

Cosmetic Repair Definition and Examples

"**Cosmetic Conditions**" means aesthetic imperfections that do not affect Working Condition of the item, including, but not limited to: tears, worn spots and discoloration of floor coverings, wallpapers, or window treatments; nail holes, scrapes, scratches, dents, chips or caulking in ceilings, walls, flooring, tile, fixtures, or mirrors; and minor cracks in walls, floor tiles, windows, driveways, sidewalks, garage and patio floors.

Examples of cosmetic repairs include:

- Missing handrails that *do not* pose a threat to safety
- Holes in window screens
- Cracked window glass
- Defective interior paint surfaces in house
- Minor plumbing leaks **that do not cause damage** (e.g., dripping faucet)
- Other inoperable or damaged components that **do not pose a health or safety issue**
- repairing minor drywall damage
- fixing broken doorknobs
- replacing outlet covers
- replacing old appliances with more energy-efficient models
- replacing worn out carpets with hardwood floors or tile
- Updating, changing out lighting fixtures
- updating cabinet hardware
- installing updated fixtures in bathrooms and kitchens
- updating the roofing material
- replacing gutters
- replacing interior doors
- bathroom: replacing new faucets, mirrors, vanity and lighting
- replacing countertops