

# Weather Vane, Inc.

Home Inspections #AAA-0010178

Building & Roofing Contractors

POB 496299

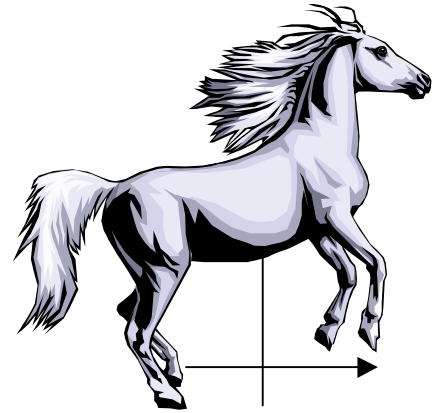
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## Average Replacement Costs

Many house components and appliances have predictable life expectancies. The following is a list showing the estimated age and estimated cost of replacing several of these components. Keep in mind that most items will require some repair prior to complete replacement. This is not an estimate nor to be relied upon for actual costs. This sheet is only a guideline.

COMPONENT	AVERAGE LIFE SPAN	COST	COMMENTS
EXTERIOR			
Asphalt Driveway	15-20 Years	\$400+	Based on resurfacing 20'x30'
Chimney	20-40 Years	\$400-\$800+	Tuckpoint and cap
Gutters	20-30 Years	\$900-\$3,000	Aluminum (5-8\$ per ft)
Roof- Metal Flashing	15-20 Years	\$300-\$1,500+	
Roof – Flashing Seal	2-4 Years	\$200-\$500	
Roof – Asphalt Shingles	15-25 Years	\$3,000-\$5,000+	Cost varies depending on type/grade
Roof – Asphalt Shingles	15-25 Years	\$6,000- \$10,000+	Complete tear-off and replacement
Paint Exterior	5+ years	\$2,000-\$10,000	Depends on prep. and # of coats
Siding – Wood	30 years	\$4,000-\$5,000	
Siding – Steel	30 years	\$2,500 +	
Siding – Vinyl	40 years	\$1,800 +	

Caulking		\$.25/line ft.	
Sliding Door		\$1,000+	
INTERIOR			
Air Conditioner	10-15 years	\$900-\$5,000+	Central Unit
Air Conditioner	10-20 years	\$400-\$500	Window Unit
Water heater	8-15 years	\$400-\$1,000	Varies by size and fuel type
Plumbing	40-50 years	\$1,000-\$3,000	
Paint interior	5-8 years	\$1,000-\$5,000	Varies by number of rooms
Electrical service		\$1,000+	Upgrade from fuses
Carpet	10-12 years	\$225-\$400	Per room
APPLIANCES			
Washer & Dryer	12-15 years	\$700-\$800+	
Range	15-20 years	\$400-\$600	
Dishwater	5-15 years	\$350-\$500	
Disposal	5-12 years	\$80-\$200	
Refrigerator	15-20 years	\$400+	
GFCI	2-5	\$75+	Per receptacle
Instant Hot Faucet	5-10 years	\$175+	

01/01/11

*WeatherVane, Inc.*

Paul Brereton

President

**Florida State Licensed Home Inspector # HI-543**

**Florida State Licensed Building Contractor # CB-C060196**

**Florida State Licensed Roofing Contractor # CC-C058239**