REALTOR CHEAT SHEET

PROVIDED TO YOU BY DS HOME INSPECTION SERVICES, LLC

PLUMBING	TYPICAL LIFE SPAN	YEARS USED	DEFECTS
BRASS	40-70+ yrs.	1900-1935	Corrosion causes leaks, Expensive
COPPER	50+ yrs.	1935 - Present	Copper pipes also encounter problems from water acidity, so they are not good to install for plumbing systems that draw water from a well.
GALVANIZED STEEL	20-50 yrs.	1900 - 1950's	Dezincification, Galvanized steel pipes may contain lead, which corrodes quickly and reduces the lifespan of the piping.
CAST IRON	75-100 yrs.	1900 - 1980's	Cast iron pipe is extremely strong and durable, but is quite brittle and if accidentally knocked will easily break.
PVC (Polyvinyl Chloride)	50-80 yrs.	Late 1960's	Improper installation practices
POLYBUTYLENE PIPING	25-30 yrs.	1970 - 1990's	Prone to breakage
LEAD	100 yrs.	1900's - 1940	Have the water tested. If results show the lead content at 15 parts per billion (15 ppb) or more, replacement needed
CPVC	50-80 yrs.	1985 - Present	Improper installation practices
ABS	50-80 yrs.	1985 - Present	Building codes in some areas no longer allow the use of ABS. Buyers should be particularly alert for leaks in ABS black plastic drain, waste or vent piping.
PEX	40 yrs.	1990 - Present	The pipe can fail when exposed to chlorine within the water, or over exposure to sunlight before installation. The leading cause of failure is caused by dezincification.

ROOFING	TYPICAL LIFE SPAN
ASPHALT SHINGLES (3 Tab)	20 yrs.
ASPHALT (Architecture)	30 yrs.
COPPER	70+ yrs.
EPDM RUBBER (Ethylene Propylene Diene Monomer)	15-25 yrs.
METAL	40-80 yrs.
SLATE	60-150 yrs.
CLAY / CONCRETE	100 + yrs.
WOOD	30 yrs.

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	TYPICAL LIFE SPAN
BARE COPPER	100+ yrs.
COPPER CLAD ALUMINUM	100+ yrs.
COPPER PLATED	100+ yrs.
GFCIs (Ground Fault Cicuit Iterrupters)	30 yrs.
AFCIs (Arc Fault Cicuit Interrupters)	30 yrs.
SERVICE PANEL	60 yrs.

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. GFIs and AFCIs could last 30 years, but much less if tripped regularly.

HEATING & AIR	TYPICAL LIFE SPAN
AIR CONDITIONERS	8-10 yrs.
CENTER AIR CONDITIONING UNIT	7-15 yrs.
EVAPORATOR COOLERS	15-25 yrs.
ATTIC FAN	15-25 yrs.
DUCTING	60-100 yrs.
FURNACES	15- 25 yrs.
GAS FIREPLACES	15-25 yrs.
HEAT EXCHANGERS	10-15 yrs.
HEAT PUMPS	10-15 yrs.
CHIMNEY FLUE TILE	40-120 yrs.

HVAC systems and components can last longer if serviced and maintained properly.

APPLIANCES	TYPICAL LIFE SPAN
REFRIGERATOR	9-13 yrs.
DISHWASHERS	9 yrs.
DISPOSALS (Food Waste)	12 yrs.
COMPACTORS (Trash)	6 yrs.
WASHING MACHINE	5-15 yrs.
DRYER	13 yrs.
GAS RANGE	15-17 yrs.
ELECTRIC RANGE	13-15 yrs.
MICROWAVE OVEN	9 yrs.
WHOLE HOUSE VACUUM SYSTEMS	20 yrs.

Modern appliance have integrated technology making them more efficient, but more expensive to repair.

GARAGE	TYPICAL LIFE SPAN
GARAGE DOORS	20-25 yrs.
GARAGE DOOR OPENERS	10-15 yrs.

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