

## How long will that last?

“How long will that last?” seems to be a universal question in the home inspection industry, perhaps second only to “How much does that cost?” Everything has a life expectancy, and while most of those life expectancies are somewhat predictable, they can vary greatly depending on quality of materials and manufacturing, installation practices, care and maintenance, environmental factors, and usage.

The life expectancies in the table below are averages that have been taken from surveys of manufacturers, trade associations, and researchers, as well as manufacturers’ websites and other consumer resources, and are intended only as estimates. Nevertheless, its useful information, especially if you want to make sure you get your money’s worth. Knowing that the microwave is probably going to fail after about ten years helps you plan for the inevitable expense. If you are buying used appliances, it’s a good indicator of how long you can expect a five-year-old top-loading washing machine to last.

To find the date of manufacturer for many appliances, simply look at the manufacturer plate or tag on the appliance. Some will state specifically when the appliance was manufactured while others will have the date coded in the serial number. You can also find information on the Internet or call the manufacturer directly.



Bathroom fixtures .....	50	Heating and cooling, cooling compressor .....	15-20
Bathtub, cast iron .....	50	Heating and cooling, gas or oil furnace .....	18
Bathtub, fiberglass .....	10-15	Heating and cooling, heat pump .....	15
Boilers .....	30	Microwave .....	10
Cabinets, laminate and particle board .....	15-20	Paint .....	7-10
Cabinets, wood and plywood .....	20-50	Plumbing .....	20-50
Cook top .....	13	Pumps .....	7-10
Countertop, granite .....	20	Range .....	17-19
Countertop, laminate .....	10-15	Refrigerator .....	14-19
Countertop, tile .....	10-50	Roof, composition or wood .....	15-30
Countertop, wood .....	20	Roof, slate or tile .....	50-100
Deck, wood .....	15	Siding, aluminum or vinyl .....	20-50
Dishwasher .....	10	Siding, brick or stone .....	100
Disposal .....	10	Siding, wood .....	10-100
Door, exterior with overhang .....	80-100	Smoke detector .....	10
Dryer .....	13	Swimming pool .....	18
Drywall .....	30-70	Trash compactor .....	10
Flooring, carpet or vinyl .....	10-30	Walkway .....	20
Flooring, wood .....	100	Washing machine .....	11-14
Foundation, concrete block .....	100	Water heater, boiler .....	20-30
Foundation, poured concrete .....	200	Water heater, gas or electric .....	11-13
Garage door opener .....	10	Water heater, tankless .....	20
Gutters .....	30	Water softener/purifier .....	20
Heating and cooling, baseboard heater .....	20	Waterproofing sealants .....	1-5

For additional items not found on this list, visit [www.HouseNspect.com/howlong](http://www.HouseNspect.com/howlong)



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