

Normal wear and tear can be confusing for many. Normal wear and tear includes deterioration of the premises that occurs during normal conditions. Damage occurs from unreasonable use or can be accidental. Even intentional alterations to the premises are considered damages. The rental premise should be returned to the housing provider in the same condition it was given to the tenant minus wear and tear.

**NOTE: Damages caused by things beyond Resident's control (such as building fires, break-ins or natural disasters) may or may not be Resident's responsibility. This list is not intended to determine fault, but just to distinguish between normal wear and tear and more extensive damage.**

## EXAMPLES:

NORMAL WEAR AND TEAR	DAMAGES
Worn hinges on doors or locks	Doors broken or with holes
A few small tack or nail holes	Wall damage due to hanging pictures or removal of decals. Holes in wall larger than a nail, or excessive holes.
Minor marks on or nicks in wall	Writing / marks on walls, unapproved paint color or excessive dirt requiring more than one coat to cover
Faded, cracked or chipped paint	Repainting due to smoke damage from smoking or burning candles
Loose wallpaper	Ripped, torn or marked wallpaper
Scuffed up wood floors	Wood floors scratched or gouged
Carpeting / curtains slightly worn or faded by sun	Torn, stained or burned carpeting / curtains
A rug worn thin by ordinary use	
Vinyl flooring worn thin	Vinyl flooring with tears, holes or burn marks
Worn countertop	Burns or cuts in countertop
Loose or inoperable faucet handle	Broken or missing faucet handle
Toilet runs or wobbles	Broken toilet seat or tank lid
Stains on old porcelain fixtures that have lost their protective coating	
Bathroom mirror beginning to "desilver"	
Worn gaskets on refrigerator	Broken refrigerator shelves, trays, bins or bars
Cabinet doors that will not close	
Loose hinges or door handles	Damage to door or door frame from forced entry
Slightly dusty blinds	Missing, broken or bent blinds
Slightly dirty windows or screens	Windows broken or torn or missing screens
	Lost keys

## IF REPLACEMENT IS NECESSARY...

After determining if an item requires replacement due to a tenant's abuse or neglect (not normal wear and tear), to calculate the tenant's responsibility, a housing provider must know: actual cost to replace the item, the life expectancy of the item, current age of item, and remaining shelf life. The housing provider may only charge the tenant for the remaining shelf life of the item.

## EXAMPLE:

Cost of new dishwasher:	\$400
Useful life of dishwasher:	10 yrs
Age of dishwasher at the end of tenancy:	4 yrs
Remaining useful life:	6 yrs (10 yrs less 4 yrs)
Resident's Responsibility:	$\$400 \times .60 = \$240$