



Dale Nelson 801-540-2994
 theshadowinspector@earthlink.net
<http://www.beneaththeshadowshomeinspections.com>

*Below is an estimation of how long elements of, and within the home will last
 Data is provided by the National Association of Home Builders*

HOW LONG WILL IT LAST?

APPLIANCES

Compactor
 Dishwasher
 Garbage Disposal
 Dryer
 Freezer (compact)
 Freezer (standard)
 Microwave oven
 Range (freestanding and built-in, electric)
 Range (freestanding and built in, gas)
 Range (high oven, gas)
 Refrigerator (compact)
 Refrigerator (standard)
 Washer (automatic and compact)
 Exhaust fan

LIFE SPAN (in years)

10
 10
 10
 10
 12
 16
 11
 17
 19
 14
 14
 17
 13
 20

BATHROOMS

Cast iron bathtub
 Fiberglas bathtub and shower
 Shower door (average quality)
 Toilet

50
 10-15
 25
 50

CABINETS

Kitchen cabinets
 Medicine cabinet/bath vanity

15-20
 20

COUNTERTOPS

Laminate
 Ceramic tile (high-grade installation)
 Wood/butcher block
 Granite

10-15
 Lifetime
 20+
 20+

DOORS

Screen	25-50
Interior (not perfect hollow core)	<30-life
Interior (solid corewood)	30-life
Exterior (protected overhang)	80-100
Exterior (unprotected and exposed)	25-30
Folding	30-life
Garage door	20-50
Garage door opener	10

FINISHES (Used for waterproofing)

Paint, plaster and stucco	3-5
Sealer, silicone, and waxes	1-5

FLOORS

Oak or pine	Lifetime
Slate flagstone	Lifetime
Vinyl sheet or tile	Minimum 20-30
Terrazzo	Lifetime
Carpeting	11
Marble	Lifetime

FOOTINGS AND FOUNDATIONS

Poured footing and foundation	200
Concrete block	100
Cement	50
Waterproofing (bituminous coating)	10
Termite proofing	5
Baseboard system	20

HEATING, VENTILATION AND AIR CONDITIONING

The lifespan of water heaters depends upon the following...

- The quality of the water heater
- The type of water heater (gas or electric)
- The type of ignition system (pilot or electronic)
- The chemical composition of the water
- The long-term water temperature settings
- The quality and frequency of *past* maintenance
- The quality and frequency of *future* maintenance
 - Frequency of flushing
 - Frequency of sacrificial anode replacement

Air conditioning unit (central unit)	15
Air conditioning unit (window unit)	10
Humidifier	8
Water heater (electric)	14
Water heater (gas)	11-13
Forced air furnace, heat pump	15
Furnace, gas or oil fired	18

HOME SECURITY APPLIANCES

Intrusion system	14
Smoke detector	12
Smoke/fire/intrusion system	10

LANDSCAPING

Wooden deck	15
Brick and concrete patio	24
Tennis court	10
Concrete walk	24
Gravel walk	4
Asphalt driveway	10
Swimming pool	18
Sprinkler system	12
Fence	12

PAINTS AND STAINS

Exterior paint on wood, brick and aluminum	7-10
Interior wall paint	5-10
Interior trim and door	5-10
Interior wallpaper	7

PLUMBING

Waste pipe (concrete)	50-100
Waste pipe (cast iron)	75-100
Sinks (enamel steel sink)	5-10
Sinks (enamel cast iron sink)	25-30
Sinks (porcelain sink)	25-30
Faucets --low quality	13-15
Faucets-- high quality	15-20

ROOFING

The lifespan of roof covering materials depends upon the following...

- material quality
- installation method
- number of existing layers
- structure orientation
- roof pitch
- climate (snow, rain and ice)
- building site (overhanging tree branches, protection from wind, etc.)
- shingle color (amt. of heat absorbed)
- elevation (UV)
- roof structure ventilation (heat)
- quality of maintenance

Asphalt and wood shingles and shakes	15-30
Tile	50
Slate	50-100
Sheet metal	20-50
Built-up roofing (asphalt)	12-25
Built-up roofing (coat and tar)	12-30
Asphalt composition shingle	15-30
Asphalt overlaid	25-35

SIDING

Gutters and downspouts	30
Siding (wood)	10-100
Siding (steel)	50-life
Siding (aluminum)	20-50
Siding (vinyl)	50

WINDOWS

Window glazing	20
Wood casement	20-50
Aluminum casement	10-20
Screen	25-50