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| ***Plumbing*** | | | |
| Type | Typical Life Span | Years Used | Defects |
| ***Brass*** | 40-70+ yrs. | 1900-1935 | Corrosion causes leaks, Expensive |
| ***Copper*** | 50+ yrs. | 1935-Present | Copper pipes can also encounter problems from water acidity, so they are ideal to install for a well source. |
| ***Galvanized Steel*** | 20-50 yrs. | 1900-1950's | Dezincification, Galvanized steel pipes may contain lead, which corrodes quickly internally and reduces the lifespan of the piping. |
| ***Cast Iron*** | 75-100 yrs. | 1900 - 1980's  Little cast iron pipe is currently manufactured. | Cast iron pipe is extremely strong and durable but is quite brittle and if accidentally knocked will easily break. |
| *Polyvinyl chloride (known as* ***PVC****)* | 50-80 yrs. | Used in the late 1960's to Present | Improper installation practices |
| ***Polybutylene Piping*** | Fittings 25 to  30 yrs. | 1970s into the early1990’s | Prone to breakage in pipe and fittings |
| ***Lead*** | 100 yrs. | used in the early 1900’s - 1940 | Have the water tested. If results show the lead content at 15 parts per billion (15 ppb) or more, replacement needed. |
| ***CPVC*** | 50-80 yrs. | 1985 - Present | Improper installation practices |
| ***ABS*** | 50-80 yrs. | manufactured in the mid 1980's | Buyers should be particularly alert for leaks in ABS black plastic drain, waste or vent piping. |
| ***PEX*** | 40 yrs. | Late 1990s - Present | The pipe can fail when exposed to chlorine within the water, or over exposure to sunlight before installation. The leading cause of failure in a brass fitting used with PEX is caused by dezincification |

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| **Garage** | |
| **Type** | **Typical Life Span** |
| **Garage Doors** | 20 to 25 yrs. |
| **Garage Door Openers** | 10 to 15 yrs. |
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| **Roofing** | |  | **Electrical** | |
| **Type** | **Typical Life Span** | **Type** | **Typical Life Span** |
| ***Asphalt Shingles (3-tab)*** | 20 yrs. | ***Bare Copper*** | 100+ yrs. |
| ***Asphalt (architectural)*** | 30-45 yrs. | ***Copper-Clad Aluminum*** | 100+ yrs. |
| ***Copper*** | 70+ yrs. | ***Copper-Plated*** | 100+ yrs. |
| ***EPDM (ethylene propylene diene monomer) Rubber*** | 15 to 25 yrs. | ***Ground-Fault Circuit Interrupters (GFCIs)*** | 5 to 30 yrs. |
| ***Metal*** | 40 to 80 yrs. | ***Arc-Fault Circuit Interrupters (AFCIs)*** | 30 yrs. |
| ***Slate*** | 60 to 150 yrs. | ***Service Panel*** | 60 yrs. |
| ***Clay/Concrete*** | 100+ yrs. |  |  |
| ***Wood*** | 30 yrs. | *Note*: Copper-plated, copper-clad aluminum, and bare copper wiring are expected to last a lifetime. Electrical accessories and lighting controls, such as dimmer switches, may need to be replaced around 10 years. GFCIs and AFCI’s may last 30 years, but much less if tripped regularly and /or are in a wet environment such as baths or exteriors. | |
| ***Plumbing Vent Boots*** | 8-15 yrs |
| *Note*: The life expectancy of a roof can vary based on several factors such as weather conditions, attic temperatures, maintenance, and/or the location of the structure. Warmer climates can significantly reduce the life of asphalt shingle. | |

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| **Heating & Air** | |  | **APPLIANCES** | |
| **Type** | **Typical Life Span** | **Type** | **Typical Life Span** |
| ***Air Conditioner*** | 8 to 15 yrs. | ***Refrigerator*** | 9 to 13 yrs. |
| ***Heat Pump*** | 10 to 15 yrs. | ***Dishwasher*** | 9 yrs. |
| ***Evaporator Coil*** | 15 to 25 yrs. | ***Disposal*** | 12 yrs. |
| ***Attic Fan*** | 15 to 25 yrs. | ***Trash Compactor*** | 6 yrs. |
| ***Ducting*** | 20 to 100 yrs. | ***Washing Machine*** | 5 to 10 yrs. |
|  |  | ***Hot Water Heater: Electric*** | 8 to 12 yrs. |
| ***Oil Furnace*** | 15 to 25 yrs. | ***Dryer*** | 13 to 15 yrs. |
| ***Gas Furnace*** | 15 to 25 yrs. | ***Gas Range*** | 15 to 17 yrs. |
| ***Heat Exchanger*** | 10 to 15 yrs. | ***Electric Range*** | 13 to 15 yrs. |
| ***Gas Fireplace*** | 15 to 25 yrs. | ***Microwave Oven*** | 9 yrs. |
| ***Chimney Flue Tile*** | 40 to 120 yrs. | ***Central Vacuum System*** | 20 yrs. |
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| |  | | --- | | *Note*: HVAC systems and components can last longer if serviced and maintained properly. | | | *Note*: Modern appliances have integrated technology making them more efficient, but more expensive to repair. | |