

WEAR & TEAR

vs Tenant Damages

Understanding the difference between everyday use of a home and actual damages helps set clear expectations. Normal wear and tear is part of living in a home and not charged to the tenant, while damages caused by misuse, neglect, or accidents may result in repair costs being deducted from the security deposit.



Normal Wear & Tear (Not Tenant's Responsibility)

These are minor, expected changes that occur over time from normal use:

- Well-worn or "sticky" door/mailbox keys
- Failure of A/C or heating unit due to normal use
- Stubborn door lock from settling
- Minor scuffing on walls
- Wear pattern in plastic counter top
- Rust stain under sink faucet handle
- Loose/inoperable faucet handle
- Rusty refrigerator shelving
- Discolored ceramic tile
- Loose grout around ceramic tile
- Carpet seam unraveling
- Minor wear pattern of hallway carpet/major traffic areas
- Scuffing on wooden floor
- Linoleum with the back showing through due to wear
- Minor indentation of carpet from furniture
- Wobbly toilet
- Rusty shower curtain rod
- Rust stain under bathtub spout
- Track on door jamb where door rubs
- Plant hanger left in ceiling
- Low number of small nail holes
- Stain on ceiling caused by leaky roof
- Staining inside fireplace
- Window cracked by settling
- Sun-faded window shade, drapes, carpeting
- Rusted out or worn garbage disposal
- Stains on parking spaces after removal of grease, oil
- Broken drawer guides
- Discolored light fixture globe

PLEASE NOTE

This is not an all-inclusive list

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HELPFUL TIP:



Report maintenance issues early through the Cofield Property Management portal. Small problems are easier (and cheaper) to fix before they become major repairs.

Tenant-Caused Damages (Tenant's Responsibility)

These are avoidable issues caused by neglect, misuse, or accidents that reduces value, usefulness, etc. of a property:

- Accumulation of dust, dirt, grease, grime, debris, hair, chemicals, mildew, etc.
- Unauthorized alterations, i.e. painting or wallpapering
- A/C failure due to dirty /missing filter, weeds in condenser
- Failure to report maintenance in a timely manner which could lead to further damage such as leaks, discoloration in linoleum/grout, blistering paint/wood in bathrooms, defective weather stripping resulting in sheetrock/carpet/paint damage
- Crayon/marker/oil/smoke stains or odors requiring painting
- Missing keys or broken off inside lock
- Tenant replaced door lock w/o management permission
- Inadequate cleaning as outlined in the Move-out Process
- Missing faucet handles or sprayers
- Missing or broken refrigerator shelving/door handle/door
- Damaged ceramic tile or bathtub/sink enamel
- Cracked or broken toilet tank lid
- Damaged/missing towel bars
- Damaged carpet from improper waterbed protection
- Carpet burns/tears /stains or other marks
- Scratches/damage to wood floor from high heels/furniture
- Tears/burns/stains in linoleum
- Scratches, holes, or gouges in any door or wall
- Missing door, missing or broken door stops
- Missing light fixture globe, bad/missing light bulbs
- Damaged lenses
- Ashes in fireplace, candle soot on walls or ceilings
- Broken windows/mirrors/light fixture globes
- Damaged blinds/shades/drapes/drapery rods
- Missing/bent/torn window screens
- Jammed garbage disposal
- Fleas/urine/other pet damage to carpet/wood/blinds/screens
- Caked grease/paint on walkway or driveway
- Broken smoke detectors or carbon monoxide alarms
- Tenant trash/junk needing removal
- Hazardous waste needing removal
- Lawn/shrubs/trees not maintained in accordance with lease
- any other tenant damage as determined by move-out inspection



Cofield Property Management will charge back tenant for any items determined to be tenant damage, as defined above