

## **Realtor Cheat Sheet - Provided To You by HomePro Home Inspections!**

<b>Plumbing</b>			
<b>Type</b>	<b>Typical Life Span</b>	<b>Years Used</b>	<b>Defects</b>
<b>Brass</b>	40-70+ yrs.	1900-1935	Corrosion causes leaks, Expensive
<b>Copper</b>	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.
<b>Galvanized steel</b>	20-50 yrs.	1900-1950's	Dezincification, Galvanized steel pipes may contain lead, which corrodes quickly and reduces the lifespan of the piping.
<b>Cast iron</b>	75-100 yrs.	1900 - 1980's Little cast iron pipe is currently manufactured.	Cast iron pipe is extremely strong and durable, but is quite brittle and if accidentally knocked will easily break.
<b>Polyvinyl chloride (known as PVC)</b>	50-80 yrs.	Used in the late 1960's to Present	Improper installation practices
<b>Polybutylene piping</b>	Fittings 25 to 30 yrs.	1970s through the 1990s	Prone to breakage
<b>Lead</b>	100 yrs.	used in the early 1900s - 1940	Have the water tested. If results show the lead content at 15 parts per billion (15 ppb) or more, replacement needed.
<b>CPVC</b>	50-80 yrs.	1985 - Present	Improper installation practices
<b>ABS</b>	50-80 yrs.	manufactured in the mid 1980's	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.
<b>PEX</b>	40 yrs.	Late 1990s - Present	The pipe can fail when exposed to chlorine within the water, or over exposure to sunlight before installation. The leading cause of failure in a brass fitting used with PEX is caused by dezincification

<b>Garage</b>	
<b>Type</b>	<b>Typical Life Span</b>
<b>Garage Doors</b>	20 to 25 yrs.
<b>Garage Door Openers</b>	10 to 15 yrs.

<b>Roofing</b>	
Type	Typical Life Span
<i>Asphalt Shingles (3-tab)</i>	20 yrs.
<i>Asphalt (architectural)</i>	30 yrs.
<i>Copper</i>	70+ yrs.
<i>EPDM (ethylene propylene diene monomer) Rubber</i>	15 to 25 yrs.
<i>Metal</i>	40 to 80 yrs.
<i>Slate</i>	60 to 150 yrs.
<i>Clay/Concrete</i>	100+ yrs.
<i>Wood</i>	30 yrs.
<p>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.</p>	

<b>Electrical</b>	
Type	Typical Life Span
<i>Bare Copper</i>	100+ yrs.
<i>Copper-Clad Aluminum</i>	100+ yrs.
<i>Copper-Plated</i>	100+ yrs.
<i>Ground-Fault Circuit Interrupters (GFCIs)</i>	Up to 30 yrs.
<i>Arc-Fault Circuit Interrupters (AFCIs)</i>	30 yrs.
<i>Service Panel</i>	60 yrs.
<p>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. GFCIs and AFCI's could last 30 years, but much less if tripped regularly.</p>	

<b>Heating &amp; Air</b>	
Type	Typical Life Span
<i>Air Conditioners</i>	8 to 15 yrs.
<i>Central Air-Conditioning Unit</i>	7 to 15 yrs.
<i>Evaporator Coolers</i>	15 to 25 yrs.
<i>Attic Fan</i>	15 to 25 yrs.
<i>Ducting</i>	60 to 100 yrs.
<i>Furnaces</i>	15 to 25 yrs.
<i>Gas Fireplaces</i>	15 to 25 yrs.
<i>Heat Exchangers</i>	10 to 15 yrs.
<i>Heat Pumps</i>	10 to 15 yrs.
<i>Chimney Flue Tile</i>	40 to 120 yrs.
<p>HVAC systems and components can last longer if serviced and maintained properly.</p>	

<b>APPLIANCES</b>	
Type	Typical Life Span
<i>Refrigerator</i>	9 to 13 yrs.
<i>Dishwashers</i>	9 yrs.
<i>Disposals (food waste)</i>	12 yrs.
<i>Compactors (trash)</i>	6 yrs.
<i>Washing Machine</i>	5 to 15 yrs.
<i>Dryers</i>	13 yrs.
<i>Gas Range</i>	15 to 17 yrs.
<i>Electric Range</i>	13 to 15 yrs.
<i>Microwave Oven</i>	9 yrs.
<i>Whole House Vacuum Systems</i>	20 yrs.
<p>Modern appliance have integrated technology making them more efficient, but more expensive to repair.</p>	