



Wear and Tear vs. Damage (Ver. 2-28-2010)

| Wear and Tear | Damage |
|---|--|
| Keys worn out | Keys lost |
| Door lock loose or stubborn | Door damaged from forced entry |
| Carpeting worn and dirty | Carpeting stained, burned, or torn |
| Carpet seam unglued | Carpet oil or rust stains |
| Wood floors scuffed | Wood floors badly scratched or gouged |
| Linoleum worn thin | Linoleum torn or with holes |
| Cabinet doors warped | Cabinets broken or missing |
| Countertop worn | Countertop burnt or cut |
| Ceiling stained from rain or bad plumbing | Ceiling stained by tub/toilet overflow |
| Plaster cracks from settling | Damaged wall resulting from carelessness of the tenant or large holes caused by removal of shelving or pictures, carelessness of the tenant or large holes caused by removal of shelving or pictures |
| Paint chipped, cracked, or faded | Unapproved tenant painting of interior or exterior, writing on walls with permanent markers |
| Wallpaper loose | Wallpaper damaged, torn, or ripped |
| Drapery rod loose | Drapery rod broken or missing |
| Curtains and drapes faded | Curtains and drapes torn or missing |
| Blinds blistered by heat | Blinds with bent slats |
| Window or door screens dirty | Window or door screens missing or torn |
| Window sticking | Window broken |
| Faucet handle loose or inoperable | Faucet handle missing or broken |
| Toilet wobbles or runs | Toilet seat or tank cover missing or broken |
| Unit needs normal cleaning | Odor throughout unit |
| Closet door off track | Closet door damaged or missing |

Onyx Management Group, Inc. Address: 940 Pennsylvania Blvd, Suite A, Feasterville, PA 19053

Website: www.onyxmgt.com Phone: (215) 953-0363, Fax: (215) 953-1065, Email: Info@onyxmgt.com