



Normal Wear & Tear Policy

The following items are considered part of normal wear and tear — regular upkeep expected of homeownership and not covered by guest damage reimbursement. These are low-cost or naturally occurring maintenance issues or items that fail over time due to use, weather, or age.

Fixtures & Hardware

- Toilet seats, towel bars, and toilet paper holders
- Drawer fronts, handles, and hardware loosening over time
- Blinds, curtains, wands, window screens
- Vent registers, latches, knobs, and small hardware parts
- Ceiling fan or light fixture pull chains
- Appliance handles and knobs
- Door handles, knobs, thumb latches on sliding doors, bifold doors off tracks

Furniture & Décor

- Minor stains or wear on furniture or carpet
- Barstool/chair legs loosening
- Pillowcases, shams, mattress pads, and bed skirts
- Comforters, lamps, or décor — replaced individually, not as full sets
- Missing coat hangers or small decorative items

Household & Kitchen Items

- Missing or damaged kitchen utensils, drinkware, dinnerware, cookware
- Dish towels, oven mitts, and placemats
- Missing flashlights, batteries, or small cleaning tools (broom, dustpan, mop, bucket, etc.)

- Remote controls or game controllers missing, broken or needing battery replacement
- Missing DVDs, books, board games, baby items

Appliances & Utilities

- Repairs to washer or dryer
- Refrigerator cooling issues or ice maker malfunction
- Broken, missing or worn-out small appliances
- Routine HVAC filter replacement and vent cover upkeep
- Excessive utility usage during occupancy

Outdoor Items

- Pool gates, hinges, and latches (unless forcibly damaged)
- Plastic deck/beach/pool chairs
- Umbrellas, beach toys, or floats missing or broken from wind or use
- Driveway or parking area stains from vehicles or weather exposure

General

- Damaged, broken or missing items valued under \$25.

Note: These items are considered part of standard home maintenance and owner responsibility. Guest reimbursement is reserved for clear instances of accidental damage beyond normal use or weather exposure.