

Typical life spans and costs of home systems and home appliances:



Below are the typical life spans and replacement costs for home systems and home appliances, sorted by life span.

- Systems and Appliances Life Span* Replacement Cost
- Dishwasher 9 years \$660
- Washing Machine 10 years \$740
- Water Heater – Tank 10–11 years \$1,790
- Refrigerator 13 years \$1,250
- Dryer 13 years \$730
- Oven/Range 13–15 years \$1,200–\$1,400
- Electric Furnace 15 years \$2,030
- HVAC 15–25 years \$6,400
- Gas Furnace 18 years \$2,030
- Water Heater – Tankless 20 years \$1,790+

These averages can give you an idea of what to expect from your systems and appliances going forward. To give yourself the best chance of extending the life span of these systems and appliances, you'll need to keep up with proper maintenance. Here are some tips for how to do that.

