

Guide to Damages & Normal Wear & Tear

Normal wear and tear can be confusing for many. Normal wear and tear is essentially the deterioration of an item that occurs under normal conditions. Damage occurs from accidents or unreasonable use. Even intentional alterations to the premises can be considered damage. Rented premises should be returned to a Landlord in the same condition it was given to the Tenant minus normal wear and tear.

NOTE: Damages caused by things beyond Tenant's control (such as building fires, break-ins or natural disasters) may or may not be Tenant's responsibility. This list is not intended to determine fault, but just to distinguish between normal wear and tear and more extensive damage.

Examples:

Normal Wear & Tear	Damages
Worn or loose hinges on doors or locks	Doors with holes; windows or doors broken; damage to door or doorframe from forced entry
A few small tack or nail holes, minor marks on or nicks in wall	Large or substantial holes or dents in wall
Scuffed up wood floors	Badly scratched or gouged wood floors
Loose or inoperable faucet or door handles	Broken or missing faucet or door handles
Toilet runs or wobbles	Broken toilet seat or tank top
Faded, cracked or chipped paint	Crayon marks, writing on walls, unapproved paint color or excessive dirt requiring more than one coat to cover
Loose wallpaper	Ripped, torn or marked up wallpaper
Carpeting/curtains showing average wear or fading by sun	Torn, stained or burned carpeting/curtains
A rug worn thin by ordinary use	Stains and odors in rug caused by pets, spills or leaks
Vinyl flooring worn thin	Vinyl flooring with tears, holes or burn marks
Stains on old porcelain fixtures that have lost their protective coating	Grime-coated bathtub and toilet
Bathroom mirror beginning to "desilver"	Mirrors broken, missing or caked with grime
Worn gaskets on refrigerator	Broken refrigerator shelves, trays, bins or bars
Worn countertop	Burns or cuts in countertop
Cabinet doors that will not close	Greasy, sticky or broken cabinets and interiors
Closet door off track	Damaged or missing closet door
Dusty blinds	Missing, broken or bent slats on blinds
	Broken windows or torn or missing screens
Food odors or smoke, that dissipate over a few hours	Smoke damage to paint from smoking or burning candles
	Lost keys

After determining if an item requires replacement due to Tenant's abuse or neglect (not normal wear and tear), to calculate Tenant's responsibility, a Landlord must know: (a) actual cost to replace the item, (b) how long an item would be expected to be useful before it wears out (its "useful life"), (c) current age of the item, and (d) its remaining useful life. Landlord may only charge Tenant for the remaining useful life of the item.

Example:

- Cost of new dishwasher: \$400
- Useful life of dishwasher: 10 years
- Age of dishwasher at the end of tenancy: 4 years
- Remaining useful life: 6 years (10 years less 4 years)
- Tenant Responsibility: $\$400 \times .60 = \240