

Your house's expiration dates.

Write in the year each one was installed. The sheet does the rest.

Most of these years are already in the inspection report you have. Check the report, the sticker on the unit, or the previous owner's paperwork.

SYSTEM	YEAR INSTALLED	TYPICAL LIFE	REPLACE AROUND
Roof, asphalt shingle		20 to 30 years	
Furnace		15 to 20	
Central air conditioner		12 to 17	
Water heater, tank		8 to 12	
Water heater, tankless		20	
Dishwasher		9 to 10	
Refrigerator		13	
Washer		10 to 13	
Dryer		13	
Garage door opener		10 to 15	
Windows		20 to 30	
Exterior paint		7 to 10	
Deck, wood		15 to 20	
Sump pump		10	

Now the three that matter.

Fourteen systems, but only a few are actually close. These are the questions the table cannot answer, because the answers belong to your house.

Fill in what you can. Notice what you cannot.

CLOSEST TO THE END OF ITS LIFE

1.
2.
3.

WHAT THE INSPECTOR FLAGGED THAT IS STILL NOT FIXED

1.
2.
3.

WHAT YOU WOULD NEED AT 2AM

Water shutoff is

Breaker panel is

Furnace filter size

If you could not fill those in, that is not a you problem. The answers are scattered across an 87 page report, a sticker in the garage, and a drawer. BTLR reads the inspection once, fills in every line on this page, and then keeps learning your house from the photos, walkthroughs and receipts you add. It watches the dates so you do not have to.

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