

Appliance Life Expectancy

When we purchase a home with appliances already installed, we have to wonder how long they will last before needing to be replaced. Listed below is the average life expectancy for common household appliances. This information is only an estimate and was derived from manufacturers' web sites and consumer resources.

Major Appliances

Water heater, gas	11-13 years
Water heater, electric	13-14 years
Refrigerator, side by side	14 years
Refrigerator, single door	19 years
Washing machine, top load	14 years
Washing machine, front load	11 years
Dryer	13 years
Range, electric	17 years
Range, gas	19 years
Dishwasher	10 years
Cook top	13-20 years

Mechanical Systems

Air conditioning compressor	15-20 years
Forced air furnace, heat pump	5 years
Baseboard electric heat system	20 years
Plumbing, waste, piping	75 years
Water pump	7-10 years
Water softener	20 years