

## What is Normal Wear and Tear vs. Damages?

<b><i>Wear and Tear</i> is defined as: The expected decline in the condition of a property due to ordinary/normal everyday use.</b>	<b><i>Damage</i> is defined as: Injury or harm caused by abuse or neglect that reduces value, usefulness, etc. of a property.</b>
<p>well-worn keys or "sticky" key                      failure of A/C or heating unit due to normal use                      stubborn door lock                      minor scuffing of walls                      wear pattern in plastic counter top                      rust stain under sink faucet handle                      loose, inoperable faucet handle                      rusty refrigerator shelving                      discolored ceramic tile                      loose grout around ceramic tile                      carpet seam unraveling                      minor wear pattern of hallway carpet/major traffic areas                      scuffing on wooden floor                      linoleum with the back showing through                      minor indentation of carpet from furniture                      wobbly toilet                      rusty shower curtain rod                      rust stain under bathtub spout                      track on door jamb where door rubs                      plant hanger left in ceiling                      low number of small nail holes                      stain on ceiling caused by leaky roof                      discolored light fixture globe                      staining inside fireplace                      window cracked by settling                      sun-faded window shade, drapes, carpeting                      rusted out or worn garbage disposal                      stains on parking space after removal of grease, oil                      broken drawer guides</p>	<p>accumulation of dust, dirt, grease, grime, debris, hair, chemicals, trash, etc.                      unauthorized alterations, i.e., painting or wallpapering                      A/C failure due to dirty/no filter, ants/grass in condenser                      failure to report maintenance in a timely manner which could lead to further damage such as leaks, discoloration of linoleum and tile, blistering paint in bathrooms, defective weather stripping resulting in sheet rock/carpet/paint damage                      crayon marks, oil, smoke, etc. requiring paint preparation                      missing keys or broken off inside lock                      tenant replaced door lock w/out management permission                      inadequate cleaning as stated above                      missing faucet handle                      missing or broken refrigerator shelving or door                      damaged ceramic tile or bathtub/sink enamel                      cracked or broken toilet tank lid                      damaged towel bars                      damaged carpet from improper waterbed protection                      carpet burns, tears, stains or other marks                      damage to wood floor                      tear in linoleum                      scratches, holes, or gouges in any door or wall                      missing door, missing or broken door stops                      missing light fixture globe, bad/missing light bulbs                      damaged lenses                      ashes in fireplace, candle soot on walls or ceilings                      broken windows or glass                      damaged blinds, shades, drapes, drapery rods                      missing, bent, torn window screens                      jammed garbage disposal                      fleas, urine or other pet damage to carpeting/wood/glass                      caked grease/paint on walkway or driveway                      broken smoke detectors or carbon monoxide alarms                      removal of tenant trash/junk                      removal of hazardous waste                      lawn/shrubs/trees not maintained in accordance w/lease                      any other tenant damage as determined by move-out inspection</p>

*Monte Davis Property Mgmt will charge back tenant for any items determined to be tenant damage, as defined above.*

This is not an all-inclusive list.