土块Concrete block - 100 years.

水泥Cement - 50 years.

沥青防水处理Waterproofing (bituminous coating) - 10 years.

防白蚁处理Termite proofing - 5 years.

**暖通空调 HEATING, VENTILATION & AIR CONDITIONING**

中央空调 Air conditioning unit (central) - 15 years.

窗式空调 Air conditioning unit (window) - 10 years.

踢脚电暖气 Baseboard heat units - 20 years.

加湿器 Humidifier - 8 years.

电热水器 Water Heater (electric) - 14 years.

煤气热水器 Water Heater (gas) - 11 - 13 years.

强迫送风暖炉，热泵 Forced air furnace, heat pump - 15 years.

暖炉（煤气，燃油）Furnace, gas or oil fired - 18 years.

**家用安全设施 HOME SECURITY APPLIANCES**

非法闯入报警系统 Intrusion system - 14 years.

烟感 Smoke Detector - 12 years. Smoke/fire/intrusion system - 10 years.

**园艺 LANDSCAPING**

木质平台 Wooden deck - 15 years.

砖，混凝土平台 Brick and concrete patio - 24 years.

网球场 Tennis court - 10 years.

混凝土步道 Concrete walk - 24 years.

碎石步道 Gravel walk - 4 years.

沥青车道 Asphalt driveway - 10 years.

游泳池 Swimming pool - 18 years.

自动喷淋 Sprinkler system - 12 years.

篱笆 Fence - 12 years.

**油漆涂料 PAINTS & STAINS**

外墙Exterior paint on wood, brick and aluminum - 7-10 years.

内墙Interior wall paint - 5-10 years.

室内门装饰线Interior trim and door paint - 5-10 years.

壁纸Interior wallpaper - 7 years.

## 供水PLUMBING

水龙头（低质量）Faucets (low quality) - 13-15 years.

水龙头（高质量）Faucets (high quality) 15-20 years.

水盆（铁质上釉）Sinks (enamel steel sink) - 5-10 years.

水盆（铸铁铁上釉）Sinks (enamel cast iron sink) - 25-30 years.

水盆（陶瓷）Sinks (Porcelain sink) - 25-30 years.

污水管（混凝土）Waste pipe (concrete) - 50-100 years.

污水管（铸铁）Waste pipe (cast iron) - 75-100 years.

## 屋顶ROOFING

沥青（玻璃纤维），木质瓦Asphalt and wood shingles and shakes - 15-30 years.

沥青（合成）瓦Asphalt composition shingle - 15-30 years.

组合屋面（沥青卷材）Built-up roofing (asphalt) - 12-25 years.

组合屋面（3毡2油）Built-up roofing (coat and tar) - 12-30 years.

排水槽和落水管Gutters and downspouts - 30 years.

石板屋面Slate - 50-100 years.

铁质卷材屋面Sheet metal - 20-50 years.

瓦Tile - 50 years.

外墙面SIDING 铝Aluminum Siding - 20-50 years.

铁Steel Siding - 50 years to Life.

聚乙烯Vinyl Siding - 50 years.

木质Wood Siding - 10 - 100 years.

## 窗 WINDOWS

铝Aluminum casement - 10-20 years. 纱窗Screens - 25 - 50 years.

窗玻璃Window glazing - 20 years. 窗扇Wood casement - 20-50 years.