

EXAMPLES OF TENANT DAMAGE

A common question arises when discussing the difference between "damage" and "wear and tear." The following is a list of examples of tenant damage charges:

Missing keys
Broken keys or locks
Missing garage remotes
Door locks changed by tenant
Burns on countertops
Discolored sinks
Broken missing handles/faucets
Missing/broken refrigerator shelf
Chipped or cracked tile
Poor quality paint jobs or patch jobs
Burns or stains in carpet
Gouges, tears, or excessive scratches in flooring
Broken toilet tank lids
Broken or bent shower curtain rod
Chips in sinks or tubs
Holes in walls or doors
Missing doors
Missing screens
Toggle bolt holes in ceiling
Stains on walls and/or ceilings, including smoke/nicotine
Pet damages, odor
Crayon marks
Removal of wallpaper by tenant
Mildew
Urine odor in carpets
Fleas, cockroaches, pests
Missing, cracked, or broken fixture covers
Burnt out or missing light bulbs
Cracked or broken windows
Torn shades, bent blinds, damaged window coverings
Neglected landscaping
Caked-on grease in parking areas
Clogs and other plumbing damage from improper use