

1-1-2002

When Will Your House Fall Apart?

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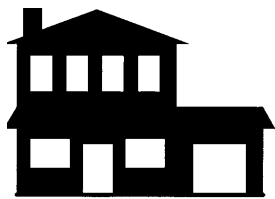
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Recommended Citation

Hawks, Leona K. and McCay, Tawnee, "When Will Your House Fall Apart?" (2002). *All Archived Publications*. Paper 545.
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**HOME OWNERSHIP
FACT SHEETS**

When Will Your House Fall Apart?

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FL/HO-12

April 2002

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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