



## Wear & Tear vs. Damage

Wear & Tear	Damage
Small nail holes caused by a 6-penny nail or smaller. A 6-penny nail is 2 inches long and is used for hanging picture frames and other items on walls	Large holes from hanging shelving, pictures, screws, wall anchors, flat-screen television brackets, or any other wall hanging that cause damage larger than a 6-penny nail
Faded paint	Spot painting and patching or touch-up painting of any kind
Faded caulking around the bathtub and tiles	Missing caulking around the bathtub and tiles
Hard water deposits.	The buildup of dirt, mold, mildew, or water stains from a preventable or unreported water leak or drip
Worn out keys	Broken, lost, or unreturned keys
Loose or stubborn door lock	Broken or missing locks
Loose hinges or handles on doors	Damage from a door from forced entry or damage from using feet to open doors
Worn carpet traffic patterns	Torn, burned, stained, missing, ripped, scratched, or snagged carpet, pet damage
The faded finish on wood floors	Scratched, gouged, warped, or water-damaged wood floors
Linoleum has worn thin	Linoleum with tears, chips, or holes
Worn countertops due to daily use	Burned, cut, stained, scratched, or water-damaged countertops
Drywall cracks from settling	Holes in walls, doors, screens, or windows from misuse, negligence, carelessness, accident, or abuse
Faded, chipped, or cracked paint	The unapproved or poor tenant paint job
Loose wallpaper	Ripped or marked-up wallpaper
Worn or heat-blistered mini-blinds	Broken, bent, cracked, or missing slats, wands, or hardware. Broken strings.
Dirty window and door screens	Torn or missing screens
Sticky window	Broken window
The loose or inoperable faucet handle	The broken or missing faucet handle
Running toilet	Broken toilet seat, tank top, or chipped or cracked toilet bowl
Musty odor	Urine or pet odor throughout the unit
Closet bi-fold door off-track	Damaged or missing bi-fold door
Non-functioning smoke or CO detector	A missing or detached smoke detector or CO detector or missing batteries
Non-functioning light fixture	Missing, burnt-out, or incorrect-style light bulbs
Dry lawn	Lawn with pet urine spots, dead areas, excessive weeds
Slow draining drains	Drains that are clogged by hair, toys, or other non-flushable objects