

“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 lightbulbs 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

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

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-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

Amateurish tenant wallpapering

Mildew where tenant kept aquarium

Urine odor in carpet

Missing light fixture globe

Burned out or missing lightbulbs

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

Tenant

Date

Tenant

Date