

Damages (Tenant) versus Normal Wear and Tear (Landlord)

TYPE	NORMAL WEAR AND TEAR	DAMAGES
	Landlord Required Repairs	Tenant Required Repairs
Blinds	Dusty blinds	Missing, broken or bent slats on blinds
Cabinets	Cabinet doors that will not close	Greasy, sticky or broken cabinets and interiors.
Carpet	Carpeting showing average wear or fading by sun	Torn, stained or burned carpeting
Closet Door	Closet door off track	Damaged or missing closet door
Countertops	Worn countertop	Burns, cuts, nicks, scratches in countertop
Curtains	Curtains/blinds showing average wear or fading by sun	Torn, stained or burned curtains
Doors, Locks	Worn or loose hinges on doors or locks	Doors with holes. Broken doors. Damage to door or doorframe from forced entry, kicking, etc.
Exterior Faucets	Loose or inoperable faucet, spouts	Broken or missing faucet, spouts.
Exterior Fixtures	Worn or scratched enamel or stains on old porcelain fixtures that have lost their protective coating	Chipped and broken exterior lighting, door bell buttons, flood lights, security lights, security cameras.
Exterior Paint	Faded, cracked or chipped paint	Crayon marks, writing on walls, unapproved paint color or excessive dirt requiring more than one coat to cover
Exterior Siding	Faded, cracked or chipped siding	Broken siding, marks, writing, holes in siding.
Floors	Scuffed up floors	Badly scratched or gouged floors
Floors	Vinyl flooring worn thin	Vinyl flooring with tears, holes or burn marks
Freezer	Worn gaskets on freezer	Broken freezer shelves, trays, bins or bars. Failure to clean out bottom or back of freezer components, change light bulbs, water filters.
Interior Faucets	Loose or inoperable faucet	Broken or missing faucet.
Interior Fixtures	Worn or scratched enamel or stains on old porcelain fixtures that have lost their protective coating	Chipped and broken enamel in sinks and bathtubs or grime-coated bathtub and/or toilet
Interior Paint	Faded, cracked or chipped paint	Crayon marks, writing on walls, unapproved paint color or excessive dirt requiring more than one coat to cover
Landscape	A dead bush or two, three, ... which exceeded their lifespan	Neglected (under watered, over watered, no water, no fertilizer, no pesticide) landscaping which must be replaced with similar plantings
Mirrors	Bathroom mirror beginning to "desilver".	Mirrors broken, missing or caked with grime

Damages (Tenant) versus Normal Wear and Tear (Landlord)

TYPE	NORMAL WEAR AND TEAR	DAMAGES
	Landlord Required Repairs	Tenant Required Repairs
Odors	Food or smoke odor that dissipate over a few hours	Food or Smoke odor damage to paint, from cooking unventilated, smoking or burning candles or burning incense
Refrigerator	Worn gaskets on refrigerator	Broken refrigerator shelves, trays, bins or bars. Failure to clean out bottom or back of refrigerator components, change light bulbs, water filters.
Sinks	Partially clogged sinks caused by hard water	Clogged or damaged toilet caused by improper use
Stove / Oven / Range Top	Worn gaskets, ignitors, burners, heat element on Stove, Oven, Range Top	Broken oven shelves, trays, bins, bars or heat element. Broken stove/range top ignitor, burners, racks, stove top or heat element. Failure to clean oven, stove, range top, change light bulbs, grease filters.
Tiles	Loose grout or tiles (floor, wall, countertop)	Missing or cracked tiles (floor, wall, countertop)
Toilets	Toilet runs (handle, chain, flapper, flush system) or wobbles	Broken toilet seat, toilet base or tank top
Walls	A few (1 or 2) small nail holes, minor marks (less than 1") on or small (less than 1") nicks in wall	Large or substantial holes or dents in wall.
Windows / Screens	Cracked window pain from faulty foundation, building settling or high wind	Broken windows, latches, locks, guides or torn or missing screens (including break-ins, crime)