



Average Rental Life Expectancy / Depreciation Schedule

Most fixtures and appliances will someday require replacement, and a tenant's financial liability must be based upon the life expectancy and age of an item. When a household fixture or appliance needs replacing due to tenant abuse or neglect, the remaining "useful life" of the item must be determined before a landlord can assess a portion of the replacement cost against the tenant's security deposit.

The following chart provides general guidelines on the life expectancy (**in years**) of a variety of common household appliances and fixtures.

Air Conditioning, Central 15	Garage Door Opener 10
Air Conditioning, Room 10	Gutters 25
Bathroom Sink & Vanity 20	Heat Pump 15
Bathtub/Shower 20	Hot Water Heater, Electric 12
Boiler, Electric 25	Hot Water Heater, Gas 10
Boiler, Gas 25	Humidifier 8
Carpeting 5	Interior Doors 30
Carbon Monoxide Detector 7	Interior Light Fixtures 15
Closet Doors (bi-fold) 15	Interior Painting 3 (1 year per THS)
Clothes Dryer 10	Kitchen Cabinets 20
Clothes Washer 10	Kitchen Countertops 15
Caulking 5	Kitchen Sink 13
Curtain Rods 8	Medicine Cabinet 16
Deck (wooden) 15	Microwave Oven 10
Dehumidifier 10	Oven 10
Dishwasher 10	Patio (brick/concrete) 24
Disposal 10	Range 10
Downspouts 25	Range hood 10
Driveway (asphalt) 8	Refrigerator 10
Exterior Doors 20	Shades/Blinds 5
Exterior Light Fixtures 20	Sidewalk (concrete) 24
Exterior Paint 7	Smoke Detector 10
Faucets 15	Stand-alone Freezer 15
Fence 12	Stove 10
Flooring, Marble 100+	Toilet 20
Flooring, Pine or Oak 100+	Towel Bar 5
Flooring, Vinyl Sheet or Tile 15	Trash Compactor 12
Furnace, Electric 15	Vertical Blinds 5
Furnace, Gas 18	Wallpaper 7
Furnace, Oil 20	Window Screens 15
Garage Door 35	Windows 30