

“WEAR AND TEAR” OR “DAMAGES”?

**“Normal wear and tear” caused by
Ordinary comings
and goings”**

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 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)
Pleasing, professional tenant wallpapering
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 rainstorm
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 burn

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

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 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-in-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
Amateurish tenant wallpapering
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 paintings
Cake greased on parking space