

LIFE EXPECTANCY



ROOF COVERINGS

Asbestos cement	40 - 80
Asphalt standard shingle	12 - 15
Asphalt premium shingle	15 - 35
Concrete/clay tile	20 - 40
Metal	60
Roll roofing	5 - 15
Slate tile	40 - 80
Tar and gravel	15 - 25
Wood shingle	10 - 20

HEATING

Baseboard Heater	20
Forces air furnace	10 - 25
Oil tank	20
Water/steam boiler - welded steel	15 - 30
Water/steam boiler - cast iron	30 - 50
Water/steam circulating pump	10 - 25

COOLING

Central air	15 - 20
Heat pump	10 - 15
Winder - air conditioning	10 - 20

PLUMBING

Galvanized water pipe	20 - 25
Hot water heater	5 - 15
Septic/sewer pump	5 - 10
Water Softener	20
Well pump	10

APPLIANCES

Dishwasher	10 - 12
Dryer	10 - 25
Garbage disposal	5 - 12
Microwave	10
Oven/range	15 - 20
Refrigerator	15 - 20
Smoke / Carbon Monoxide Detector	10
Washing machine	10 - 15
Water Heater – Electric	10 - 15
Water Heater - Gas	10 - 15

INTERIOR MATERIALS

Bathroom fixtures, porcelain and cast iron	50
Counters, Granite	20 +
Counters, Laminate	10 - 15
Counters, Tile	50 +
Counters, Wood	20 +
Fiberglass tub/showers	10 - 15
Interior Paint	7 - 10
Kitchen cabinets (particle board and laminates)	15 - 20
Kitchen cabinets, solid wood and plywood construction	20 - 50
Vinyl Floor	20 - 30
Wood Floor	100 +

EXTERIOR MATERIALS

Aluminum Siding	20 - 50
Exterior Deck	15
Exterior Paint	7 - 10
Garage Door	20 - 50
Garage Door Opener	10
Roofing, Composition	15 - 30
Roofing, wood shingles	20 - 30
Roofing, Tile	50
Veneer (Brick, Stone)	100 +
Vinyl Siding	50
Wood Siding	10 - 100

COURTESY OF AFFORDABLE HOME INSPECTIONS

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