



609-277-0808



vividhomeinspections.com



NJ HI# 24GI00248500

HOME COMPONENT LIFE EXPECTANCY GUIDE



A practical homeowner resource for understanding the typical lifespan of major home systems and components.

Every home is made up of systems and components that age at different rates. This guide provides general life expectancy ranges for common household items so homeowners, buyers, sellers, and real estate professionals can better understand when maintenance, repair, or replacement may become necessary.

Life expectancy can vary based on installation quality, material quality, maintenance, climate, usage, ventilation, moisture exposure, and previous repairs. These ranges are general guidelines only and should not be considered a guarantee, warranty, or prediction of future performance.



INSIDE THIS GUIDE

- ✓ Appliances
- ✓ Decks
- ✓ Electrical
- ✓ Plumbing
- ✓ Garages
- ✓ Home Technology
- ✓ HVAC
- ✓ Insulation
- ✓ Radon Systems
- ✓ Roofing
- ✓ Siding & Flashing
- ✓ Site & Landscaping
- ✓ Swimming Pools
- ✓ Windows



Buying, selling, or maintaining a home?
Schedule your inspection with Vivid Inspections.



609-277-0808



vividhomeinspections.com



NJ HI# 24GI00248500

HOME COMPONENT LIFE EXPECTANCY GUIDE

Page 2 | Appliances, Decks, Electrical & Plumbing



APPLIANCES

Component	Typical Life Expectancy
Dishwasher	9 years
Food waste disposal	12 years
Clothes dryer	13 years
Freezer	10–20 years
Gas oven	10–18 years
Microwave oven	9 years
Range / oven hood	14 years
Electric range	13–15 years
Gas range	15–17 years
Refrigerator	9–13 years
Washing machine	5–15 years

Note: Appliance life depends heavily on use, maintenance, installation, and consumer preference. Many appliances are replaced for style or technology upgrades before they fully fail.



DECKS

Component	Typical Life Expectancy
Deck planks	15 years
Composite decking	8–25 years
Structural wood	10–30 years

Note: Decks are exposed to weather, moisture, fastener corrosion, and movement. Regular inspection and maintenance are important for safety and longevity.



ELECTRICAL

Component	Typical Life Expectancy
Electrical accessories	10+ years
AFCI breakers	30 years
GFCI devices	Up to 30 years
Fixtures	40 years
Lighting controls	30+ years
Service panel	60 years
Solar panels	20–30 years
Solar system batteries	3–12 years

Note: Electrical components should be evaluated when damaged, outdated, improperly installed, frequently tripping, or showing signs of overheating.



PLUMBING

Component	Typical Life Expectancy
ABS / PVC waste pipe	50–80 years
Copper water lines	70 years
PEX water lines	40 years
Faucets and spray hoses	15–20 years
Hose bibs	20–30 years
Conventional water heater	6–12 years
Tankless water heater	10 years
Sump pump	7 years
Water softener	20 years
Well pump	15 years
Toilet tank components	5 years

Note: Water quality, mineral content, installation quality, and maintenance can greatly affect plumbing component life.



Knowledge today. Confident decisions tomorrow.
Vivid Inspections is here to help.

PAGE 2

HOME COMPONENT LIFE EXPECTANCY GUIDE

Page 3 | Garages, Home Technology, HVAC & Insulation & Infiltration Barriers



GARAGES

Component	Typical Life Expectancy
Garage doors	20–25 years
Garage door openers	10–15 years

Note: Garage doors and openers are affected by use, balance, spring condition, opener force settings, track alignment, and safety sensor operation.



HOME TECHNOLOGY

Component	Typical Life Expectancy
Built-in audio	20 years
Carbon monoxide detectors	5 years
Doorbells	45 years
Home automation systems	5–50 years
Intercoms	20 years
Security systems	5–20 years
Smoke / heat detectors	Less than 10 years
Wireless home networks	5+ years

Note: Technology often becomes outdated before it fails. Smoke and carbon monoxide alarms should be tested regularly and replaced according to the manufacturer's instructions.



