

WHAT'S UP WITH THE LIFE EXPECTANCY SURVEYS? - FOLLOW UP

By Kenton Heiden, A+ Inspect IT LLC

As a follow up to the information published in the Fall 2018 issue of *Florida's Inspection Voice*, the following is a short refresher of why knowing the correct life expectancies is important for all to know along with the FABI official 2018 life expectancy results of the survey.

This information was collected at each FABI Conference held in 2018 by the members that attended, to be as accurate as possible.

Why do we need to have a current FABI Life Expectancy List?

Because the State of Florida Home Inspection Standards of Practice states the following:

61-30.801 Standards of Practice, General.

Home inspections performed to these Standards of Practice are intended to provide the client with information regarding the overall condition of installed systems and components of the home based on observation of the visible and apparent condition of the structure and components at the time of the home inspection and to report on those systems and components inspected that, in the professional opinion of the inspector, are significantly deficient or at the end of their service lives. A home inspection does not include the prediction of future conditions.

(www.flrules.org/gateway/ChapterHome.asp?Chapter=61-30)

It is also stated in the FABI Standards of Practice as follows:

2 Purpose and Scope

2.2 The Inspector shall:

C. Report:

1. On those systems and components inspected which, in the professional opinion of the inspector, are not functioning properly, are unsafe, are significantly deficient or are near the end of their service lives.
2. A reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life.

I am sure most are aware of these standards as it is the minimum guideline for reports delivered to the client. We can find life expectancies of different types of home components from various national organizations and websites. But, life expectancies of roofs and HVAC systems can be very different in Florida.

Thanks to FABI's leadership we now have an FABI official 2018 life expectancy results of the survey. You may view these results on the pages that follow.



HVAC & WATERHEATER SURVEY – 2018



APPROXIMATE LIFE EXPECTANCIES IN YOUR AREA

LOCATION	NORTH	CENTRAL	SOUTH
Air-Handler	15yr to 20yr	10yr to 15yr	10yr to 15yr
Condensing Unit	10yr to 15yr	10yr to 15yr	10yr to 15yr
Heat-Pump	10yr to 15yr	10yr to 15yr	10yr to 15yr
Furnace	20yr to 25yr	10yr to 15yr	10yr to 15yr
Water-Heater	15yr to 20yr	10yr to 15yr	10yr to 15yr
Tankless Water-Heater	15yr to 20yr	10yr to 15yr	10yr to 15yr

FLORIDA AVERAGE IN YEARS

Air-Handler	15yr
Condensing Unit	12yr
Heat-Pump	12yr
Furnace	17yr
Water-Heater	15yr
Tankless Water-Heater	15yr



ROOF SURVEY – 2018



APPROXIMATE LIFE EXPECTANCIES IN YOUR AREA

LOCATION	NORTH	CENTRAL	SOUTH
Three Tab Shingles	15yr to 20yr	10yr to 15yr	10yr to 15yr
Dimensional Shingles	20yr to 25yr	20yr to 25yr	15yr to 20yr
Flat Concrete Tiles	20yr to 25yr	25yr to 30yr	20yr to 25yr
S Concrete Tiles	20yr to 25yr	25yr to 30yr	20yr to 25yr
Clay Spanish Tile	20yr to 25yr	25yr to 30yr	20yr to 25yr
Modified Bitumen	15yr to 20yr	10yr to 15yr	10yr to 15yr
Metal	25yr to 30yr	25yr to 30yr	25yr to 30yr
Membrane	15yr to 20yr	10yr to 15yr	10yr to 15yr

FLORIDA AVERAGE IN YEARS

Three Tab Shingles	15yr
Dimensional Shingles	20yr
Flat Concrete Tiles	25yr
S Concrete Tiles	25yr
Clay Spanish Tile	25yr
Modified Bitumen	15yr
Metal	27yr
Membrane	15yr

OVERALL ROOF AVERAGE IN FLORIDA: 19yrs



KITCHEN APPLIANCES SURVEY – 2018



APPROXIMATE LIFE EXPECTANCIES IN YOUR AREA

LOCATION	NORTH	CENTRAL	SOUTH
Oven-Range	10yr to 15yr	10yr to 15yr	10yr to 15yr
Range Hood	10yr to 15yr	10yr to 15yr	10yr to 15yr
Microwave	10yr to 15yr	10yr to 15yr	10yr to 15yr
Sink Disposal	10yr to 15yr	10yr to 15yr	10yr to 15yr
Dishwasher	10yr to 15yr	10yr to 15yr	10yr to 15yr
Refrigerator	10yr to 15yr	10yr to 15yr	10yr to 15yr
Clothe Washer	10yr to 15yr	10yr to 15yr	10yr to 15yr
Clothe Dryer	10yr to 15yr	10yr to 15yr	10yr to 15yr

FLORIDA AVERAGE IN YEARS

Oven-Range	12yr
Range Hood	12yr
Microwave	12yr
Sink Disposal	12yr
Dishwasher	12yr
Refrigerator	12yr
Clothe Washer	12yr
Clothe Dryer	12yr