



**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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