How long does a water heater, furnace or roof last?

The life spans the U.S. government publishes for the roof, water heater, furnace, washer and the rest, each with its source.



	YEARS	SOURCE	PUT IN	LOOK AGAIN
How long do water heaters and furnaces last?				
Water heater, tank	10 to 15	1		
Water heater, tankless	more than 20	1		
Gas furnace	21.5	2		
Heat pump	19	2		
Central air	21.2	3		
Outdoor condenser	15	10		
Boiler oil steam 19.2 · gas steam 23.6 · oil hot water 24.7 · gas hot water 26.5		4		
How long do kitchen appliances, washers and dryers last?				
Dishwasher	15.2	5		
Refrigerator compact 8.8 · full size 14.3		6		
Oven or cooktop gas 14.5 · electric 16.8		7		
Washer	13.4	8		
Dryer	14	9		
The roof, the windows and the yard				
Roof asphalt shingle 20 · wood shake 25 · metal 50 · clay or concrete tile 60 · slate 75		10		
Windows vinyl 30 · aluminum 35 · wood 35 · clad wood 50		10		
Deck treated lumber 20 · composite 50		10		
Sump pump	15	10		
Water softener or filter	15	10		
Sewer line	50	10		
Electrical panel	50	10		

Averages and planning figures across many homes, never a promise about one house.

1 DOE, Energy Saver Guide, August 2022
2 DOE, consumer furnaces rule, 88 FR 87502, December 18, 2023
3 DOE, central air conditioners and heat pumps rule, 82 FR 1786, January 6, 2017
4 DOE, residential boilers rule, 81 FR 2320, January 15, 2016
5 DOE, dishwashers rule, 89 FR 31398, April 24, 2024
6 DOE, refrigerators rule, 89 FR 3026, January 17, 2024
7 DOE, cooking products rule, 89 FR 11434, February 14, 2024
8 DOE, clothes washers rule, 89 FR 19026, March 15, 2024
9 DOE, clothes dryers rule, 89 FR 18164, March 12, 2024
10 HUD, CNA e-Tool Estimated Useful Life table, undated, ASTM 2018-08 outline