

## **“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  
Draperies 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  
Cake greased on parking space