

DOCUMENT TITLE: Standard Life Expectancy Chart (Systems & Components)

PURPOSE: To identify "End of Life" systems during analysis.

--- HVAC SYSTEMS ---

- \* Gas Furnace: 15–20 Years (Start budgeting for replacement at year 15)
- \* Heat Pump: 10–15 Years (Shorter life due to running year-round)
- \* Central A/C Unit: 10–15 Years
- \* Boiler (Cast Iron): 30–50 Years (Very durable)

--- PLUMBING ---

- \* Electric Water Heater: 10–12 Years
- \* Gas Water Heater: 10–12 Years
- \* Tankless Water Heater: 20+ Years
- \* Sump Pump: 7 Years (Recommendation: Replace every 5-7 years proactively)
- \* Garbage Disposal: 10 Years

--- ROOFING ---

- \* Asphalt Shingles (3-Tab): 15–20 Years
- \* Asphalt Shingles (Architectural): 20–25 Years
- \* Metal Roof: 40–80 Years
- \* Slate/Tile: 50+ Years

--- APPLIANCES ---

- \* Dishwasher: 9 Years
- \* Refrigerator: 13 Years
- \* Range/Oven: 13–15 Years

\* Washer/Dryer: 10–13 Years

--- STRUCTURAL/EXTERIOR ---

\* Wood Deck: 15–20 Years (Depends on maintenance)

\* Composite Deck: 25+ Years

\* Driveway (Asphalt): 15–20 Years