

NORMAL WEAR AND TEAR vs DAMAGES	
<i>Wear and Tear is defined as: The expected decline in the condition of a property due to ordinary/normal everyday use.</i>	<i>Damage is defined as: Injury or harm caused by abuse or neglect that reduces value, usefulness, etc. of a property.</i>
<p>well-worn or "sticky" door/mailbox keys failure of A/C or heating unit due to normal use stubborn door lock from settling 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 due to wear 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, mildew, etc. unauthorized alterations, i.e., painting or wallpapering A/C failure due to dirty/missing filter, weeds in condenser failure to report maintenance in a timely manner which could lead to further damage such as leaks, discoloration in linoleum/grout, blistering paint/wood in bathrooms, defective weather stripping resulting in in sheetrock/carpet/paint damage crayon/marker/oil/smoke stains or odors requiring painting missing keys or broken off inside lock tenant replaced door lock w/out management permission inadequate cleaning as outlined in the Move-out Process missing faucet handles or sprayers missing or broken refrigerator shelving/door handle/door damaged ceramic tile or bathtub/sink enamel cracked or broken toilet tank lid damaged/missing towel bars damaged carpet from improper waterbed protection carpet burns/tears/stains or other marks scratches/damage to wood floor from high heels/furniture tears/burns/stains 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/mirrors/light fixture globes damaged blinds/shades/drapes/drapery rods missing/bent/torn window screens jammed garbage disposal fleas/urine/other pet damage to carpet/wood/blinds/screens caked grease/paint on walkway or driveway broken smoke detectors or carbon monoxide alarms tenant trash/junk needing removal hazardous waste needing removal lawn/shrubs/trees not maintained in accordance w/lease any other tenant damage as determined by move-out inspection</p>
<p>This is not an all-inclusive list.</p>	

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