

“WEAR AND TEAR” OR “DAMAGES”?

This list is intended to give Owners and Tenants a basic idea of what could be considered normal wear and tear or damage to a property. This list is in no way all inclusive and is intended for informational purposes only.

Normal “wear and tear” caused by ordinary use

Well-worn keys
“Sticky” keys
Balky door lock

Worn pattern in plastic countertop
Rust stain under sink faucet
Loose, inoperable faucet handle
Rusty refrigerator shelf
Discolored ceramic tile
Loose grout around ceramic tile
Carpet seam unraveling
Threadbare carpet in hallway

Scuffing on wooden floor
Linoleum with the back showing through
Wobbly toilet
Rusty shower curtain rod
Rust stain under bathtub spout
Tracks on doorjamb where door rubs
Door off its hinges and stored in garage
Plant hanger left in ceiling
Stain on ceiling caused by leaky roof

Cracked paint
Chipped paint (minor)

Mildew around shower or tub
Urine odor around toilet
Discolored light fixture globe
Window cracked by settling or high wind
Faded shade
Paint-blistered blinds
Sun-damaged drapes
Drapery rod which won't close properly
Dirty window screen
Ants inside after rain storm
Scrawny landscaping which was sparingly watered due to drought conditions
Grease stains on parking space

“Damage” caused by carelessness, abuse, thievery, mysterious disappearance, accident, rules violation, or special request

Missing keys
Key broken off inside lock
Door lock replaced by tenant without management's permission
Burn in plastic countertop
Sink discolored by clothing dye
Missing faucet handle
Missing refrigerator shelf
Painted ceramic tile
Chipped or cracked ceramic tile
Carpet burn
Rust marks on carpet from indoor plant container
Gouge in wooden floor
Tear in linoleum
Broken toilet tank lid
Kinked shower curtain rod
Chip in bathtub enamel
Hole in hollow-core door
Missing door
Two-inch-diameter hole in ceiling
Stain on ceiling caused by popping champagne or beer bottles

Crayon marks on wall

Mildew where tenant kept aquarium
Urine odor in carpet
Missing light fixture globe
Window cracked by movers
Torn shade
Blinds with bent slats
Pet-damaged drapes
Drapery rod with missing parts
Missing, bent, or torn window screen
Fleas left behind by tenant's pet
Neglected landscaping which must be replaced with similar plantings
Caked grease on parking space