



WEAR AND TEAR DISCLOSURE

This disclosure is a guide to understanding what normal wear and tear is vs. actual damage. These are merely examples and not a full list of what can be considered wear and tear or damage. It is highly recommended that you thoroughly fill out the property condition report supplied to you at the signing of your lease and note all defects of the current property condition upon move-in. You will be required to give 30 day written notice before vacating the property. Upon move out, the tenant will also be required to refresh all light bulbs as needed, have the carpets *professionally* cleaned, (receipt required) and the property cleaned thoroughly to rent ready condition. Please provide the office with your forwarding information so we can send a security deposit refund check and/or receipts.

Normal Wear and Tear

Damage

Carpet and Flooring

Furniture marks in carpet or carpet seam unglued

Rust, Oil, ground in, or animal stains or orders (Even when pet was approved) on carpet. Tears, burns, iron marks, cigar or cigarette burns, urine or pet odors, bleach stains, or any stain.

Minor scuffs on wood floors

Deeply scratched or gouged wood floors. Pet scratches on molding, doors or floors. Water damage to molding, baseboards or floors.

Linoleum worn thin

Tears, holes, or burns in linoleum flooring

Walls and Paint

Stains on ceiling from leaking roof or plumbing

Food stains, soda, liquid stains. Stains from overflowing tub/faucet or unreported leaks.

Plaster cracks from settling

Gouges or holes in walls from accidents, moving, or children/adults.

Faded, peeling, yellowing or cracked paint

Crayon, drawing, or unauthorized paint jobs.

Loose Wallpaper from steam or age

Unauthorized wallpaper or boarders, torn or marked wallpaper.

Few nail holes

Excessive holes, anchor screws, bolts, and excessive spackle.

Doors

Warped doors, worn hinges or locks

Doors with broken glass, holes, or forced entry including door frames

Closet doors off track

Damaged/missing doors, and/or bent tracks and missing closet guides.

Hard to turn locks, sticky tumblers

Unauthorized lock change, broken keys in locks, lost keys, garage door openers. (Including HOA community key)

LARGE VISION PROPERTY MANAGEMENT

9420 W. Sahara Ave. #100 ♦ Las Vegas, NV 89117

Tel: 702-212-2211 ♦ Fax: 702-441-0838

info@lv-pm.com ♦ www.LV-PM.com

TENANT Initials _____

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WEAR AND TEAR DISCLOSURE

Normal Wear and Tear

Damage

Pipes, Fixtures, and Plumbing

| | |
|---|---|
| Pipes broken other than tenant negligence, Central drain clogs other than improper disposal of items, lines clogged by roots or deterioration | Drains clogged by misuse of sink or toilet by disposal of feminine products, toilet paper, diapers, or trash. Improper winter care. |
| Worn out motor on garbage disposal | Clogged lines from potato skins, excessive food. Motor burned out from misuse. Rocks or metal in garbage disposal. |
| Inoperable, loose or cracked faucet handle/spout | Broken or missing faucet handle/spout |
| Wobbling or running toilet | Broken/missing seat, cracked/broken tank or lid, missing bolt covers |
| Aged fixtures or faded finish | Soap scum build up/grime on tub, toilet or sink. Broken/chipped tile, tub or sink |
| Faded reflected surface on mirror | Broken, cracked, or missing mirror, excessive grime build up on mirror |
| Loose grout between tiles | Stained, painted or missing grout. Mildew build up. |
| Sun faded or heat blistered blinds | Bent, broken, or missing slats. |
| Sticky windows | Broken window, broken or missing locks, torn or missing screens. |
| Wobbly ceiling fan | Broken or missing blades, globes, chains, unauthorized installation. |

Appliances, Cabinets, and Countertops

| | |
|--|--|
| Worn out refrigerator gasket | Excessive dirt behind and under fridge, clogged vents from lack of cleaning/maintaining. Broken shelves or drawers. |
| Worn out igniters at stove worn out coils | Excessively greasy/dirty stove or burner. Gouges, scrapes or dents. Broken hinges at oven door. |
| Microwave malfunction other than tenant negligence | Burnt out lights, broken handle, burn marks. Excessive grease/dirt on ventilation system. Broken door or turn table. |
| Worn or aged countertops | Broken, chipped or missing tiles, cuts, gouges, scratches and/or burns. |

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Normal Wear and Tear

Damage

Appliances, Cabinets, and Countertops Continued:

| | |
|------------------------------|---|
| Worn out hinges. Loose doors | Broken doors or hinges, cuts, scratches, water damage, and/or missing screws. |
|------------------------------|---|

Garage, Exterior, and Landscaping

| | |
|---|--|
| Worn/aged garage motor, broken springs | Denting, scratches, tenant negligence, misuse. Broken/missing remotes |
| Grease stains on parking spot or driveway | Caked grease on parking spots, leaking oil, excessive dripping. |
| Garden hose left behind | Trash, swings, tires, supplies, furniture, lawn furniture left behind. |
| Mailbox rusty, lock worn | Failure to return keys, gate remotes/keycards, transponders. |
| Sparse landscaping due to drought watering restrictions | Overgrown or dead landscaping, holes, unauthorized landscaping, dog or animal feces. |
| Anti-Siphon Valve hard water build up | Cracked, broken, or missing cap |

Regular Maintenance and Cleaning

Regular maintenance and cleaning are expected of all our properties along with changing air filters on a monthly basis. If air filters for HVAC returns are not replaced on a regular basis, the tenant could be charged for a cleaning of the HVAC system and vents. Report all maintenance issues as soon as they become known to avoid being charged for additional damage.

Walk-Thru Inspections

A thorough walk-thru is completed by a representative of our company before/after each tenancy and a picture catalog of the property is kept. In addition, all properties are inspected every 6 months with 48 hours' notice. If you miss your appointment or reschedule without giving 24 hours' notice, an additional charge of \$50 will be due with and payable as rent.

Tenant Signature

Date

Tenant Signature

Date

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