

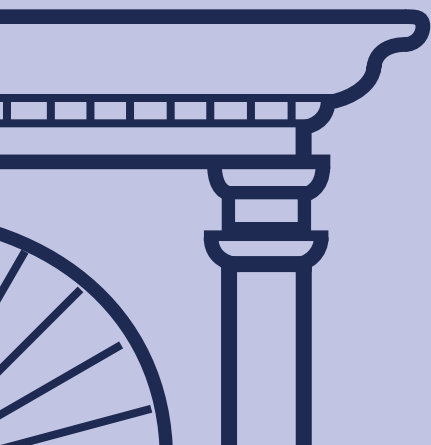
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# Boulevard BULLETIN



**BOULEVARD**

**PROPERTY INSPECTION**

a Carson Dunlop company



## In Search of the Perfect House

The inspectors of Boulevard Property Inspection have conducted over 8,000 home inspections and we haven't found a perfect house yet. Since perfection is not an option, what should you expect?

### THE 1% RULE

When you consider the life cycle of every component of a house, a reasonable annual estimate of the cost of normal maintenance is 1% of the value of the house. One year you may replace the furnace; a few years down the road you may re-surface the roof. Throw in the odd unexpected repair in between and you average 1% per year. It's incredible but this rule is not far off even for very expensive and very inexpensive houses.

### NORMAL MAINTENANCE

If you strip away the cosmetics, a house is made up of the structure, roof, exterior

envelope and the "systems" of the house. The "systems" are things like heating, plumbing, electrical and cooling.

All components and systems eventually wear out. Fortunately, they don't all wear out at the same time. Different components have different life cycles. Houses tend to settle into what you might call a "normal maintenance pattern".

### WHAT'S THE MESSAGE HERE?

A homebuyer should arrive at the home inspection with realistic expectations. If you are buying a 12-15 year old home, let's face it, you may need a new roof covering. If you are buying a 60 year old home, you may have to update some plumbing. Don't let this scare you away from a perfectly good home.

### HOW LONG DOES IT LAST?

Here is a short list of typical life cycles of the most common components of the home. Please keep in mind that there will be exceptions in every category.

### ROOF

conventional asphalt shingles....	12 - 15 yrs
top quality asphalt shingles .....	25 - 30 yrs
low slope shingles .....	10 - 15 yrs
slate.....	40 - 200 yrs
tar & gravel roof (built up roof)...	15 - 20 yrs
single ply roof membrane .....	15 - 20 yrs
roll roofing.....	5 - 10 yrs



Over ►



# In Search of the Perfect House *cont'd*

## EXTERIOR

- gutters & downspouts ..... 20 - 30 yrs
- copper gutters ..... 50 - 100 yrs
- copper downspouts ..... 50 - 100 yrs
- aluminum siding ..... 50 plus yrs
- wood siding..... maintenance dependent
- stucco..... maintenance dependent
- exterior paint ..... 4 - 6 yrs
- deck..... 10 - 20 yrs
- asphalt driveway surface..... 10 - 20 yrs
- driveway sealer ..... 1 - 3 yrs
- concrete driveway..... 30 - 40 yrs
- garage door opener..... 8 - 12 yrs

## STRUCTURE

- termite treatment ..... 10 - 20 yrs

## HEAT

- conventional furnace ..... 20 - 25 yrs
- mid efficiency furnace ..... 20 - 25 yrs
- high efficiency furnace..... 20 - 25 yrs
- cast iron boiler ..... 35 - 50 yrs
- steel boiler ..... 20 - 30 yrs
- copper tube boiler..... 10 - 20 yrs
- humidifier ..... 5 - 10 yrs
- electronic air filter..... 10 - 20 yrs

## COOLING

- air conditioning compressor ..... 10 - 15 yrs

## PLUMBING

- galvanized steel supply pipe ... 40 - 50 yrs
- copper pipe ..... indefinite
- toilet..... 30 - 40 yrs
- sink ..... 12 - 20 yrs
- faucet..... 10 - 15 yrs
- whirlpool bath ..... 5 - 25 yrs
- shower pan.....unpredictable
- submersible pump for well ..... 10 - 15 yrs
- suction or jet pump ..... 10 - 15 yrs
- water softener ..... 5 - 15 yrs
- sump pump ..... 2 - 7 yrs
- water heater..... 8 - 12 yrs
- tile bathtub enclosure ..... 10 - 50 yrs

## INTERIOR

- paint..... 5 - 10 yrs
- windows ..... maintenance dependent

### For more information contact:

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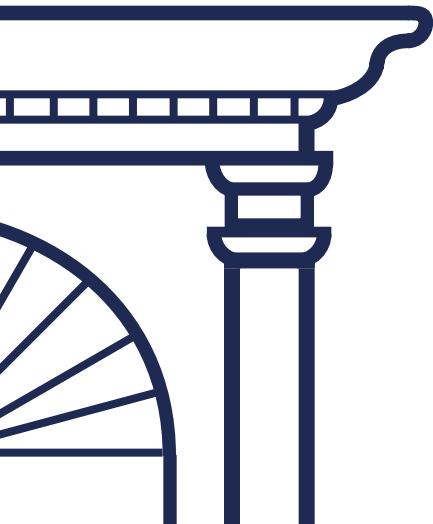
## Take a Closer Look

Providing great service since 1991 with well over 11,000 homes inspected. We're not new.

Our friendly inspectors are specifically trained in Home Inspection and are known for their ability to communicate in clear, easy-to-understand language.

Our full time commitment is to perform Home Inspections. We are not affiliated with any contractors nor do we carry out any repairs suggested.

We record all of our findings in The Home Reference Book. With 400 pages and over 160 illustrations, it is the clearest, most comprehensive reference guide available. This \$95 value is included with each inspection at no extra charge.



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