



## LIFE EXPECTANCY OF UPGRADES

Okay, you've decided to invest in your home. Now you need to prioritize and consider the value of your upgrades. While calculating the cost of each component, don't forget to consider its life expectancy. We've drafted a list of various upgrades, along with the life expectancy of each component, for your quick reference.

Roof Covering	Years
Asphalt standard shingle	12 to 15
Asphalt premium shingle	15 to 30
Wood shingle	10 to 20
Asbestos cement	40 to 80
Slate tile	40 to 80
Roll roofing	5 to 15
Metal	60

Heating	Years
Forced air furnace	10 to 25
Oil tank	30
Water boiler-cast iron	30 to 50

Cooling	Years
Central air	10 to 15
Heat pump	10 to 15
Window air conditioning	10 to 20

Plumbing	Years
Galvanized water pipe	20 to 25
Hot water heater	5 to 15
Septic/sewer pump	5 to 10
Well pump	10

Appliances	Years
Dishwasher	5 to 12
Dryer	10 to 25
Washing machine	5 to 15
Oven/range	15 to 20
Garbage disposal	5 to 12

\* Data provided by Pillar to Post professional inspectors.



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