

WEAR & TEAR / DAMAGES



<p style="text-align: center;">“Wear and Tear” caused by ordinary coming and goings</p>	<p style="text-align: center;">“Damages” caused by carelessness, abuse, thievery, mysterious disappearance, accident, rule violation or special request</p>
<ul style="list-style-type: none"> • 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 door jam 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 rain storm • Scrawny landscaping which is sparingly watered due to drought conditions • Grease stains on parking space 	<ul style="list-style-type: none"> • 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 clothes 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-inch 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 on 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 • Drapery 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 • Caked grease on parking space