HVAC

Component	Typical Life Expectancy
Central air conditioner	7–15 years
Boiler	40 years
Furnace	15–25 years
Heat pump	10–15 years
Condenser	8–20 years
Ducting	60–100 years
Gas fireplace	15–25 years
Humidifier	12 years
Thermostat	35 years
Attic fan	15–25 years

Note: HVAC performance depends on proper installation, regular servicing, filter changes, drainage, ventilation, and system sizing.



INSULATION & INFILTRATION BARRIERS

Component	Typical Life Expectancy
Fiberglass insulation	100+ years
Cellulose insulation	100+ years
Foam board insulation	100+ years
Rockwool insulation	100+ years
Housewrap	80+ years
Felt paper	15–30 years
Wrap tape	80+ years

Note: Insulation can last a long time when it stays dry, properly installed, and protected from damage, pests, air movement, and moisture intrusion.



Protect your home. Plan ahead with confidence.
Vivid Inspections is here to help.

PAGE 3

HOME COMPONENT LIFE EXPECTANCY GUIDE

Page 4 | Radon Systems, Roofing, Siding, Flashing & Exterior Accessories, and Site & Landscaping



RADON SYSTEMS

Component	Typical Life Expectancy
Radon fan	5–8 years
Piping	50+ years
Manometer	15 years
Caulking	5–10 years
Labeling	25 years
Fresh-air intake / backdraft damper	20 years

Note: Radon systems have one primary moving part: the fan. The system should be monitored to confirm it remains active and functioning.



ROOFING

Component	Typical Life Expectancy
3-tab asphalt shingles	20 years
Architectural asphalt shingles	30 years
Metal roofing	40–80 years
EPDM rubber roofing	15–25 years
Modified bitumen	20 years
Slate	60–150 years
Clay / concrete tile	100+ years
Wood roofing	25 years

Note: Roof life depends on material type, ventilation, installation quality, flashing details, maintenance, tree coverage, storm exposure, and drainage.



SIDING, FLASHING & EXTERIOR ACCESSORIES

Component	Typical Life Expectancy
Aluminum siding	25–40+ years
Vinyl siding	60 years
Fiber cement siding	100+ years
Stucco / EIFS	50+ years
Brick veneer	100+ years
Aluminum gutters, downspouts, soffit and fascia	20–40+ years
Vinyl gutters and downspouts	25+ years
Trim	25 years
Wood shutters	20 years

Note: Exterior components need regular maintenance. Flashing may last a long time, but joints, sealants, and connections are common failure points.



SITE & LANDSCAPING

Component	Typical Life Expectancy
Asphalt driveway	15–20 years
Brick / concrete patio	15–25 years
Concrete walks	40–50 years
Gravel walks	4–6 years
Wood fencing	20 years
Polyvinyl fencing	100+ years
Sprinkler heads	10–14 years
Underground PVC irrigation piping	60+ years
Irrigation valves	20 years

Note: Grading, drainage, tree roots, freeze-thaw cycles, and maintenance can significantly affect exterior site components.



Stay informed. Plan for maintenance with confidence.
Vivid Inspections is here to help.

PAGE 4

HOME COMPONENT LIFE EXPECTANCY GUIDE

Page 5 | Swimming Pools & Windows



SWIMMING POOLS

Component	Typical Life Expectancy
Concrete shell	25+ years
Pool cover	7 years
Diving board	10 years
Filter and pump	10 years
Interior finish	10–35 years
Pool water heater	8 years
Vinyl liner	10 years
Waterline tile	15+ years

Note: Pools include several different systems and materials. Each component may age differently based on water chemistry, use, maintenance, and exposure.



WINDOWS

Component	Typical Life Expectancy
Aluminum / aluminum-clad windows	15–20 years
Double-pane windows	8–20 years
Skylights	10–20 years
Vinyl / fiberglass windows	20–40 years
Window glazing	10+ years
Wood windows	30+ years

Note: Window life depends on installation, material quality, maintenance, water management, seal condition, and exposure.



GENERAL REMINDER

Life expectancy ranges vary based on usage, weather, installation quality, maintenance, and material quality. This guide should be used as a general reference only and not as a guarantee or warranty.



Stay informed. Plan ahead with confidence.
Vivid Inspections is here to help.

PAGE 5