

News Your Customer Can Use

by

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How Long Will It Last?

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*The following information is deemed reliable but should not be your sole source for decisions you make.
Copies of this article and many more topics can be down loaded from my web site. 9/2006*

The following was compiled from information gathered from the U.S. Department of Housing and Urban Development dated 2000. The life expectancy estimates were provided largely by the industries or manufacturers that make and sell the components listed below. Many factors affect the life expectancy of housing components including the quality of the components, the quality of their installation, their level of maintenance, weather and climatic conditions, and intensity of their use.

FOOTINGS AND FOUNDATIONS:

Poured footing and foundation **200**

Concrete Block **100**

Cement **50**

SUBTERANIAN TERMITE TREATMENT:

Termite proofing **5**

ROUGH STRUCTURE:

CBS construction **lifetime**

Framing **lifetime** if maintained and kept free from water and termite damage.

SIDING:

Gutters and Downspouts **30**

Siding:

Stucco on CBS **lifetime**

Wood **10** if not maintained **50** if well maintained

Metal (steel) **50-lifetime**

Aluminum **20-50**

Vinyl **50**

PAINTS AND STAINS:

Exterior Paint on CBS, Wood, Brick, and Aluminum **7-10**

Interior:

wall paint **7-10**

trim and door **5-10**

wallpaper **7**

MASONARY:

Chimney, Fireplace, and Brick Veneer **lifetime**

Brick and Stone Walls **100+**

Stucco and Mantels **lifetime**

MATERIALS:

Caulking for sealer **8-10** Should be checked annually

Metal for coping **20-40**

Mortar for walls **25+**

Plastic for flashing **25+**

ROOFING:

Asphalt/Wood Shingles and Shakes dependent on environment, **15-30**

Asphalt 90# mineral surface **8-15** flat roofing

Concrete & Clay Tile **40** Valleys and buttresses are prone to earlier failure

Slate **50-100**

Sheet Metal **20-50+**

DOORS:

Screen **25**

Interior:

Hollow core **10-30**

Solid core wood **30-life**

Exterior:

Solid Wood **20** If well maintained & protected from rain, as few as **5** if exposed.

Steel **20** If well maintained & protected from rain possibly as few as **5** if exposed.

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At www.JCHomeInspector.com you can find a Sample Report, Price list, information on Mold, Termites, Radon and Lead in your home, Hurricane preparation and much more.



Doors Exterior cont.

Fiberglass **lifetime** If a composite plastic jamb is used.

Wood jambs are prone to earlier failure.

Aluminum & clad sliders **lifetime** rollers tend to need attention. Salt air can cause premature failure.

Garage Door **20-50**

Garage Door Opener **10**

WINDOWS:

Window Glazing **20**

Wood **20-50**

Aluminum **10-20** best quality to **30** Salt air can cause premature failure

FLOORS:

Oak or Pine **lifetime**

Slate Flagstone **lifetime**

Laminate "Pergo" **10-30**

Vinyl sheet or tile **20+**

Terrazzo **lifetime**

Carpet **11**

Quality tile **lifetime**

Marble **lifetime**

CEILINGS:

Suspension Ceiling **lifetime**

Acoustical Ceiling **lifetime**

HOME SECURITY:

Intrusion System **14**

Smoke Detector **12**

Smoke/Fire/Intrusion **10**

APPLIANCES:

Compactor **10**

Dishwasher **10**

Disposal **10**

Dryer **14**

Freezer / Refrigerator **12-16**

Microwave Oven **11**

Range / Oven **14-17**

Clothes Washer / Dryer **13**

Exhaust Fan **20**

BATHROOMS:

Cast Iron Bathtub **50**

Steel tub **40**

Fiberglass Bathtub & Shower **10-15**

Tile shower **lifetime** if well maintained

Shower Door **10-25**

Toilet **50**

CABINETRY:

Kitchen Cabinets **15-20**

Bath Vanity **20**

COUNTERTOPS:

Laminate **10-15**

Ceramic Tile high grade installation **lifetime**

Solid surface "Corrian" **lifetime**

Wood/Butcher Block **20+**

Granite **20+**

WALLS & TREATMENTS:

Drywall and Plaster **30-70**

Ceramic Tile **life**

ELECTRICAL:

Copper wiring:

copper plated **100+**

copper clad aluminum **100+**

Bare copper **100+**

Insulation:

Armored cable (BX) **lifetime**

Conduit pipe **lifetime**

Sheathed "Romex" **lifetime**

HEATING, VENTILATION, A/C:**Air Conditioning:**

Split System **12-16** Newer units can last longer

Heat pumps **12-16**

Package Unit **10-14**

Water Source Heat Pumps Package unit **10-14**

Window unit **10**

Duct Work:

Metal fiberglass wrapped **30** If lining is damaged can sweat and drip water

Flexible and ridged fiberglass **30**

Water Filter and Heater:

Depends on quality of water and type of lining

Electric **14**

Gas **11-13**

Whole House Filter System **12-25**

PLUMBING:**Waste Pipe:**

Concrete **50-100**

Cast iron **50-100**

Plastic "PVC" **lifetime**

Supply Line:

Galvanized **50**

Copper **80+**

CPVC **lifetime**

Faucets:

high quality **15-20**

low quality **13-15**

LANDSCAPING:

Screen Rooms **15-25**

Wooden Deck **15**

Brick or Concrete Patio and Driveways **24**

Tennis Court **10**

Concrete Walk **24**

Gravel Walk **4**

Asphalt Driveway **10**

Swimming Pool **18-25**

Sprinkler System **12-20**

Fence Wood **12**

Fence Chain Link **12-20**

Fence Vinyl **12-20**