



AFFORDABLE CANADIAN HOME INSPECTIONS

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Life Expectancy of Household Components

Appliances	Life in years
Compactors	7 - 12
Dishwashers	9 - 16
Disposal, Food Waste	11 - 16
Dryers	11 - 16
Exhaust fans	20
Electric ranges	13 - 20
Freezers, compact	12 - 20
Freezers, standard	10 - 18
Gas ranges	15 - 23
Gas ovens	10 - 18
Microwave ovens	5 - 10
Refrigerators, compact	4 - 12
Refrigerators, standard	10 - 18
Trash Compactor/Garbage Disposals	8 - 15
Washers, automatic and compact	8 - 16

Source: Appliance Statistical Review and NAHB

Bathrooms	Life in years
Cast iron bathtubs	50
Exhaust Fans	20
Fiberglass bathtub and showers	10 - 15
Shower doors, average quality	25
Toilets	50
Whirlpool Tub/Jacuzzi Pumps	5 - 7

Sources: Neil Kelly Designers, Thompson House of Kitchens and Bath

Cabinetry	Life in years
Bathroom Cabinets	Life
Kitchen cabinets	15 - 50
Medicine cabinets and bath vanities	20+

Source: Wellborn Cabinet, Zaca, Timberlake Cabinet Co., Wellborn Cabinet, Moduline, Canyon Creek Cabinet Co., Easyclosets.com, Wellborn Cabinet

Closet systems	Life in years
Closet shelves	Life
Modular/Stock	50

Source: Wellborn Cabinet, Zaca, Timberlake Cabinet Co., Wellborn Cabinet, Moduline, Canyon Creek Cabinet Co., Easyclosets.com, Wellborn Cabinet

Concrete and Masonry	Life in years
Brick	100+
Veneer	Life

Source: General Shale Brick, NHACP and NCSG, Sashco Sealants

Countertops	Life in years
Ceramic tile, high-grade installation	Life
Granite	20+
Laminate	10 - 15
Wood/butcher block	20+

Sources: AFPAssociates of Western Plastics, Ceramic Tile Institute of America

Decks	Life in years
Cedar	20+
Composite	20+
Hardwood - Ipe	25+
Hardwood - Tigerwood	20
Pressure Treated	10 - 15

Doors	Life in years
Exterior - Protected overhang	80 - 100
Exterior - Unprotected and exposed	25 - 30
Folding	30 - Life
Garage doors	20 - 50
Garage door opener	10 - 15
Interior, hollow core	20 - 30
Interior, solid core	30 - Life
Screen	25 - 50

Sources: Wayne Dalton Corporation, National Wood Window and Door Association, Raynor Garage Doors

Electrical	Life in years
Aluminum wiring	100+
Armoured cable (BX)	75+
Copper wiring	100+
Knob and Tube	50 - 75
Non-metallic sheathing	50+
Wet underground wires	50+

Source: Jesse Aronstein, Engineering Consultant

Finishes used for waterproofing	Life in years
Bituminous Coating	10
Paint, plaster, and stucco	3 - 5
Sealer, silicone, and waxes	1 - 5

Source: Brick Institute of America Floors

Flooring	Life in years
Carpeting	10 - 25
Ceramic Tile	15 - 25
Hardwood	50 - 150
Laminate	15 - 50
Marble Tiles	25 - 75
Slate flagstone	200+
Terrazzo	Life
Vinyl sheet or tile	15 - 30

Sources: Carpet and Rug Institute, Congoleum Corporation, Hardwood Plywood Manufacturers Association, Marble Institute, National Terrazzo and Mosaic Association, National Wood Flooring Association, Resilient Floor Covering Institute

Footings and foundation	Life in years
Cement	50
Concrete block	100
Parting with Ionite	20 - 30
Poured footings and foundations	200
Termite proofing	5

Source: Dry Up Basement, Unexco, Cast Iron Soil Pipe Institute, American Concrete Pipe Association, National Ready Mixed Concrete Assoc, Quikrete

Heating, ventilation and air conditioning	Life in years
Air conditioners	12 - 15
Air conditioners - Window unit	10
Baseboard systems	20
Boilers – Electric	13
Boilers – Gas	21
Dehumidifiers	8
Furnaces, gas- or oil-fired	17
Humidifier	8
Radiant heaters, electric	10
Radiant heaters, hot water or steam	25
Unit heaters, gas or electric	13
Ventilating roof-mounted fans	20
Water heaters – Electric	11
Water heaters – Gas	10

