



HOME SYSTEMS LIFE EXPECTANCY

Courtesy of Wayne E. Gomillion, Associate Broker
Your Source for Success in Utah Real Estate and Relocation.
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Component	Average Life Estimate in Years
Roof Covering	
Asphalt roll	5 to 15
Asphalt Shingle - Standard	12 to 15
Asphalt Shingle - Premium	15 to 30
Fiberglass Shingle	15 to 20
Asbestos Cement	40 to 80
Slate Shingle	40 to 80
Wood Shake	10 to 20
Tar & Gravel	15 to 25
Metal	60
Heating & Air Conditioning	
Forced Air Furnace	10 to 25
Heat Pump	10 to 15
Central Air Conditioning	10 to 15
Window Air Conditioning	10 to 20
Gas Chillers	8 to 15
Hot water/steam boiler - steel weld	15 to 30
Hot water/steam boiler - iron cast	30 to 50
Water/steam circulating pump	15 to 30
Oil tank	40
Plumbing	
Gas hot water heater	8 to 20
Electric hot water	10 to 15
Private disposal system (septic)	10 to 15
Galvanized water pipes	30 to 50
Well pump	10
Appliances	
Dishwasher	5 to 12
Disposals	5 to 12
Washers and dryers	5 to 15
Refrigerators	15 to 20
Oven/range	15 to 20
Gutters and downspouts	
Galvanized	15 to 20
Copper	60