

15 MOST EXPENSIVE HOUSE PROBLEMS

In order of high to low cost:

1. Structural / Foundation repair
2. Wet basement or crawlspace - surface grading, French drain, sump pump, vapor retarder, cleanup, etc.
3. Roof replacement
4. Sewer line repair / replace
5. Windows replacement
6. Exterior siding replacement
7. Heating boiler replacement
8. Central cooling / air conditioning replacement
9. Heating furnace replacement
10. Deck / balcony replacement
11. Aluminum wiring remediation (found in homes ~ 1965 to 1973)
12. Plumbing supply pipes replacement (antique galvanized or polybutylene)
13. New kitchen/laundry appliances
14. Electrical breaker panel replacement
15. Water heater replacement

LIFE EXPECTANCIES

- Heating furnace - 20 years
- Heating boiler - cast iron - 30 to 40 years
- Heating boiler - stainless steel - 20 years
- Cooling / Air conditioning - 15 years
- Water heater - 15 years
- Asphalt shingle roof - regular - 20 years
- Asphalt shingle roof - premium - 30 years
- Wood shake roof - 25 years
- Tile roof - 40 years
- Windows - 15 to 25 years
- Electric breaker panel - 40 years
- Kitchen appliances - 10 to 15 years
- Deck / balcony - 20 to 25 years
- Exterior lap siding - 40 years