Call Us Today
248.550.9492

Or Visit Us At
totalhouseinspection.com

Realtor Cheat Sheet - Provided To You by Total House Inspection!

Plumbing

Type	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 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.
Polyvinyl chloride (known as PVC)	50-80 yrs.	Used in the late 1960's to Present	Improper installation practices
Polybutylene piping	Fittings 25 to 30 yrs.	1970s through the 1990s	Prone to breakage
Lead	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.
CPVC	50-80 yrs.	1985 - Present	Improper installation practices
ABS	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.
PEX	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

Garage

Type	Typical Life Span
Garage Doors	20 to 25 yrs.
Garage Door Openers	10 to 15 yrs.

Call Us Today
248.550.9492

Visit Us At
totalhouseinspection.com

TOTAL HOUSE INSPECTION

Roofing

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

The life expectancy of a roof can vary based on serval 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

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

Heating & Air

Type	Typical Life Span
Air Conditioners	8 to 15 yrs.
Central Air-Conditioning Unit	7 to 15 yrs.
Evaporator Coolers	15 to 25 yrs.
Attic Fan	15 to 25 yrs.
Ducting	60 to 100 yrs.
Furnaces	15 to 25 yrs.
Gas Fireplaces	15 to 25 yrs.
Heat Exchangers	10 to 15 yrs.
Heat Pumps	10 to 15 yrs.
Chimney Flue Tile	40 to 120 yrs.

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

APPLIANCES

Type	Typical Life Span
Refrigerator	9 to 13 yrs.
Dishwashers	9 yrs.
Disposals (food waste)	12 yrs.
Compactors (trash)	6 yrs.
Washing Machine	5 to 15 yrs.
Dryers	13 yrs.
Gas Range	15 to 17 yrs.
Electric Range	13 to 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.