

Replacement cost and frequency by project

In addition to routine maintenance, homeowners should plan for major repairs or replacements that may be necessary as their homes age.

Project	Average replacement cost*	Replacement frequency (years)
Water heater	\$1200 – \$3,100 (tank) \$3,000 – \$5,600 (tankless)	8 – 12 (tank) 10-15 (tankless)
Appliance	\$500 – \$2,500	7 – 10
Roof	\$12,000 – \$25,000	20+ (asphalt shingles)
Gutter	\$750 – \$2,300 (150 linear feet)	15 – 30
Window	\$4,500 – \$22,500 (10 – 15 windows) \$500 – \$2,500 (average per window in Dayton)	15 – 30+
HVAC system	\$7,500 – \$20,000	15 – 25 (HVAC) 20 – 30 (ductwork)
Exterior Paint	\$1,500 - \$3,00 (foundation, frames, doors) \$8,000 – \$12,000 (2 story, whole house)	3 – 5 (touched up) 3 – 5 (depends on yard maintenance)
Siding	\$12,000 – \$20,000 (2 story, whole house)	20+ (depends on yard maintenance)
Faucets	\$250 – \$500 (includes shut-offs & supply lines)	5 – 15 (depends on how hard water is)
Bathroom renovation	\$10,000 (basic)	15

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