Sources: Air Conditioning and Refrigeration Institute, Air Conditioning, Heating, and Refrigeration News, Air Movement and Control Association, American Gas Association, American Society of Gas Engineers, American Society of Heating, Refrigeration and Air-Conditioning Engineers, Inc., Safe Aire Incorporated

Home technology	Life in years
Audio – Built in	20
Carbon monoxide detectors	6 - 10
Home automation systems	Life
Home Networks - Wireless	50+
Security systems	5-10
Smoke detectors	6 - 10

Insulation and infiltration barriers	Life in years
Cellulose	100+
Fiberglass/Foam	Life

Sources: Insulation Contractors Association of America, North American Insulation Manufacturers Association

Landscaping	Life in years
Asphalt driveways	10
Brick and concrete patios	24
Concrete walks	24
Fences	12
Gravel walks	4
Sprinkler systems	12
Swimming pools	18
Tennis courts	10
Water fountains	20

Sources: Associated Landscape Contractors of America, Irrigation Association

Masonry	Life in years
Chimney, fireplace, and brick veneer	Lifetime
Brick and stone walls	100+
Stucco	Lifetime
<i>Sources: Brick Institute of America, Architectural Components, National Association of Brick Distributors, National Stone Association</i>	
Paints and stains	Life in years
Exterior paint on wood, brick, and aluminum	7-10
Interior wall	5-10
Interior trim and door paint	5-10
Wallpaper	7
<i>Sources: Finnaren and Haley, Glidden Company, The Wall Paper</i>	
Plumbing – Pipes	Life in years
Brass (Pre 1930)	
Copper water pipes (1930- Present)	75+
CPVC – Creamy Plastic	50+
Cross Linked Polyethylene (PEX 1995-Present)	50+
Galvanized water pipes (Pre 1950)	40 – 50
Lead (Pre 1940)	50
Polybutylene (PB) – Grey Plastic (1970-1990)	20+
Waste piping, cast iron	75 - 100
<i>Sources: American Concrete Pipe Association, Cast Iron Soil and Pipe Institute, Neil Kelly Designers, Thompson House of Kitchens and Baths</i>	
Plumbing - Fixtures	Life in years
Faucets	13 - 20
Sinks - China	25 - 30
Sinks - Enamel cast iron	25 - 30
Sinks - Enamel steel	5 - 10
<i>Sources: American Concrete Pipe Association, Cast Iron Soil and Pipe Institute, Neil Kelly Designers, Thompson House of Kitchens and Baths</i>	
Roofing	Life in years
Asphalt shingles	15 - 20
Built-up roofing, asphalt	15 - 25
Built-up roofing, tar and gravel	15 - 30
Cedar Shakes and Shingles	40 - 50
Copper	Life
Fibre Cement shingles	25 - 35
Metal	50 - 200
Modified Bitumen	20
Roll Roofing	5 - 10
Rubber Membrane	30 - 35
Slate	50 - 200
Tile (depends on quality of tile and climate)	50
<i>Source: National Roofing Contractors Association</i>	
Roof System	Life in years
Gutters and downspouts - Aluminum	20 – 30
Gutters and downspouts - Copper	50
Gutters and downspouts - Galvanized	20
<i>Source: NAHB Research Foundation</i>	

Shutters	Life in years
Aluminum - Exterior	3 - 5
Aluminum - Interior	35 - 50
Vinyl plastic - Exterior	7 - 8
Vinyl plastic - Interior	Life
Wood - Exterior	4 - 5
Wood - Interior	Life
<i>Sources: A.C. Shutters, Inc., Alcoa Building Products, American Heritage Shutters</i>	
Siding – Exterior cladding	Life in years
Aluminum	20 – 50
Brick	Life
Engineered Wood	Life
Fiber Cement	Life
Manufactured Stone	Life
Stone	Life
Stucco	50 – 100
Vinyl	Life
<i>Sources: Alcoa Building Products, Alside, Inc., Vinyl Siding Institute</i>	
Walls	Life in years
Ceramic tile, high grade installation	Life
Drywall and plaster	30 - 70
<i>Sources: Association of Wall and Ceiling Industries International, Ceramic Tile Institute of America</i>	
Windows	Life in years
Aluminum casement	20 - 30
Screen	25 - 50
Vinyl casement	20 - 30
Window glazing	20
Wood casement	20 - 50
<i>Sources: Best Built Products, Optimum Window Manufacturing, Safety Glazing Certification Council, Screen Manufacturers Association</i>	

