

“WEAR AND TEAR” OR “DAMAGES”?

“Normal Wear and Tear”

Caused by Ordinary Comings and Goings

“Damage”

Caused by Carelessness, Abuse, Thievery, Mysterious Disappearance, Accident, Rules Violation, or Special Request

Well-worn keys
 “Sticky” key
 Balky door lock
 Depressurized fire extinguisher with Unbroken Seal
 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 wood 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
 Odd-wattage light bulbs which work
 Light fixture installed by tenant, which fits its location
 Window cracked by settling or high wind
 Faded shade
 Paint-blistered Venetian 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

Missing keys
 Key broken off inside lock
 Door lock replaced by tenant without management’s permission
 Depressurized fire extinguisher with broken seal (not used to put out fire)
 Burn in plastic countertop
 Sink discolored by clothing dye
 Missing faucet handle
 Missing refrigerator shelf
 Painted ceramic tile
 Chipped or cracked ceramic tile
 Carpet burns
 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
 Walls painted by tenant in dark color necessitating repainting
 Mildew where tenant kept aquarium
 Urine odor in carpet
 Missing light fixture globe
 Burned out or missing light bulbs
 Light Fixture installed by tenant which must be replaced
 Window cracked by movers
 Torn shade
 Venetian 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