UtahStateUniversity
COOPERATIVE EXTENSION

HOME OWNERSHIP
FACT SHEETS

When Will Your House Fall Apart?

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Estimates on Life Expectancy and Replacement Costs

House Item	Life Expectancy	Replacement Costs
Asphalt Driveway	15 years	$2-$3/sq. foot
Asphalt Shingle Roof	25 years	$1.25-$3.50/sq. foot
Bathroom Basin	16 years	$200-$350
Bathtub/Tiles	25 years	$1,500
Carpet	indefinite	$25-$60/sq. foot
Central Air-conditioning compressor/or heat pump	11 years	$800-$2,000
Chimney & Liner	100 years	$4,500-$12,000
Dishwasher	12 years	$600-$1,000
Exterior Paint	5 years	$1,000-$2,500
Faucets	12 years	$150+
Garage-Door Opener	10 years	$300-$450
Garbage Disposal	10 years	$150-$400
Hot-Air Furnace	18 years	$1,000-$2,000
Hot-Water Boiler	22 years	$2,000-$4,000
Oven/Stove	20 years	$800-$1,200
Plumbing	20-60 years	$1,500-$4,000
Refrigerator	14 years	$600-$1,000
Septic System	30 years	$3,000-$12,000
Shower Pan	indefinite	$900-$1,600
Siding	40 years	$8,000-$20,000
Sump Pump	5 years	$150-$250
Toilet	35 years	$300+
Toilet-Flush Mechanism	10 years	$100-$150
Vinyl Kitchen Floor	25 years	$35/sq. foot
Washer & Dryer	13 years	$650-$800
Water Heater	10 years	$350-$800
Wood Deck	15 years	$10-$15/sq. foot

Source: Kiplinger's Personal Finance Magazine, November 1991, p. 60-61.

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