

# Independent Home Inspection

## HOW LONG DOES IT LAST?

Here is a short list of typical life cycles of the most common components of the home. Please keep in mind that there will be exceptions in every category.

### Roof

conventional asphalt shingles .....	12 - 15 years
top quality asphalt shingles .....	25 - 30 years
low slope shingles .....	10 - 15 years
slate.....	40 - 200 years
tar & gravel roof (built up roof).....	15 - 20 years
single ply roof membrane .....	15 - 20 years
roll roofing.....	5 - 10 years

### EXTERIOR

gutters & downspouts .....	20 - 30 years
copper gutters and downspouts .....	50 - 100 years
aluminum siding.....	50 plus years
vinyl siding.....	20 - 30 years
wood siding.....	maintenance dependent
stucco.....	maintenance dependent
exterior paint .....	4 - 6 years
deck.....	10 - 20 years
asphalt driveway surface.....	10 - 20 years
driveway sealer.....	1 - 3 years
concrete driveway.....	30 - 40 years
garage door opener.....	8 - 12 years

### STRUCTURE

termite treatment .....	10 - 20 years
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### HEAT

conventional furnace .....	20 - 25 years
mid efficiency furnace .....	20 - 25 years
high efficiency furnace.....	unknown, suspect < 20 years
cast iron boiler .....	35 - 50 years
steel boiler .....	20 - 30 years
copper tube boiler.....	10 - 20 years
humidifier .....	5 - 10 years
electronic air filter.....	10 - 20 years

### COOLING

air conditioning condenser .....	10 - 15 years
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### PLUMBING

galvanized steel supply pipe .....	40 - 50 years
copper pipe .....	indefinite
toilet.....	30 - 40 years
sink .....	12 - 20 years
faucet.....	10 - 15 years
whirlpool bath .....	15 - 25 years
shower pan.....	unpredictable
submersible pump for well .....	10 - 15 years
suction or jet pump .....	10 - 15 years
water softener .....	5 - 15 years
sump pump .....	2 - 7 years
water heater.....	8 - 12 years
tile bathtub enclosure .....	10 - 50 years

### INTERIOR

paint.....	5 - 10 years
windows .....	maintenance dependent
oak or pine floor.....	lifetime
vinyl sheet or tile floor.....	15 - 20 years
carpeting.....	8 - 15 years
wallpaper.....	7 - 10 years

### WHAT'S THE MESSAGE HERE?

A homebuyer should arrive at the home inspection with realistic expectations. If you are buying a 12-15 year old home, let's face it, you may need a new roof covering. If you are buying a 60 year old home, you may have to update some plumbing. Don't let this scare you away from a perfectly good home.

Practical considerations such as the quality of initial installation and materials, the extremes of temperature and climate, and the overall traffic/use materials receive during their lifetime will affect their longevity.

This guide is an estimate only, compiled from industry sources. The actual life expectancy of any specific component or material mentioned herein will vary.