

Property Component Life Spans

COURTESY OF  INSPECT

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PLUMBING

Water Service (Public)	
Galvanized steel	40-60 yrs
Copper	75+ yrs
Plastic	N/A
Interior Water Pipes	
Galvanized steel	40-60 yrs
Copper	75+ yrs
Plastic	N/A
Drainage Line	
Galvanized steel	40-60 yrs
Copper	50-75 yrs
Cast iron	60-90 yrs
ABS/PVC	30-50+ yrs
Water Heater	
Tank water heater	10-15 yrs
Tankless water heater	15-20 yrs
In-boiler domestic coil	15-20 yrs

WINDOWS

Wood	50-80+ yrs
Vinyl	25+ yrs
Aluminum/steel	35-50+ yrs

DECK

Wood	15-25 yrs
Composite materials	25-35 yrs

APPLIANCES

Refrigerator	15-20 yrs
Dishwasher	7-12 yrs
Range/cooktop	12-20 yrs
Garbage disposal	7-12 yrs
Washer	7-12 yrs
Microwave oven	7-12 yrs
Dryer	10-15 yrs

ROOF COVERING

Fiberglass/asphalt 3-tab	16-20 yrs
Fiberglass architectural	25-35 yrs
Cedar shake/shingle	10-30 yrs
Slate	50+ yrs
Synthetic slate	N/A
Metal standing/seams	50-80 yrs
Clay/concrete tiles	50-80+ yrs

SIDING & VENEER

Cement composite	50+ yrs
Vinyl	35+ yrs
Aluminum	50+ yrs
Hardboard/composite	20-30 yrs
Stucco, brick, veneers	Lifetime

GUTTER/DOWNSPOUT

Aluminum	30+ yrs
Galvanized	15-25 yrs
Copper	50-80 yrs
Plastic (PVC)	15-25 yrs

WELL

Submersible pump	15-20 yrs
Above ground pump	15-20 yrs
Steel pressure tank	15-25 yrs

SEPTIC

Steel tank	15-20 yrs
Concrete tank	30-50 yrs
Leach field	30-50 yrs

Turn Over for More...

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HEATING SYSTEM

Hot air furnace (oil/gas)	15-25 yrs
Boiler	35-50 yrs
Heat pump	10-15 yrs
Electric baseboard	15-25 yrs
In-floor radiant (electric)	15-25 yrs

COOLING SYSTEM

Central split-system	10-15 yrs
Heat pump	10-15 yrs
Evaporative cooler	10-15 yrs

OTHER HVAC COMPONENTS

Circulator pump	20-30 yrs
Circulator fan	15-20 yrs
Fuel tank (interior)	50-80+ yrs
Fuel tank (exterior)	30-50 yrs
Expansion tank (bladder)	15-25 yrs
Humidifier	7-10 yrs

INTERIOR

Ceramic Tile	
Mud-set, cement board	Lifetime
Mastic (adhesive)	15-25 yrs
Plaster or Drywall wall/ceiling	Lifetime
Flooring	
Wood (solid)	Lifetime
Wood (engineered)	50+ yrs
Laminate	15-25 yrs
Linoleum	10-15 yrs
Granite/marble	100+ yrs
Carpet	7-12 yrs

ELECTRICAL

Service entrance cable	25-40 yrs
Circuit breaker/fuse panel	Lifetime
Wiring (modern Romex)	Lifetime
Wiring (armored/cloth)	60-80 yrs



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