



Realtor Cheat Sheet

Provided To You by Windy City Home Inspection

PLUMBING

Type	Typical Life Span	Years Used	Defects
Brass	40-70+ Years	1900-1935	Corrosion causes leaks, Expensive
Copper	50+ Years	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 Years	1900-1950s	Dezincification, Galvanized steel pipes may contain lead, which corrodes quickly and reduces the lifespan of the piping.
Polyvinyl Chloride (PVC)	50-80 Years	Late 1960s-Present	Improper installation practices
Polybutylene Piping	Fittings 25-30 Years	1970s-1990s	Prone to breakage
Lead	100 Years	Early 1900s-1940s	Have the water tested. If results show the lead content at 15 parts per billion (15ppb) or higher, replacement is needed.
CPVC	50-80 Years	1985-Present	Improper installation practices
ABS	50-80 Years	Manufactured in the mid 1980s	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 Years	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.

GARAGE

Garage Door	The typical lifespan of a garage door is 20 to 25 years
Garage Door Opener	The typical lifespan of a garage door <u>opener</u> is 10 to 15 years



ROOFING

Type	Typical Life Span
Asphalt Singles (3 Tab)	20 Years
Asphalt (Architectural)	30 Years
Copper	70+ Years
EPDM Rubber	15-25 Years
Metal	40-80 Years
Slate	60-150 Years
Clay/Concrete	100+ Years
Wood	30 Years
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.	

ELECTRICAL

Type	Typical Life Span
Bare Copper	100+ Years
Copper Clad Aluminum	100+ Years
Copper Plated	100+ Years
Ground Fault Circuit Interrupters (GFCI)	Up to 30 Years
Arc Fault Circuit Interrupters (AFCI)	30 years
Service Panel	60 Years
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 AFCIs could last 30 years, but much less if tripped regularly.	

HEATING AND AIR

Type	Typical Life Span
Air Conditioners	8-15 Years
Central AC Units	7 to 15 Years
Evaporator Coolers	15-25 Years
Attic Fan	15 to 25 Years
Ducting	60-100 Years
Furnaces	15-25 Years
Gas Fireplaces	15-25 Years
Heat Exchangers	10-15 Years
Heat Pumps	10-15 Years
Chimney Flue Tile	40-120 Years
HVAC Systems and components can last longer if serviced and maintained properly	

APPLIANCES

Type	Typical Life Span
Refrigerator	9-13 Years
Dishwasher	9 Years
Disposal	12 Years
Trash Compactor	6 years
Washing Machine	5-15 years
Dryer	13 years
Gas Range	15-17 Years
Electric Range	13-15 Years
Microwave Oven	9 years
Whole House Vacuum	20 Years
Modern appliances have integrated technology making them more efficient, but more	