



1836 Realty & Property Management, LLC.

Wear & Tear vs Damage

1836 Property Management's goal is to provide the best in professional property management and service to our clients. To assist you in your move out, we have prepared this **Wear & Tear vs Damage** list for your information and review. It is important that you read and understand what is contained in this document.

*Please note, this is a general list of items that we see most often when assessing damage at a property. This list does not include all items that can be charged to tenants or owners.

Wear & Tear:

Normal wear and tear is the expected decline in the condition of a property due to normal everyday use. It is deterioration that occurs in the course of living in a property. It is not caused by abuse or neglect.

Damage:

Damage is not naturally occurring. It is harm that affects the value, usefulness or normal function of property. This damage can be committed on purpose or through neglect.

On the next page is a comparison chart that should help to understand what's considered "Wear & Tear" and "Damage".

Wear & Tear	Damage
Loose or stubborn door locks	Broken, missing, changed locks
Loose hinges or handles on doors	Damage to a door from forced entry
Worn carpet / light stains in high traffic area	Torn, stained or burned carpeting
Carpet seam unglued	Rust or oil stains on carpet
Scuffed up wood floors	Badly scratched or gouged wood floors
Linoleum worn thin	Linoleum with tears or holes
Worn countertop	Burns and cuts in countertop
Stain on ceiling from rain or bad plumbing	Stain on ceiling from overflowed tub
Plaster cracks from settling	Holes in walls from kids or carelessness
Faded, chipped or cracked paint	Unapproved tenant paint job
Loose wallpaper	Ripped or marked-up wallpaper
Installing curtain rods	Broken curtain rod
Faded curtains and drapes	Torn or missing curtains and drapes
Heat faded or warped blinds	Blinds with bent or broken slats
Dirty windows or door screens	Torn or missing screens
Sticky window	Broken window
Small nail holes in walls	Large drywall anchor or screw holes
Toilet runs or wobbles	Broken toilet seat or tank top