

LIFE SPAN OF COMPONENTS

Homeowner & Realtor Reference Guide

TRUE NORTH INSPECTION SERVICES

Follow The Course, True North

APPLIANCES

Type	Life Span	Key Information
Compactors (trash)	6 years	Modern appliances are more efficient due to integrated technology, but repairs can be costly.
Dishwashers	9 years	
Disposals (food waste)	12 years	
Dryers	13 years	
Electric Range	13 to 15 years	
Gas Range	15 to 17 years	
Microwave Oven	9 years	
Refrigerator	9 years to 13 years	
Washing Machine	5 to 15 years	
Whole House Vacuum Systems	20 years	

ELECTRICAL

Type	Life Span	Key Information
Arc-Fault Circuit Interrupters (AFCIs)	30 years	Copper wiring is highly durable and can last a lifetime. Electrical accessories such as dimmer switches often last 10+ years, while GFCIs and AFCIs may function up to 30 years but wear out faster with frequent tripping.
Bare Copper	100+ years	
Copper-Clad Aluminum	100+ years	
Copper-Plated	100+ years	
Ground-Fault Circuit Interrupters (GFCIs)	Up to 30 years	
Service Panel	60 years	

GARAGE

Type	Life Span
Garage Doors	20 to 25 years
Garage Doors Openers	10 to 15 years

HEATING & AIR

Type	Life Span	Key Information
Air Conditioners	8 to 12 years	Proper upkeep helps HVAC systems and components operate efficiently for longer.
Attic Fan	15 to 25 years	
Central Air-Conditioning Unit	7 to 12 years	
Chimney Flue Tile	40 to 100 years	
Ducting	60 to 100 years	
Evaporated Coolers	15 to 25 years	
Furnaces	15 to 25 years	
Gas Fireplace	15 to 25 years	
Heat Exchangers	10 to 15 years	
Heat Pumps	10 to 15 years	

PLUMBING

Type	Life Span	Years	Defect
ABS	50 to 80 years	Mid 1980's	Building codes limit ABS use, and older lines may develop leaks.
Brass	40 to 70 years	1900-1935	Corrosion leads to costly issues.
Cast Iron	75 to 100 years	1900-1980's	Strong and durable but brittle; may break if struck.
Copper	50+ years	1935-Present	Unsuitable for wells due to water acidity problems.
CPVC	50 to 80 years	1985-Present	Shortened lifespan if poorly installed.
Galvanized Steel	20 to 50 years	1900-1950's	Corrodes fast and may leach lead, limiting lifespan.
Lead	100 years	1900's-1940	Replace pipes when lead exceeds 15 ppb in water tests.
PEX	40 years	1990's-Present	Chlorine or sunlight exposure can cause damage; brass fittings may fail from dezincification.
Polybutylene Piping	25 to 30 years	1970-1990's	Easily damaged or broken.
Polyvinyl Chloride (PVC)	50 to 80 years	Late 1960's-Present	Shortened lifespan if poorly installed.

ROOFING

Type	Life Span	Key Information
Asphalt (architectural)	30 years	Several factors affect roof life expectancy, including weather, maintenance, and storage. In warmer regions, asphalt shingles often deteriorate more quickly.
Asphalt Shingles (3-tab)	20 years	
Clay/Concrete	100+ years	
Copper	70+ years	
EPDM (ethylene propylene diene monomer) Rubber	15 to 25 years	
Metal	40 to 80 years	
Slate	60 to 150 years	
Wood	30 years	