

Residential Components Life Expectancies

EXTERIOR

ROOF COVERING

Fiberglass/asphalt 3-tab	16-20
Fiberglass architectural	25-35
Cedar shake/shingle	10-30
Slate	50+
Synthetic slate	NA
Metal standing/seams	50-80
Clay/concrete tiles	50-80+
Single ply modified bitumen	16-20
EPDM/TPO/PVC	20-24

Affected by installation procedures, exposure, and regular recoating. Coverings facing south wear more quickly. Slate affected by hardness and quarry source. Cedar affected by wood quality and maintenance. Tin roofs will remain functional if recoated every 3-5 years.

SIDING AND VENEER

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

Affected by finish, exposure to sun, and maintenance. Repoint masonry as required.

GUTTER/DOWNSPOUT

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

Affected by slope and maintenance.

DECK

Wood	15-25
Composite materials	25-35

Affected by moisture, climate and maintenance.

HVAC

HEATING SYSTEM

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

Regular service and cleaning is essential for all systems (except for radiant); critical for oil-fired systems.

COOLING SYSTEM

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

Regular service and cleaning is essential.

OTHER COMPONENTS

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

WELL

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

SEPTIC

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

Septic system performance and lifespan are dependent on regular and qualified maintenance; this is especially true of "engineered" on-site treatment systems. Improper use, improper parking of vehicles, and inappropriate plantings will negatively affect a septic system.



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PLUMBING

Affected by water quality and quality of installation. Fixtures may require new cartridges and seals; toilets may require new internal parts.

Water Service (Public)

Lead 75-10

Galvanized steel 40-60

Copper 75+

Plastic NA

Interior Water Pipes

Galvanized steel 40-60

Copper 75+

Plastic NA

Drainage Line

Galvanized steel 40-60

Copper 50-75

Cast iron 60-90

ABS/PVC 30-50+

Water Heater

Tank water heater 10-15

Tankless water heater 15-20

In-boiler domestic coil 15-20

Tankless water heaters generally require servicing every other year.

Fixtures

Builder's grade 15-20

Higher quality

Faucet, fixture 30-50

Sink, toilet, tub Lifetime

ELECTRICAL

Service entrance cable 25-40

Sheathing condition affected by exposure/sun.

Circuit breaker/fuse panel Lifetime

Wiring (modern Romex) Lifetime

Wiring (armored/cloth) 60-80

Wiring (knob and tube) 75-90

Affected by use, modifications, and adjacent activity.

APPLIANCES

Refrigerator 15-20

Dishwasher 7-12

Range/cooktop 12-20

Garbage disposal 7-12

Microwave oven 7-12

Washer 7-12

Dryer 10-15

INTERIOR

Ceramic Tile

Mud-set, cement board Lifetime

Mastic (adhesive) 15-25

Plaster wall/ceiling Lifetime

Drywall wall/ceiling Lifetime

Flooring

Wood (solid) Lifetime

Wood (engineered) 50+

Laminate 15-25

Sheetgoods (linoleum) 10-15

Granite/marble 100+

Carpet 7-12

WINDOWS

Wood 50-80+

Vinyl 25+

Aluminum/steel 35-50+

Functionality of wood and metal windows affected by regular maintenance. Quality of vinyl products varies substantially. Insulated glass likely will require replacement.

*In three words, I can sum up everything
I've learned about life: It goes on.*

- Robert Frost -

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