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Life Expectancies of Residential House Components

These ranges may vary due to the following reasons:

1. Quality of the equipment and/or materials.
2. Quality of the application.
3. Quality of the installation (workmanship) & materials.
4. Type of usage and capacity of equipment.
5. Energy economy of the device.
6. Exposure to weather and environment.
7. Quality of fuels, water, and air that the equipment uses.
8. Future high-tech equipment, materials, and applications which may increase or decrease life expectancies.
9. Materials which have not seen their usable lifetime exceeded (plastic, copper, etc.).

Normal maintenance is assumed. Lack of maintenance or improper maintenance & repairs can greatly alter life expectancies.

No guarantee or warranties are expressed or implied in this document

ITEM

Life in Years

Appliances

Refrigerators	15 - 20
Freezer	15 - 20
Range, Gas	15 - 30
Range, Electric	15 - 20
Microwave Oven	10 - 15
Dishwasher	7 - 18
Garbage Disposal	10 - 15
Washer	10 - 20
Dryer	10 - 20

Cabinets & Countertops

Bath Vanities	20+
Kitchen Cabinets	15 - 25
Ceramic countertop, high quality	100+
Granite countertop	25+
Laminate countertop	10 - 20

Doors

Interior, solid core	30 - 100+
Interior, hollow core	< 30
Garage door	20 - 50
Garage door opener	10+
Folding	30+
Exterior, unprotected	25 - 30
Exterior, protected	75+

Electrical

Conduit	100+
Service cable, depends on exposure	20 - 50
Wiring, knob & tube	60 - 90
Wiring, armoured cable	70 - 90
Wiring, plastic sheathed (Romex)	70 - 100+
Panel, fuse or circuit breaker	20 - 50

Flooring

Carpeting (depends on quality & traffic)	10+
Marble	lifetime
Slate	lifetime
Terrazzo	lifetime
Vinyl sheet or tile	15 - 30
Oak or Pine	lifetime

Footings, Foundations, & Masonry

Cement	50+
Concrete Block	100+
Poured footings & foundations	200+
Stone walls	100+
Chimney brick & veneer	100+
Concrete walks	25+

Heating / Ventilation / Air Conditioning

Air Conditioning compressor	10 - 15
Air Conditioning Coils & Fans	15 - 30
Air Conditioner, window mounted	10+
Boiler, Cast Iron	30 - 60
Boiler, Steel	20 - 35
Heat Exchanger, gas fired	25 - 40
Heat Exchanger, oil fired	20 - 35
Ductwork, galvanized	30+
Ductwork, plastic	15
Burners, gas	30 - 40
Burners, oil	20 - 30
Hot Water Heater, electric	10 - 18
Hot Water Heater, gas	8 - 14
Radiant heater, electric	10+
Heating Piping, steel	70 - 100
Heating Piping, copper	60+
Oil tanks (inside)	25 - 50
Humidifier	2 - 8
Heat Pump	10 - 15
Zone Valves	5 - 15
Circulator Pumps	15 - 25
Ventilating roof mount fans	15 - 20

Plumbing

Water Service, Lead	50 - 90
Water Service, Steel	40 - 75
Water Service, Copper	70 - ?
Water Service, Plastic	unknown
Gutter & Downspout, Copper	35 - 50+
Gutter & Downspout, Aluminium	15 - 25
Gutter & Downspout, Galvanized	15 - 20

Gutter & Downspout, PVC	25 - ?
Sink, China	25 - 30+
Sink, enamel cast iron	25 - 30
Sink, enamel steel	5 - 10
Toilet & Tub, builders line	40 - 60
Toilet & Tub, high quality	50 - 90
Taps, low quality	15 - 30
Taps, high quality	25 - 60
Waste & Drainage pipe, copper	60 - 100
Waste & Drainage pipe, galvanized	40 - 60
Waste & Drainage pipe, cast iron	50 - 100
Waste & Drainage pipe, PVC	35 - unknown
Waste & Drainage pipe, lead	50 - 90
Septic tank, steel	15 - 30
Septic tank, concrete	25 - 40

Roofing

Asphalt fibreglass	10 - 25
Slate	35 - 200
Tile	50+
Cedar shingles	25 - 50
Metal	20 - 50+
Fibro Shingles	25 - 50
Asbestos	40 - 100

Wall Treatments (exterior)

Aluminium	20 - 50
Vinyl	25 - ?
Metal (steel)	50+
Hardboard (cement)	35 - 50
Stucco	70 - 200+
Asbestos	40 - 100
Brick	100 - unknown
Timber (if not maintained <10 years)	30 - 70

Wall Treatments (interior)

Plaster	50 - 100
Ceramic tile, high quality installation	40 - 100
Ceramic tile, low quality installation	15 - 20
Drywall (Villaboard)	30 - ?

Windows

Wood (depends on maintenance & exposure)	25 - 100
Aluminium	20 - 45
Vinyl	15 - ?
Aluminium, storm	30 - 50
PVC	20 - 40
Glazing	20

To find out more and get your home inspected call your local independent property inspector on **1800 17 88 22** or email info@ipi.net.au