



Life expectancies of household appliances

Beyond the warranty, household appliances need to be upgraded at some point, but regular maintenance helps to extend the life of your appliances.

HAVC systems, also called AC units and climate control, can last up to **20 years**, with many replacement parts readily available.

- Filter cleaning or replacement improves efficiency of the evaporator coil. Clean the coil once a year.
- Incorrect installation results in leaky ducts and low airflow. Consult an HVAC contractor to ensure your AC is functioning properly for cost efficient operation.

Dishwashers usually last **10 to 15 years**, depending on the model.

- Pay attention to lime buildup and use a lime descaler once a year.
- Clean your dishwasher's filter every six months.

Refrigerators need to be replaced about every **15 years**.

- Clean dusty condenser coils twice a year to improve performance and extend the life of your refrigerator.
- Clean door gaskets to ensure a tight seal and prevent stress to the refrigerator's motor — gasket repairs can be costly.

Washers/Dryers averaging one load per day can last up to **14 years**.

- Avoid overloading your washer to reduce the strain placed on its moving parts.
- Clean the lint screen on your dryer after every load to improve drying time. To eliminate fire hazards, use the long nozzle on vacuum to clean lint missed by the screen.

Water heaters, depending on the type (standard storage, tankless, heat pump or solar) can last anywhere from **10 to 20 years**.

- Flush sediment from the tank and check the anode rod once a year. Replace deteriorated anode rods to avoid premature replacement and save hundreds of dollars.
- Repair rather than replace your water heater up until 10 years of use. After that, problems become more complicated and it's time to consider upgrading.

Your home as an investment takes real estate know-how. Whether you're ready to upgrade or just curious about getting the most from your home, I am here to answer all your real estate questions. Give me a call today!