

 <b>ROOFING</b>	<b>TYPICAL LIFE SPAN</b>
<b>ASPHALT SHINGLES</b> (3 Tab)	20 yrs.
<b>ASPHALT</b> (Architecture)	30 yrs.
<b>COPPER</b>	70+ yrs.
<b>EPDM RUBBER</b> (Ethylene Propylene Diene Monomer)	15-25 yrs.
<b>METAL</b>	40-80 yrs.
<b>SLATE</b>	60-150 yrs.
<b>CLAY / CONCRETE</b>	100+ yrs.
<b>WOOD</b>	30 yrs.


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. Warmer climates can significantly reduce the life of asphalt shingle.

 <b>ELECTRICAL</b>	<b>TYPICAL LIFE SPAN</b>
<b>BARE COPPER</b>	100+ yrs.
<b>COPPER CLAD ALUMINUM</b>	100+ yrs.
<b>COPPER PLATED</b>	100+ yrs.
<b>GFCIs</b> (Ground Fault Circuit Interrupters)	30 yrs.
<b>AFCIs</b> (Arc Fault Circuit Interrupters)	30 yrs.
<b>SERVICE PANEL</b>	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.

 <b>HEATING &amp; AIR</b>	<b>TYPICAL LIFE SPAN</b>
<b>AIR CONDITIONERS</b>	8-10 yrs.
<b>CENTER AIR CONDITIONING UNIT</b>	7-15 yrs.
<b>EVAPORATOR COOLERS</b>	15-25 yrs.
<b>ATTIC FAN</b>	15-25 yrs.
<b>DUCTING</b>	60-100 yrs.
<b>FURNACES</b>	15-25 yrs.
<b>GAS FIREPLACES</b>	15-25 yrs.
<b>HEAT EXCHANGERS</b>	10-15 yrs.
<b>HEAT PUMPS</b>	10-15 yrs.
<b>CHIMNEY FLUE TILE</b>	40-120 yrs.

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

 <b>APPLIANCES</b>	<b>TYPICAL LIFE SPAN</b>
<b>REFRIGERATOR</b>	9-13 yrs.
<b>DISHWASHERS</b>	9 yrs.
<b>DISPOSALS</b> (Food Waste)	12 yrs.
<b>COMPACTORS</b> (Trash)	6 yrs.
<b>WASHING MACHINE</b>	5-15 yrs.
<b>DRYERS</b>	13 yrs.
<b>GAS RANGE</b>	15-17 yrs.
<b>ELECTRIC RANGE</b>	13-15 yrs.
<b>MICROWAVE OVEN</b>	9 yrs.
<b>WHOLE HOUSE VACUUM SYSTEMS</b>	20 yrs.

Modern appliances have integrated technology making them more efficient, but more expensive to repair.

 <b>GARAGE</b>	<b>TYPICAL LIFE SPAN</b>
<b>GARAGE DOORS</b>	20-25 yrs.
<b>GARAGE DOORS OPENERS</b>	10-15 yrs.

**[www.aardvarkinspect.com](http://www.aardvarkinspect.com)**  
**260-471-2800    317-777-1174    419-233-4088**  
**574-255-8824    269-683-8822    219-872-8824**  
**765-606-5188**

