



# REALTOR RESOURCE



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## PLUMBING

Type	Life Span	Years	Defect
Brass	40 to 70 years	1900 - 1935	Corrosion causes leaks and it's expensive
Copper	50 + years	1935-Present	Encounters problems from water acidity, so not good to install for plumbing systems that draw water from a well
Galvanized Steel	20 to 50years	1900 - 1950's	Dezincification, galvanized steel pipes may contain lead, which corrodes quickly and reduces its lifespan.
Cast Iron	75 to 100years	1900 – 1980's	Cast iron pipe is extremely strong and durable but quite brittle. If accidentally knocked, it will easily break.
Polyvinyl chloride ( PVC)	50 to80 years	Late 1960's - Present	Improper installation practices
Polybutylene Piping	25 to 30 years	1970 – 1990's	Prone to breakage
Lead	100 years	1900's – 1940	Test the water. If results show the lead content at 15 parts per billion (15 ppb) or more, they need to be replaced
CPVC	50 to 80 years	1985 – Present	Improper installation practices
ABS	50 to 80 years	Mid 1980's	Building codes in some areas no longer allow the use of ABS. Buyers should be alert for leaks in ABS black plastic drain, waste, or vent piping.
PEX	40 years	1990's - Present	When exposed to chlorine within the water or exposure to sunlight before installation. Dezincification is the leading cause of failure when brass fittings are used with PEX.

## ELECTRICAL

Type	Life Span	For Your Information
Bare Copper	100+ years	Copper-plated wiring, copper-clad aluminum, and bare copper wiring should last a lifetime. Electrical accessories and lighting controls, such as dimmer switches, can last more than 10 years; however, they may need replacing sooner. GFCIs and AFCI's may last 30 years, but much less if tripped regularly.
Copper-Clad Aluminum	100+ years	
Copper-Plated	100+ years	
Service Panel	60 years	
Arc-Fault Circuit Interrupters (AFCIs)	30 years	
Ground-Fault Circuit Interrupters (GFCIs)	Up to 30 years	

## GARAGE

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



## ROOFING

Type	Life Span	For Your Information
Asphalt Shingles (3-tab)	20 years	The life expectancy roof varies based on several factors, including weather conditions, material storage, maintenance, and/or the structure's location. Warmer climates can significantly reduce the life of asphalt shingles.
Asphalt (architectural)	30 years	
Copper	70+ years	
EPDM (ethylene propylene diene monomer) Rubber	15 to 25 years	
Metal	40 to 80 years	
Slate	60 to 150 years	
Clay/Concrete	100+ years	
Wood	30 years	

## HEATING & AIR

Type	Life Span	For Your Information
Air Conditioners	8 to 12 years	HVAC systems and components can last longer if serviced and maintained properly.
Central Air-Conditioning Unit	7 to 12 years	
Evaporated Coolers	15 to 25 years	
Attic Fan	15 to 25 years	
Ducting	60 to 100 years	
Furnaces	15 to 25 years	
Gas Fireplace	15 to 25 years	
Heat Exchangers	10 to 15 years	
Heat Pumps	10 to 15 years	
Chimney Flue Tile	40 to 100 years	

## APPLIANCES

Type	Life Span	For Your Information
Refrigerator	9 to 13 years	Modern appliances have integrated technology making them more efficient, but more expensive to repair
Dishwashers	9 years	
Disposals (food waste)	12 years	
Compactors (trash)	6 years	
Washing Machine	5 to 15 years	
Dryers	13 years	
Gas Range	15 to 17 years	
Electric Range	13 to 15 years	
Microwave Oven	9 years	
Whole House Vacuum Systems	20 years	