ALL SEASONS, LLC CRMC
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 Resident; 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 difficult to charge a former Resident for painting if there was not full new paint at their move-in) We do usually try to charge for excessive nail holes, etc.

●Vinyl Flooring: 5-10 years.

●Carpet: 5-10 years. This will depend on the quality of not only the carpet but also the pad. Because of staining, it does not last as long as it does in owner occupied properties.

●Blinds: 1-4 years. This will depend on the type of blinds, sun exposure and plastic versus 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: 1-4 years, these are not easily cleanable, stain easily, and collect dirt and dust so therefore are not suggested. They may also eventually be replaced with a different type of blind.

●Decks: Depending if the stain is translucent or solid, staining should be done almost every other year and most certainly every three or four 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. This applies to controller clocks too.

●Refrigerator: 10-20 years but interior parts need replaced often if they are plastic.

●Range (Stove): 10-15 years.

●Dishwasher: 5-10 years. We are told that they are usually not worth repairing and should simply be replaced if they are older than 5-10 years.

●Furnace: 15, 25, or even 35 years if it is serviced regularly.

●Water heater: 10-15 years (keep in mind that recent regulations make this an expensive item.)

●Garbage Disposal: 4-8 years. They eventually rust out, even if the motor still works.

●Windows: If your Property has wood (Oldach) or metal windows installed in the 1980's, they will more than likely need replaced in the next few years.

Items needing maintenance will be repaired and billed to the Owner, even if the Resident is ultimately responsible for the charge. The cost of not fixing something only escalates with time. The Resident 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 the funds until the Resident 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 Property and the frequency of turnovers greatly affects all the above. THIS IS A REFERENCE & NOT AN AGREEMENT FOR SERVICE.

This form has not been approved by the Colorado Real Estate Commission. It was prepared by Kenneth E. Davidson, attorney for All Seasons, LLC CRMC.

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