



INSPECTIONS, LLC

LIFE EXPECTANCIES SHEET

Adhesives, Caulk & Paints

Item	Years
Caulking	5 to 10
Construction Glue	20+
Paint (exterior)	7 to 10
Paint (interior)	10 to 15
Roofing Adhesives/Cements	15+
Sealants	8
Stains	3 to 8

Appliances

Item	Years
Dishwasher	9
Disposal	12
Exhaust Fans	10
Gas Oven	10 to 18
Microwave Oven	9
Range/Oven Hood	14
Electric Range	13 to 15
Gas Range	15 to 17
Refrigerator	9 to 13
Washing Machine	5 to 15

Decks

Item	Years
Deck Planks	15
Composite	8 to 25
Structural Wood	10 to 30

Foundations

Item	Years
Bituminous Waterproofing	10
Wood Foundation	5 to 40

Flooring

Item	Years
Carpet	8 to 10
Laminate	15 to 25
Linoleum	25
Vinyl	25

Garages

Item	Years
Garage Doors	20 to 25
Garage Door Openers	10 to 15

Home Tech

Item	Years
Carbon Monoxide Detectors*	5
Smoke/Heat Detectors*	>10

HVAC

Item	Years
Air Conditioner (central)	7 to 15
Air Exchanger	15
Attic Fan	15 to 25
Boiler	40
Burner	10+
Condenser	8 to 20
Dampers	20+
Dehumidifier	8
Evaporator Cooler	15 to 25
Furnace	15 to 25
Gas Fireplace	15 to 25
Heat Exchanger	10 to 15
Heat Pump	10 to 15
Heat-Recovery Ventilator	20



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HVAC Cont.

Item	Years
Hot-Water Boiler	40
Steam-Radiant Boiler	40
Humidifier	12
Induction and Fan-Coil Units	10 to 15
Chimney Cap (concrete)	100+
Chimney Cap (metal)	10 to 20
Chimney Cap (mortar)	15
Chimney Flue Tile	40 to 120
Thermostats	35
Ventilator	7

Plumbing

Item	Years
ABS and PVC Waste Pipe	50 to 80
Cast-Iron Waste Pipe	50-60
Copper Water Lines	70
Enameled Steel Kitchen Sink	5 to 10+
Faucets and Spray Hose	15 to 20
Fiberglass Bathtub/Shower	20
Gas Lines (black steel)	75
Gas Lines (flex)	30
Hose Bibs	20 to 30
Instant Water Heater	10
PEX	40
Plastic Water Lines	75
Saunas/Steam Room	15 to 20
Sewer Grinder Pump	10
Shower Doors	20
Sump Pump	7
Toilet Tank Components	5
Vent Fan (ceiling)	5 to 10
Vessel Sink	5 to 20+
Water Heater (conventional)	6 to 12

Plumbing Cont.

Item	Years
Water Line (copper)	50
Water Line (plastic)	50
Well Pump	15
Water Softener	20
Whirlpool Tub	20 to 50

Roofing

Item	Years
Aluminum Coating	3 to 7
Asphalt Shingles (3-tab)	20
Asphalt (architectural)	30
Built-up Roofing	30
Clay/Concrete	100+
Coal and Tar	20
Copper	70+
EPDM Ethylene Propylene	
Diene Monomer Rubber	15 to 25
Fiber Cement	25
Green (vegetation-covered)	5 to 40
Metal	40 to 80
Modified Bitumen	20
Simulated Slate	10 to 35
Slate	60 to 150
Thermoplastic Polyolefin	7 to 20
Wood	25

Siding & Flashing

Item	Years
Aluminum Siding	25 to 40+
Aluminum Gutters, Soffit, Downspouts, and Fascia	20 to 40+
Asbestos Shingle	100



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Siding & Flashing Cont.

Item	Years
Brick	100+
Cementitious	100+
Copper Downspouts	100
Copper Gutters	50+
Engineered Wood	100+
Fiber Cement	100+
Galvanized Steel Gutters	20
Galvanized Steel Downspouts	20
Manufactured Stone	100+
Stone	100+
Stucco/EIFS	50+
Trim	25
Vinyl Siding	60
Vinyl Gutters/Downspouts	25+
Wood/Exterior Shutters	20

Windows

Item	Years
Aluminum/Aluminum Clad	15 to 20
Double-Pane	8 to 20
Skylights	10 to 20
Window Glazing	10+
Vinyl/Fiberglass Windows	20 to 40
Wood	30+

Site & Landscaping

Item	Years
Asphalt Driveway	15 to 20
Brick and Concrete Patio	15 to 25
Concrete Walks	40 to 50
Controllers	15
Gravel Walks	4 to 6
Mulch	1 to 2
Polyvinyl Fencing	100+
Sprinkler Heads	10 to 14
Underground PVC Piping	60+
Wood Chips	1 to 5
Wood Fencing	20

*Note that these life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear, and not extreme weather (or other) conditions, neglect, over-use or abuse. Therefore, they should be used as guidelines only, and not relied upon as guarantees or warranties. The life expectancies listed in these sheets were provided by InterNACHI, Rigid Inspections, LLC and it's inspector(s) are not liable or responsible for the information provided.