

Average Life Expectancies



Knowing how long something should last will give you a chance to budget for replacement

Mechanical systems

- ◇ AC condenser 10 – 15 years
- ◇ Gas forced air furnace 20 – 25 years
- ◇ Cast iron boiler 40+ years
- ◇ Steel boiler 30+ years
- ◇ Circulating motor 10 years
- ◇ Water heater 10 – 15 years
- ◇ Tankless water heater 20+ years

Roofing

- ◇ 3-tab shingle 15 – 20 years
- ◇ Multi thickness or architectural shingle 30 years
- ◇ Clay or concrete tile 50+ years
- ◇ Slate 75 – 100 years
- ◇ Rubber 15 – 20 years
- ◇ Mod. Bit. 15 – 20 years