

NORMAL WEAR & TEAR VS. DAMAGES

Anything that is unavoidable deterioration (unpreventable by due care) of the home resulting from normal residential use is considered Normal Wear and Tear.

Damages are more than normal use that may be inflicted by the resident, their guests, and/or pets that require repairs and/or replacement. Hunt Military Communities has cause to charge the resident for the damages.

NORMAL WEAR & TEAR



Accumulated dirt on A/C Unit



Small nail holes from picture



Worn stair edge from foot traffic



Light droplet discoloration

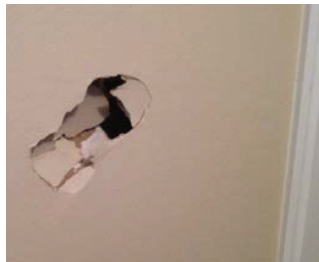


Fading and sun bleached blinds

DAMAGES



Deterioration due to pet urine



Large holes in wall



Stained or burned carpet



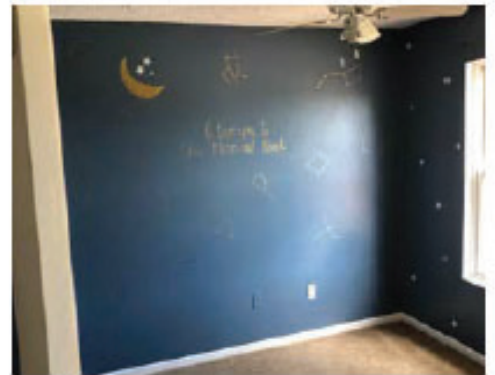
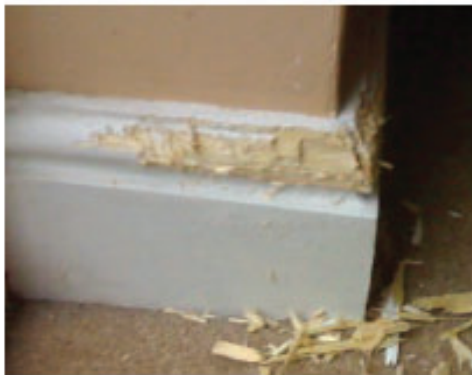
Damaged appliances



Missing or broken slats

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ANY ALTERATION OR PET CAUSED DAMAGE IS NEVER CONSIDERED WEAR AND TEAR



One way to mitigate permanent and expensive damage is to stay on top of regular maintenance issues as they arise, rather than allowing them to go unaddressed.

- If you have a leaky window that allows rain to blow in: have it repaired before it causes damage around the window or the flooring.
- If you have a dripping kitchen pipe: have it repaired before it causes the wood under the sink to rot.
- If the wall behind a door is missing a doorstop: be aware that the doorknob may punch a hole into the drywall.