Life Span Numbers

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 also encounter problems from water acidity, so they are not good to install for plumbing systems that draw water from a well.
Galvanized Steel	20-50 yrs	1900-1950's	Dezincifcation, galvanized steel pipes may contain lead, which corrodes quickly 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 curable, but is quite brittle and if accidentally knocked will easily break.
Polyvinyl Chloride (known as PVC)	50-80 yrs	Late 1960's to present	Improper installation practices
Polybutylene piping	Fittings 25-30 yrs	1970's - 1990's	Prone to breakage
Lead	100 yrs	1900's - 1940	Have the water tested. If results show the lead content at 15 parts per billion (15 ppb) or more, replacement is needed.
CPVC	50-80 yrs	1985 - present	Improper installation practices
ABS	50-80 yrs	mid- 1980's	Building codes in some areas no longer allow the use of ABS. Buyers should be particularly alert for leaks in ABS black plastic drain, waste or vent piping.
PEX	40 yrs	Late 1990's - 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.

Garage

Type	Typical Life Span
Garage Doors	20 to 25 yrs
Garage Door Openers	10 to 15 yrs

Roofing

Type	Typical Life Span
Asphalt (architectural)	24-30 yrs
Asphalt shingles (3-tab)	15-20 yrs
Cedar Shingles/Shakes	20-35 yrs
Clay/Concrete	50-100 yrs
Copper	70+ yrs
EPDM (ethylene propylene diene monomer) Rubber	10-16 yrs
Metal	30-50 yrs
Slate	50-150 yrs
Wood	30 yrs

The life expectancy of a roof can vary based on several factors such as weather conditions, material storage, maintenance, and/or the location of the structure. Warmer climates can significantly reduce the life of asphalt shingles.

Electrical

Type	Typical Life Span
Arc-Fault Circuit Interrupters (AFCIs)	30 yrs
Bare Copper	100+ yrs
Copper-Clad Aluminum	100+ yrs
Copper-Plated	100+ yrs
Ground-Fault Circuit Interrupters (GFCIs)	Up to 30 yrs
Service Panel	60 yrs

Copper-plated wiring, 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 before or after 10 years. GFCIs and AFCIs could last 30 years, but much less if tripped regularly.

Heating & Air

Type	Typical Life Span
Air Conditioners	8-15 yrs
Attic Fan	15-25 yrs
Central Air-Conditioning Unit	7-15 yrs
Chimney Flue Tile	40-120 yrs
Ducting	60-100 yrs
Evaporator Coolers	15-25 yrs
Furnaces	15-25 yrs
Gas Fireplaces	15-25 yrs
Heat Exchangers	10-15 yrs
Heat Pumps	10-15 yrs

HVAC systems and components can last longer if serviced and maintained properly.

Appliances

Type	Typical Life Span
Compactor (trash)	6 yrs
Dishwasher	9 yrs
Disposal (food waste)	12 yrs
Dryer	13 yrs
Electric Range	13-15 yrs
Gas Range	15-17 yrs
Microwave Oven	9 yrs
Refrigerator	9-13 yrs
Washing Machine	5-15 yrs
Whole House Vacuum System	20 yrs

Modern appliances have intergrated technology making them more efficient, but more expensive to repair.