

ARE YOU SEARCHING FOR THE PERFECT HOME?

THE RULE IS 1%

When you consider the life cycle of every component of a home, the estimated annual cost of normal maintenance is 1% of the value of the home. One year you may replace the furnace, a few years later you replace the roof. In addition to unexpected repairs you average 1% a year. This rule, is a very good estimator and can be applied to very expensive and inexpensive homes.

NORMAL MAINTENANCE

A home is made up of cosmetics, structure, roof, exterior envelope and systems. The systems are components such as heating, plumbing, electrical and cooling. All components eventually wear out and need to be replaced. Each component has it's own life cycle and homes tend to settle into a maintenance cycle, we will call **normal maintenance**.

THERE IS A MESSAGE BEING PRESENTED.

Any home buyer should have realistic expectations concerning the home they are about to purchase. A home that is 15 to 20 years old **may require** a new roof or a new furnace and air conditioning unit. The key word is **may** require. This should not intimidate you from purchasing a perfectly good home. This is just **normal maintenance**.

HOW LONG DO HOME COMPONENTS LAST?

A home buyer should realize life cycles are averages and there are exceptions to the rule in every category.

ROOF

Quality shingles.....	20- 25 years
Low slope shingles.....	10 -15 years
Slate.....	40-200 years
Tar and gravel roof	15-20 years
Single ply roof membrane.....	15-20 years
Roll roofing.....	5-10 years

EXTERIOR

Gutters and downspouts.....	20-30 years
Copper gutters and downspouts.....	50-100 year

Aluminum siding.....50 plus year
 Wood and stucco finish.....maintenance repairs
 Deck..... type of wood, man made 10 plus years
 Asphalt driveway surface.....10-20 years
 Driveway sealer.....1-3 years
 Concrete driveway.....up to 40 years

Structure.....indefinite

INTERIOR

Paint.....5 plus years
 Windows.....maintenance repairs

HEAT

Conventional furnace.....18-25 years
 Mid efficiency furnace.....18-25 years
 High efficiency furnace.....18-21 years
 Cast iron boiler.....35-50 years
 Steel boiler.....20-30 years
 Copper tube boiler.....10-20 years
 Humidifier.....5-10 years
 Electronic air filter.....10-20 years

COOLING

Air conditioner.....10-20 years

PLUMBING

Galvanized steel piping.....40-50 years
 Copper pipe.....indefinite
 Toilet.....30-40 years
 Sink.....12-20 years
 Faucet.....10-15 years
 Whirlpool.....15-25 years
 Shower pan.....not predictable
 Tile bathtub enclosure.....10-50 years
 Water softener.....5-15 years
 Sump pump.....2-10 years
 Water heater.....8-10 years
 Water heaters.....rentals are common