

# NORMAL WEAR & TEAR

## vs. *Actual Damage*



### **What is normal wear and tear?**

Normal wear and tear refers to the gradual deterioration of a property that occurs over time with regular use and aging. It is the natural and expected decline of a property that happens regardless of how well it is maintained. Examples of normal wear and

tear include faded paint, worn-out carpets, minor scratches on the floor, and small nail holes in the walls from hanging pictures. The landlord covers normal wear and tear costs.

### **What is considered damage?**

Damage occurs from unreasonable use, or accidents. Damage can include extreme build up of dirt, mold, stains on carpets and broken windows. Even intentional alterations to the premises are considered damage. For example, the tenant cannot leave large holes in the walls from shelving or hanging pictures, and cannot repaint the walls to significantly change the color. If you want to make changes to the premises that will remain after you move out, you must have written permission from the landlord. The tenant is responsible for the cost of damages.

### *Important:*

Submitting your 3-Day Inspection after moving in can be very helpful in determining the condition before and after occupancy. Don't forget to do this!

# NORMAL WEAR & TEAR

## vs. *Actual Damage*

Unless specifically stated in the lease, the tenant is responsible to **return the property in the state in which they found it**, excluding normal wear and tear.

### NORMAL WEAR & TEAR

- Worn out keys
- Loose or stubborn door lock
- Loose hinges or handles on doors
- Worn carpeting where furniture has been
- Carpet seam unglued
- Scuffs on wood floors
- Linoleum worn thin
- Worn countertop
- Water stains from rain or bad plumbing
- Plaster cracks from settling
- Faded, chipped or cracked paint
- Loose wallpaper
- Loose drapery fixtures
- Faded curtains, drapes or blinds
- Worn pull strings on blinds
- Dirty windows or door screens
- Shifting of rock or mulch in landscaping

### ACTUAL DAMAGE

- Lost keys
- Broken or missing locks
- Damage to a door from forced entry
- Torn, stained or burned carpet
- Rust or oil stains on carpet
- Badly scratched or gouged wood floors
- Linoleum with tears or holes
- Burns, cuts or broken countertop
- Water stains from tenant neglect
- Holes in walls from carelessness or accidents
- Unapproved paint, or poor quality self-repair
- Ripped or marked up wallpaper
- Broken drapery fixtures
- Torn or missing curtains, drapes or blinds
- Ripped screens (not from hail)
- Missing or damaged landscaping

This list is NOT COMPLETE and is intended only as a guide.