



Rental Property Guidelines: Standard Wear & Tear vs Damages

It is the tenant's obligation to return the property in the condition typically outlined in the lease, with normal wear and tear excepted. Outlined below is what is typically considered "normal wear and tear" by most landlords and what is considered "damage" to the rental property. Please note this is not an all-inclusive list, and that specific items will vary based on each property and landlord interpretation.

Normal Wear & Tear

Walls / Floors

- A few small nail holes, chips, smudges, dents, scrapes, or cracks
- Faded paint, slightly torn or faded wallpaper
- Carpet faded or worn thin from walking
- Scuffed varnish on wood floors from regular use
- Dark patches on hardwood floors that have lost their finish over many years

Doors / Windows

- Doors sticking from humidity
- Loose door handles
- Warped cabinet doors that won't close
- Slightly dusty windowsills, panes, screens, and blinds
- Moderately dirty mini-blinds or curtains

Damage that may be Deducted from Your Security Deposit

Walls / Floors

- Gaping holes (or poorly filled in holes) in walls from abuse, accidents, or neglect
- Unapproved paint colors or unprofessional paint jobs
- Unapproved wallpaper; drawings, or crayon markings
- Multiple nail holes that need patching and repainting
- Water damage from hanging plants etc.
- Holes, stains, or burns in carpet
- Chipped or gouged wood floors, or excessive scratches from i.e. pet's nails
- Odor from smoking

Doors / Windows

- Doors broken or ripped off hinges
- Broken/missing door handles or locks
- Water stains on windowsills caused by windows being left open during storms
- Torn, stained, or missing window shades, panes, screens, and/or blinds



Rental Property Guidelines: Standard Wear & Tear vs Damages

- Dirty or faded window shades
- Cracked windowpane from faulty foundation or building settling

Bathroom

- Worn / scratched enamel in old bathtubs, sinks, or toilets
- Rusty shower rod or worn varnish on plumbing fixtures
- Partially clogged sinks or drains caused by aging pipes
- Mirror beginning to “de-silver” (black spots)
- Shower mold due to lack of proper ventilation
- Loose grouting and bathroom tiles

Kitchen / Appliances

- Broken clothes dryer because the thermostat has given out
- Worn gaskets on refrigerator doors
- Smelly garbage disposal, or disposal no longer works due to broken motor
- Replacement of fluorescent lamps or any lightbulb designed to last for years of continuous use
- Laminate top separated from countertop base

- Broken windows from action of the tenant or guests
- Missing or broken mini-blinds or curtains
- Replacement straps for the blinds if slack from use

Bathroom

- Shower mold due to lack of regular cleanings
- Missing or cracked bathroom tiles
- Chipped and broken enamel in bathtubs and sinks
- Missing or bent shower rod or plumbing fixtures
- Clogged sinks or drains due to any stoppage (hair, diapers, food, etc.) or improper use
- Mirrors caked with lipstick or makeup

Kitchen / Appliances

- Sticky cabinets and interiors
- Broken refrigerator shelf or dented front panels
- Damaged garbage disposal due to improper usage
- Burns, stains, and/or chips in laminate countertop



Rental Property Guidelines: Standard Wear & Tear vs Damages

General / Appliances

- Dryer that won't turn at all because it's been overloaded, or the lint trap was never cleaned out
- Broken down appliance due to negligence or lack of maintenance
- Replacement of most common lightbulbs
- Lost keys or access cards

Pre-Move-Out Tips:

Prior to conducting your move out walkthrough, make sure that you properly prepare the rental property to avoid a deduction from your security deposit where possible. The expectation is that you leave the property in the same condition (except for normal wear and tear) as it was when your lease began. General notes to be aware of include:

- Garden must be left tidy and in the same condition as on the check-in report
- Any keys, access cards, or remotes that are lost are your responsibility to replace
- Electrical appliances need to be in good, working condition at move out
- Utility bills should have been paid and receipts kept with you
- After moving out and prior to inspection, it is highly recommended that you hire a professional cleaner. When coordinating the cleaner, you want to request a "move-out" cleaning to include the inside of all appliances and cabinets