

## What is Normal Wear and Tear vs. Damages?

<b>Wear and Tear is defined as: The lessening in value of an asset such as real estate due to ordinary and normal use.</b>	<b>Damage is defined as: Injury or harm that reduces value, usefulness, etc. of real estate.</b>
<p>Well-worn keys Failure of A/C or heating unit due to normal use “Sticky” key Balky door lock Minor scuffing of walls due to normal cleaning</p> <p>Worn pattern in plastic counter top Rust stain under sink faucet</p> <p>Loose, inoperable faucet handle Rusty refrigerator shelf Discolored ceramic tile Loose grout around ceramic tile</p> <p>Carpet seam unraveling Minor tracking of carpet in hallway and major traffic area Scuffing on wooden floor Linoleum with the back showing through Minor indentation of carpet from furniture Wobbly toilet Rusty shower curtain rod Rust stain under bathtub spout Tracks on doorjamb where door rubs</p> <p>Plant hanger left in ceiling Stain on ceiling caused by leaky roof</p> <p>Discolored light fixture globe Staining inside of fireplace Window cracked by settling Faded shade Sun damaged carpet Sun damaged drapes Rusted out or worn out garbage disposal</p> <p>Stains on parking space after any removal of grease or oil Broken drawer guides Low number of small nail holes</p>	<p>Accumulation of dust, dirt, grease, grime, debris, hair, chemicals Any unauthorized alterations (i.e. painting, wall papering, etc.) Failure of HVAC due to no filter or dirty filter, fire ants in contactor Failure to report maintenance in a timely manner which could lead to further damage, such as: leaks, discoloration of linoleum and tile, blistering paint in bathrooms, defective weather stripping (these lead to sheetrock damage, carpet damage, and paint damage)</p> <p>Excessive paint preparation (crayon marks, oil, smoke, etc.) Missing keys, keys broken off inside lock Door lock replaced by tenant without management’s permission</p> <p>Inadequate cleaning as stated above Missing faucet handle Missing or broken refrigerator shelf or door Damaged ceramic tile or bathtub/sink enamel Cracked or broken toilet tank lid Damaged towel bars Permanent damage of carpet due to improper water bed protection Carpet burn or tear, stain marks on carpet Damage to wooden floor Tear in linoleum</p> <p>Scratches, holes, or gouges in any door or wall Missing doors, missing or broken door stops</p> <p>Missing light fixture globe, burned out or missing light bulbs Damaged lenses Ashes in fireplace, soot on walls or ceilings from burning candles Broken windows or glass Damaged vertical and mini blinds, torn shade, damaged drapes or rods Missing, bent, or torn window screen Jammed garbage disposal Pet damage, fleas from tenant’s pets, urine odor in carpet Caked grease or paint on walkways and driveways</p> <p>Broken smoke alarms or carbon monoxide alarms Removal of tenant trash and junk Any other tenant damage as determined by Walk Out/Make Ready for next tenant. Removal of any hazardous waste Lawn, shrubs and trees not maintained in accordance with lease</p>

Initials of Residents \_\_\_\_, \_\_\_\_, \_\_\_\_, \_\_\_\_ and Landlord’s Agent \_\_\_\_