



## 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
		Stand-alone Freezer	15

Faucets 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