

What is Normal Wear and Tear vs. Damages?

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

 Tenant Signature

 Tenant Signature

 Tenant Signature

 Landlord or Landlord Agent Signature

