

ALL SEASONS, LLC
OWNER'S GUIDE TO REPLACEMENT ITEMS FOR RENTAL PROPERTIES

The following list is designed to give you an idea of how often repairs are needed with average wear and tear:

- Exterior Paint: Wood or lap siding every 5-10 years. Areas with severe sun or weather exposure will possibly need paint before that. Trim often needs paint every 3-5 years depending on the exposure, primer & location.
- Interior Paint: All depends on the current tenant; normal wear and tear for a family of six may require painting after a year while a couple may move in and out with the walls looking great. (It is extremely hard to charge a former tenant for painting if there was not new paint at their move-in) We do usually try to charge for excessive nail holes, etc.
- Vinyl: Five to ten years
- Carpet: Five to ten years. This will depend on the quality of not only the carpet but the pad. Because of staining, it does not last as long as it does in your personal home.
- Blinds: One to four years. This will depend on the sun exposure and plastic vs. metal, etc. Sometimes, we find it is less expensive to replace than to clean.
- Drapes: They must be in style and clean, or we usually replace with blinds.
- Cellular shades: One to four years, these are not cleanable, stain easily and collect dirt & dust and therefore not suggested. They may also eventually be replaced with blinds.
- Decks: Depending if the stain is translucent or solid, staining should be done almost every other year and most certainly every three years.
- Sprinklers: The new models should last for years with normal wear and tear; the older ones are many times, impossible to repair and will need replaced
- Refrigerator: 10 to 20 years but interior parts need replaced often if they are plastic
- Stove: 10 to 15 years
- Dishwasher: Five to ten years. We are told that they are usually not worth repairing, but should be replaced if they are older than 5-10 years.
- Furnace: 15, 25 or even 35 years if it is serviced regularly
- Water Heater: 10 to 15 years (keep in mind, new regulations make this an expensive item)
- Disposal: Four to 8 years. They eventually rust out even if the motor still works
- Windows: If your home has Oldach or the wood windows installed in the 1980's they will more than likely need to be replaced in the next few years.

Items needing maintenance will be repaired and billed to you (the owner) even if the tenant is ultimately responsible for the charge. The cost of not fixing something only escalates with time. The tenant will be billed for any repair for which they are responsible. We will do our best to collect these funds but at times, you will not see these funds until the tenant moves out and the unpaid balance is taken out of their deposit within 60 days of move-out.

Owner

Owner

Date

The above is intended to only be a guide. The number of people living in the home and the frequency of turnovers greatly affects all of the above. THIS IS A REFERENCE & NOT AN AGREEMENT FOR SERVICE.