

CLARIFICATION OF ALLOWABLE RESIDENT WEAR AND TEAR

During occupancy, there are deteriorations known as "Normal Wear and Tear" that occur in the property that are not due to resident neglect. In addition, there are damages that are either intentional or due to actual resident abuse or neglect. D&A, Inc. defines these two types of damages as follows:

Normal Wear and Tear

The lessening in value of an asset because of normal use

General

- Loose electrical switches/plates
- Minor pin/nail holes from pictures (limit 40 holes) per house
- Minor scuffing of walls/baseboards
- Cracked painting because of settling of the rental
- Furniture indentation in carpet
- Minor traffic pattern on carpets and tile
- Minor rubs/scuffs on door finish

Kitchen

- Corroded/dirty stove drip pans
- Minor scuffing of flooring
- Stiff drawers/hinges

Bathroom

- Loose toilet seat
- Stiff faucets
- Loose towel racks
- Worn caulking on toilet/tub

This is not an all-inclusive list and is being provided to the residents only as guidelines and examples of some common deterioration and damages.

Residents acknowledge that they have received a copy of this page. Residents will be financially responsible for all damage beyond "normal wear and tear".

Resident Abuse/Neglect Damages

Misuse of neglect by the resident reduces value/usefulness

General

- Neglecting to report maintenance issues
- Failure to clean unit according to "Move Out Instructions"
- Lightbulb burned-out, missing or wrong bulb type
- Electrical switches/plates broken or missing
- Tampering or damage to smoke/co₂ detectors
- Smoke damage from burning candles, incense, hookah's or cigars/cigarettes including odor damage
- Flea/bed bug infestation
- Urine, pet/animal odor
- Abandoned trash inside or outside
- Repainting walls to cover unauthorized resident painting
- Repainting walls due to excessive marks/dirt/food/grease
- Excessive Holes in walls (exceeding the 40-hole limit) or large holes
- Drawing, crayon markings, stickers/stamps, or wallpaper
- Pasting/sticking decals and stickers on windows, doors, walls
- Burns, tears, stains, or excessive wear to carpets
- Cuts, tears, holes in linoleum or vinyl
- Damaged doors, door jams, and/or door trim
- Damage to a door/door frame from forced entry
- Missing doorstops/holes from door stops
- Installation of locking doorknobs
- Broken/cracked windows or window frames
- Window/door screen material holes, slits, tears or bent frames
- Dirty, broken, bent, damaged, or missing mini-blinds or drapes
- Damaged light fixtures

Kitchen

- Burned, cut, stained, scratched or water damaged countertops
- Broken cabinets/drawer guides
- Broken or damaged appliances
- Missing/broken refrigerator shelf/door/handle/drawer
- Excessive dirt/dust in the refrigerator vents
- Clogged/not working garbage disposal due to improper use/disposal

Bathroom

- Scratches or knife cuts in countertop
- Broken toilet seat or damaged toilet
- Bent/damaged towel rods
- Missing faucet handles
- Mold on walls/ceilings

Yard

- Excessive vegetation/weeds
- Dead areas
- Yard not mowed
- Blackberries over fence
- Pet/Animal waste in yard
- Fence damage
- Parking on the lawn of rental
- Leaf removal
- Removal of raised beds, gardens, or changes to landscaping