

The Landlord's *Equipment Lifespan* Cheat Sheet

OPERATOR'S POCKET REFERENCE

Every major system in your rental properties — expected lifespan, early warning signs, average replacement cost, and when to act before the call becomes an emergency.

SYSTEM	AVG LIFESPAN	EARLY WARNING SIGNS	AVG REPLACEMENT	ACTION TRIGGER
 Water Heater	8–12 yrs	Rusty water, rumbling, slow recovery, pooling at base	\$1,000–\$1,800	YR 10 Replace proactively
 HVAC (Central)	15–20 yrs	Uneven temps, higher energy bills, frequent cycling	\$3,500–\$7,500	YR 15 Service annually; replace
 Roof (Asphalt)	20–30 yrs	Granules in gutters, curling shingles, daylight in attic	\$8,000–\$20,000	YR 20 Inspect after storms
 Electrical Panel	25–40 yrs	Breakers tripping, flickering lights, burning smell	\$1,500–\$4,000	YR 25+ Inspect immediately
 Plumbing (Copper)	50+ yrs	Greenish stains, low pressure, pinhole leaks	\$3,000–\$8,000	MONITOR Watch fittings & solder joints
 Plumbing (PVC/PEX)	25–40 yrs	Discoloration at joints, brittleness	\$2,000–\$6,000	MONITOR Inspect fittings regularly
 Sump Pump	7–10 yrs	Runs constantly, strange noise, visible rust	\$400–\$800	YR 7 Test annually; replace
 Garage Door	10–15 yrs	Slow response, grinding noise, off-track	\$700–\$1,500	YR 7 Replace springs; lubricate
 Smoke / CO Detectors	10 yrs	Test failure, constant chirping, age label	\$20–\$50 each	EVERY 10 YR Test monthly; replace
*Always follow local codes and manufacturer instructions. Regular maintenance extends lifespan.				

 Foundation Seals	10-20 yrs	Efflorescence, cracks >¼", moisture intrusion	\$500-\$10,000+	ANNUAL Inspect; catch early
--	-----------	---	-----------------	------------------------------------

\$6,150

THE \$6,150 RULE

The gap between a planned replacement and an emergency repair.

Every system above is cheaper to replace on your schedule than at the contractor's emergency rate. The number you avoid isn't the repair bill — it's the tenant turnover, the lost rent, and the 2 a.m. phone call.

PLAN FIRST

Save \$6,150

PER SYSTEM, ON AVERAGE