DWELL INSPECT ARIZONA,LLC
dwellinspectaz.com
(480) 867 4599

REAL ESTATE AGENT TOOLS
by Dwell Inspect Arizona

BUILDING MATERIAL CHEAT SHEET

Plumbing Material

Type	Typical Life Span	Years Used	Common problems
Copper	50+ years	1935-Present	Pitting corrosion is the most common failure in copper pipes. It is the non-uniform localized attack of the wall of copper tube, pipe, or fittings initiated on the inside surface of copper water pipes.
Galvanized steel	20-50 years	1900-1950's	As galvanized pipes age, the zinc coating erodes and pipes corrode. Lead, a dangerous toxin, may build when the pipes corrode. In addition to posing a health hazard, corrosion can reduce water pressure, which can lead to costly repairs if not fixed quickly.
Cast iron	75-100 years	1900 - 1980's	Cast iron pipe is extremely strong and durable, but is quite brittle and if accidentally knocked will easily break.
PVC	50-80 years	Late 1960's to Present	Excessive sunlight, improper installation practices, and too much water pressure.
Polybutylene piping	Fittings 25 to 30 years	1970 - early 1990s	Class action lawsuit. Prone to failure at the fittings. Grey in color.
Lead	100 years	early 1900s - 1940	Lead is a toxic metal that can be harmful to human health even at low exposure levels. Lead can enter water when service pipes contain lead.

CPVC	50-80 years	1985 - Present	Excessive sunlight, improper installation practices, and too much water pressure.
ABS	50-80 years	1980s - Present	ABS can warp when exposed to uneven heat from exposure to sunlight.
PEX	40 years	1990s - Present	The pipe can fail when overexposed to sunlight before installation. Additionally, there have been problems with leaking from dezincification of fittings and chemical leaching/odor.

Roofing

Type	Typical Life Span
Asphalt Shingles (3-tab)	20 - 30 years
Asphalt (architectural)	30+ years
Copper	70+ years
Metal	40 to 80 years
Slate	60 to 150 years
Clay/Concrete	100+ years
Wood	30 years

The life expectancy of a roof can vary based on several factors such as weather conditions, material storage, maintenance, and/or the location of the structure. Warmer climates can significantly reduce the life of asphalt shingle.

Electrical

Type	Typical Life Span
Bare Copper	100+ years
Copper-Clad Aluminum	100+ years
Copper-Plated	100+ years
Ground-Fault Circuit Interrupters (GFCIs)	Up to 30 years
Arc-Fault Circuit Interrupters (AFCIs)	30 years
Service Panel	60 years

Copper-plated wiring, copper-clad aluminum, and bare copper wiring are expected to last a lifetime. Electrical accessories and lighting controls, such as dimmer switches, may need to be replaced before or after 10 years. GFCIs and AFCIs could last 30 years, but much less if tripped regularly.

Swimming Pools

Type	Typical Life Span
Concrete Shell	25+ years
Cover	7 years
Diving Board	10 years
Filter and Pump	10 years
Interior Finish	10 to 35 years
Pool Water Heater	8 years
Vinyl Liner	10 years
Waterline Tile	15+ years

Heating & Air Conditioning

Type	Typical Life Span
Air Conditioner (central)	7 to 15 years
Air Exchanger	15 years
Attic Fan	15 to 25 years
Ceiling Fan	5 to 10 years
Chimney Cap (concrete)	100+ years
Chimney Cap (metal)	10 to 20 years
Chimney Cap (mortar)	15 years
Chimney Flue Tile	40 to 120 years
Condenser	8 to 20 years

Garages

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

The quality and frequency of use will affect the longevity of garage doors and openers.

Appliances

Type	Typical Life Span
Air Conditioner (window)	5 to 7 years
Dishwasher	9 years
Disposal (food waste)	12 years
Dryer (clothes)	13 years
Exhaust Fans	10 years
Freezer	10 to 20 years
Gas Oven	10 to 18 years
Microwave Oven	9 years
Range/Oven Hood	14 years
Electric Range	13 to 15 years
Gas Range	15 to 17 years
Refrigerator	9 to 13 years

Ducting	60 to 100 years
Evaporative Cooler	15 to 25 years
Furnace	15 to 25 years
Heat Pump	10 to 15 years
Thermostats	35 years

Swamp Cooler	5 to 15 years
Washing Machine	5 to 15 years
Whole-House Vacuum System	20 years

Appliance life expectancy depends to a great extent on the use it receives. Furthermore, consumers often replace appliances long before they become worn out due to changes in styling, technology and consumer preferences.