



Home Tips



• CHRISTIAN BUILDING INSPECTORS, INC., 3697 HABERSHAM LANE, DULUTH, GEORGIA 30096, 770-849-0920 • JANUARY 2016 •

Q & A

Repair It or Replace It?



Repair or replace questions are frequent here at Home Owners Network. Every appliance and component in your home has an expected service life. Components like the foundation and wood frame should last for the life of your home. You will need to replace most other appliances and components at some point.



The average home appliance and component expected service lives listed below assume that you perform recommended periodic maintenance and assume that the appliance or component is at least average initial quality. Components that are not properly maintained, components of lower initial quality, and components subject to extreme conditions, may not last as long. Conversely, components that are well maintained and are of higher initial quality may last longer. Sometimes, service life comes down to plain old luck.

Times are in years.

- Air conditioner external condenser unit 12-15
- Air handler (heat pump) 16-25
- Attic ventilation fan (electric) 5-10
- Bathtub/shower (fiberglass) 15-20 (may not be cosmetically pleasing)
- Boiler, gas 21-25+
- Carbon monoxide alarm 7
- Clothes dryer 13-18

- Clothes washing machine 10-15
- Decks (dry climates and cool climates) 20-25



- Decks (warm/humid climates) 15-20
- Dishwashing machine 9-12
- Disposer (food waste grinder) 10-12



- Electrical panels and circuit breakers 40
- Exhaust fan (bath, laundry, kitchen) 10-20

Faucets, kitchen 15 (repair may extend life)
 Faucets, tub/shower 20 (repair may extend life)
 Furnace, gas 18-25
 Furnace, oil 20-25
 Fireplace (prefab wood burning) 25-40
 Garage door 20+ (repair may extend life)
 Garage door opener 10-15
 Ground fault circuit interrupter receptacles/breakers 10
 Gutters (galvanized & aluminum) 20+
 Microwave oven (built-in) 9-12
 Paint (exterior) 5-10
 Plumbing pipes (ABS, PVC) 50+
 Plumbing pipes (cast iron) 50-75
 Plumbing pipes (copper) 20-50+
 Plumbing pipes (PEX) 40+
 Plumbing pipes (galvanized steel) 50
 Range, electric 13-20
 Range, gas 15-20
 Refrigerator 13-18
 Roof tile underlayment (#30 felt) 20-40
 Roof covering (modified bitumen) 20
 Roof covering (asphalt shingles, flat) 15-18
 Roof covering (asphalt shingles, dimensional) 18-22
 Roof covering (wood) 30+
 Siding (Masonite® & similar hardboard) 20-30+ (good painting may extend life)
 Shower doors 20-25
 Smoke alarms 10
 Toilet tank interior parts 5-10
 Ventilation fan (attic) 5-10
 Water heater (electric) 11-15+
 Water heater (gas) 10-15+
 Well pressure tanks (depends on type and water quality) 20-25
 Well pumps (depends on type and water quality) 10-15

The Bottom Line

Repair or replace is often a tough call. Here are some guidelines. If the component is within or beyond the end of service life range above, it's usually best to replace it. Money spent on a service call may not be worth it. Consider putting

that money into a new component instead. If the component is less than half way through its expected service life, consider paying a service technician to estimate the repair cost. If that cost is less than half the cost of a new component, repair; otherwise replace.

The really tough situation is when the component is more than half way through its expected service life. That situation is a roll of the dice about what to do. This is when our 'Ask The Experts' service may help. Tell us about your situation. Please include as many details as possible so we can provide you with our best advice. A picture often helps too.

If you need a qualified technician to help you, try our 'Find a Contractor' referral service. Log on to your Home Owners Network account to access the 'Find a Contractor' page. Not a member? Join today at: <http://www.homeownersnetwork.com>.

Source: <http://www.homeownersnetwork.com/>

If you have a question, comment, or home tip, send to us at rod@cbiga.com. We reserve the right to edit published questions for length.

Quote Of The Month

**"PRAISE, LIKE GOLD AND DIAMONDS,
OWES ITS VALUE ONLY TO ITS SCARCITY."**

- SAMUEL JOHNSON

A Tip Of The Hat To:

John Santiago

***Re/Max Center
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Thank You

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