

Component Life Expectancy Guide

Clovis & Eastern New Mexico

Life expectancy ranges are general guidelines based on typical conditions in eastern New Mexico. Actual performance varies based on installation quality, maintenance history, usage, and local climate factors including heat, wind, dust, and occasional freezing temperatures. This chart is intended for planning purposes only and does not constitute a warranty or guarantee of any component's remaining service life.

Roofing

Component	Expected Lifespan
Architectural / Dimensional Shingles	20–30 years
3-Tab Composition Shingles	15–20 years
Modified Bitumen (Flat Roof)	15–20 years
Built-Up Roof (Flat / Low Slope)	15–25 years
Metal Roofing	30–50 years
Roof Flashing (Aluminum / Lead)	20–30 years
Roof Sealants and Caulking	5–10 years

Note: UV exposure and high winds in this region can shorten shingle life toward the lower end of these ranges. Flat and low-slope roofs are common in Clovis and require more frequent inspection and maintenance than pitched roofs.

Exterior

Component	Expected Lifespan
Hardcoat Stucco	50+ years with maintenance
Stucco Sealant and Caulking	5–10 years
Exterior Paint (Stucco)	5–10 years
Wood Fascia and Soffit	20–30 years
Hardboard Soffit	15–25 years
Vinyl Windows	20–40 years
Aluminum Windows	15–20 years
Wood Windows	20–30 years with maintenance
Exterior Wood Doors	20–30 years
Fiberglass Exterior Doors	30+ years
Steel Exterior Doors	20–30 years
Wood Fence (Painted / Sealed)	10–15 years
Chain Link Fence	20–30 years

Concrete Driveway	30–50 years
Asphalt Driveway	15–25 years
Gutters (Aluminum)	20–30 years

Note: UV exposure significantly accelerates paint and sealant degradation on exterior surfaces in this region. Maintenance cycles should be on the shorter end of these ranges.

Plumbing

Component	Expected Lifespan
Copper Supply Pipes	50–70 years
Galvanized Steel Supply Pipes	40–60 years
PEX Supply Pipes	40–50 years
CPVC Supply Pipes	50–75 years
PVC Drain Pipes	25–40 years
Cast Iron Drain Pipes	50–75 years
Galvanized Drain Pipes	40–60 years
Clay Sewer Lateral	50–60 years
PVC Sewer Lateral	25–40 years
Shut-Off Valves	10–25 years
Hose Bibs / Exterior Spigots	10–20 years
Faucets	15–20 years
Toilets (Porcelain)	30–50 years
Toilet Internal Components	5–10 years
Bathtub (Porcelain / Fiberglass)	20–30 years

Note: Clay sewer laterals are extremely common in Clovis homes built before the 1980s. While the pipe itself may last many decades, joint separation and root intrusion are common well before the end of the pipe's structural life. Camera inspection is the only reliable way to assess condition.

Water Heaters

Component	Expected Lifespan
Electric Tank Water Heater	10–15 years
Gas Tank Water Heater	8–12 years
Tankless Electric Water Heater	18–25 years
Tankless Gas Water Heater	18–25 years
TPR Valve	6–10 years
Anode Rod	3–5 years (replaceable)
Water Heater Drain Pan	10–20 years

Note: Water quality in eastern New Mexico can accelerate tank corrosion and anode rod consumption. Annual flushing and anode rod inspection extend tank life meaningfully.

HVAC

Component	Expected Lifespan
Central Air Conditioner (Refrigerated)	12–17 years
Heat Pump	12–17 years
Gas Furnace	16–20 years
Electric Furnace / Air Handler	15–20 years
Evaporative Cooler	15–20 years
Evaporative Cooler Pads	1–3 years
Ductwork (Sheet Metal)	25–30 years
Flexible Ductwork	15–25 years
Thermostat (Manual)	35 years
Thermostat (Programmable / Smart)	10–15 years
HVAC Filter (1")	1–3 months
HVAC Filter (4-5")	6–12 months

Note: HVAC equipment in Clovis works harder than in many regions due to extreme summer heat and dusty conditions. Dust loading shortens filter life and reduces system efficiency. Annual professional servicing is particularly important here.

Electrical

Component	Expected Lifespan
Electrical Panel (Breaker Box)	25–40 years
Circuit Breakers	30–40 years
Copper Branch Wiring	100+ years
GFCI Receptacles	15–25 years
Standard Receptacles and Switches	15–25 years
Smoke Alarms	8–10 years
Carbon Monoxide Detectors	5–7 years
Whole-Home Surge Protector	3–5 years
Doorbell (Wired)	10–15 years
Ceiling Fans	10–15 years

Note: Federal Pacific Stab-Lok panels, common in Clovis homes from the 1950s-1980s, are a known concern regardless of age. If your home has one, consult a licensed electrician about replacement.

Appliances

Component	Expected Lifespan
Refrigerator	10–15 years
Dishwasher	9–12 years
Electric Range / Oven	13–15 years
Gas Range / Oven	15–17 years
Microwave (Built-In)	9–12 years
Washer	10–12 years
Dryer (Electric)	10–13 years
Garbage Disposal	8–12 years

Structural and Interior

Component	Expected Lifespan
Concrete Slab Foundation	Lifetime of structure with maintenance
Wood Framing	Lifetime of structure
Drywall	Lifetime of structure
Interior Paint	5–10 years
Hardwood Flooring	25–100 years with refinishing

Laminate Flooring	15–25 years
Ceramic / Porcelain Tile	75–100 years
Carpet	8–12 years
Vinyl / LVP Flooring	10–20 years
Grout and Tile Sealant	8–15 years
Shower Caulking	5–10 years
Interior Doors (Hollow Core)	20–30 years
Garage Door	15–30 years
Garage Door Opener	10–15 years
Garage Door Springs	7–12 years

Note: Slab foundations in Clovis are subject to movement from expansive clay soils and drainage conditions. The slab itself is not typically the problem — the soil behavior beneath it is. Proper drainage and grading maintenance extend the effective life of the foundation significantly.

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