

# Replacement Cost Guide & Life Expectancies



Component	Average Life Span	Average Cost	Comments
Overlay Asphalt Driveway	15-20 Years	\$1500 +	Based on resurfacing 20' x 30'
Chimney	10-20 Years	\$600 - \$1000	Tuck, point, and cap
Gutters	15-25 Years	\$900 - \$3000	Aluminum (\$5-\$8 per foot)
Roof - Asphalt Shingles	15-25 Years	\$7000 +	Cost varies per structure size and type/grade
Roof - Rolled Mineral	4-6 years	\$500 +	Cost varies per structure size
Roof - Clay Tile	30-50 years	\$15000 +	Cost varies per structure size and complexity
Roof - Metal	50-90 years	\$20000 +	Cost varies per structure size and complexity
Roof - Wood Shake/Shingle	12-20 years	\$20000 +	Cost varies per structure size and complexity
Paint Exterior	5+ years	\$2000 - \$10000	Depends on prep and number of coats
Siding - Wood	20 years	\$4000 - \$6000	
Siding - Vinyl, Steel	20-30 years	\$2500 +	
Siding - Wood Shake/Shingle	10-20 years	\$5000 +	With regular painting and maintenance
Siding - Stucco	50-70 years	\$10000 +	With regular painting and maintenance
Siding - Block/Brick/Stone	70-100 years	\$25000 +	May need periodic maintenance
Window	40 years	\$300 +	Each, Energy Star rated
HVAC System	10-15 years	\$6000 +	Central unit, SEER 16
Ductwork - seal and tighten	18 years	\$1000 + per system	Approximately \$80 per drop
Ductwork - replacement	18 years	\$3000 + per system	
Water heater, electric	8-15 years	\$500 - \$1100	Varies by size and fuel type
Water heater, solar	15 years	\$5000 +	
Water heater, tankless	15 years	\$2500 +	
Plumbing	40-50 years	\$1000 - \$3000	
Septic System	10-40 years	\$5000 +	With periodic service, depends on maintenance
Paint interior	5-8 years	\$1000 - \$5000	Varies by number of rooms
Electrical - panel	20-50 years	\$1500 +	Breakers, life depends on moisture present
Replace GFCI	2-5 years	\$75 +	
Carpet	10-12 years	\$300 - \$800	Per room, varies by size
Washer/Dryer	6-14 years	\$350 +	
Range/Oven/Refrigerator	15-20 years	\$450 +	
Dishwasher/Disposal	5-12 years	\$150 +	
Microwave/Instant Hot Faucet	5-10 years	\$200 +	
Insulation	25 years	\$.60 per SF	Blown insulation
Light Bulbs	25 years	\$4 each	CFL
Weatherization	2-8 years	\$300 +	Simple: caulk, backer rod, weatherstripping, etc.

**NOTE:** This handy guide will provide you with approximate average or typical pricing for repairs and upgrades, and average lifespans. But remember, this is only a guide; your specific project will vary in scope and size, and therefore price. It's much more important to select a quality contractor for your project, rather than to rely on price alone. HomePro Inspections assumes no liability for the use of this information. Maintenance will alter life expectancies.

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