

"BUY OR SELL WITH CONFIDENCE"



REALTOR Cheat Sheet



Garage

Average Life Span

Garage Door	20-25 Yrs.
Garage Door Opener	10-15 Yrs.

Home Age

Plumbing

Common Defects to Expect

Average Life Span

Late 1960's	PVC	Improper Installation Practices	Late 60' s- Today
1900-1935	BRASS	Leaks Caused by Corrosion	40-65 Yrs.
1900-1940	LEAD	Test Water. If ILad is >15ppb Replace	90-100 Yrs.
1900-1955	GALVAZINED STEEL	May Contain Lead Which Corrodes Quickly	50+ Yrs.
1900-1985	CAST IRON	Strong Yet Brittle Causing Easy Breakage	80+ Yrs.
1935-Today	COPPER	Well Water Exposes Corrosion from Acidity	50+ Yrs.
1970-1992	POLYBUTYLENE	Prone to Breakage	25-30 Yrs.
1990-Today	PEX	Corrosion-Exposure to Chlorinated Water	40+ Yrs.



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Electrical

Ideal Life Span

Roofing

Average Life Span

GFCI (Ground Fault Circuit)	20-30 Yrs.	Wood	25-30 Yrs.
AFCI (Arc Fault Circuit)	20-30 Yrs.	Slate	60-80 Yrs.
Bare Copper	90+ Yrs.	Metal	40-60 Yrs.
Copper Plated	20-30 Yrs.	Asphalt (Architecture)	25-30 Yrs.
Service Panel	90+ Yrs.	Asphalt Shingles	20-25 Yrs.
Copper Clad Aluminum	90+ Yrs.	EPDM Rubber	25-30 Yrs.

Heating/Air

Ideal Life Span

Appliance

Average Life Span

Ducting	60-90 Yrs.	Dryer	10-15 Yrs.
Center Air Unit	15+ Yrs.	Washer	10-15 Yrs.
Window Air Unit	8-10 Yrs.	Food Disposal	12-15 Yrs.
Evaporator Cooler	15-20 Yrs.	Dishwasher	10-15 Yrs.
Furnace	20-25 Yrs.	Gas Range	15-20 Yrs.
Heat Exchanger	10-15 Yrs.	Electric Range	10-15 Yrs.
Gas Fireplace	15-20 Yrs.	Refrigerator	10-15 Yrs.
Heat Pump	10-15 Yrs.	Trash Compactor	6-10 Yrs.
Chimney Flue Tile	60-90 Yrs.	Microwave Oven	9-10 Yrs.



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