



Pinion Property Management, Inc.

1605 NW Monroe Ave, Corvallis, OR 97330

Mailing Address: PO Box 1954, Corvallis, OR 97339

Phone: 541-754-1213

Fax: 541-753-4704

E-mail: pinionproperty@yahoo.com

Clarification of Allowable Tenant Wear and Tear

During occupancy, there are deteriorations known as "Normal Wear and Tear" that occur in the property that are not due to tenant neglect. In addition, there are damages that are either intentional or due to actual tenant abuse or neglect. Pinion Property Management, Inc. defines the difference between Normal Wear and Tear and Tenant Abuse/Neglect Damages as follows:

<p style="text-align: center;">Normal Wear and Tear</p> <p style="text-align: center;">The lessening in the value of an asset due to normal use</p>	<p style="text-align: center;">Tenant Abuse/Neglect Damages</p> <p style="text-align: center;">Misuse, neglect, or deliberate abuse by the tenant that reduces value/usefulness</p>
<p>General:</p> <ul style="list-style-type: none"> • Loose Electric 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 • Repainting of Rooms <u>AFTER</u> 5 Years of Occupancy • Furniture Indentation in Carpet • Minor Traffic Pattern on Carpets and Tile • Minor Rubs/Scuffs on Door Finish <p>Kitchen:</p> <ul style="list-style-type: none"> • Minor Scuffing of Flooring • Sticky Drawers/Hinges <p>Bathroom:</p> <ul style="list-style-type: none"> • Loose toilet seat • Sticky faucets • Loose towel rods • Sticking sliding shower doors • Worn caulking on toilet/tub 	<p>General:</p> <ul style="list-style-type: none"> • Light Bulb burned-out or missing • Dirty/Dusty Drapes or Blinds • Electric Plug-in / Light Switch Plate Broken or Missing • Replacement of Tenant Tamper/Damage to Smoke/CO Detectors • Smoke Damage from Burning Candles, Incense, Hooka's or Cigars/Cigarettes including Odor Damage • Flea/Bed Bug Infestation • Pet Urine/Odor throughout Rental • Trash Abandoned Inside, or Outside, the Rental • Repainting Walls to Cover Unauthorized Tenant Painting • Repainting Walls due to Excessive Marks/Dirt /Food/Grease • Holes in Walls (exceeding amount allowed) • Drawing, Crayon Markings, Stickers/Stamps, or Wallpaper • Pasting/Sticking Decals and Stickers on Windows/Doors or Walls • Burns/Tears/Permanent Stains/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 Door Stops / Holes from door stops • Installation of Locking Door Knobs • Broken/Cracked Windows or Window Frames • Broken/Bent/Damaged window screens/door screens • Broken/Bent/Damaged/Missing Mini-Blinds or Drapes • Damaged Light Fixtures • Failure to clean unit according to "Move Out Instructions" • Neglecting to report maintenance issues <p>Kitchen:</p> <ul style="list-style-type: none"> • Scratches or Knife Cuts in Countertop • Dirty Drip Pans • Broken Cabinets/Drawer Guides • Broken or Damaged Appliances • Missing/Broken Refrigerator Shelf/Door/Handle/Crisper Drawers • Clogged/Not Working Garbage Disposal due to Improper Use/Disposal <p>Bathroom:</p> <ul style="list-style-type: none"> • Scratches or Knife Cuts in Countertop • Broken Toilet Seat • Bent/Damaged Towel Rods • Missing Faucet Handles • Excessive Mold on Walls/Ceilings • Damaged Toilet <p>Yard:</p> <ul style="list-style-type: none"> • Yard Not Mowed Prior to Move-Out • Pet Waste in Yard • Fence Damage • Fire Pits • Swimming Pools • Parking on the Lawn of Rental

THIS IS NOT AN ALL INCLUSIVE LIST.

It is being provided to the tenants as a guideline and shows examples of the most common deteriorations and damages. Tenants will be financially responsible for all damage beyond normal wear and tear.