

Wear & Tear vs. Property Damage	
Wear & Tear	Property Damage
Walls	
Light smudging on the walls and near the light switches that can be cleaned or wiped away. One or fewer nail holes per 6 feet of wall space.	Crayon, marker or pencil marks, or decals that leave residue or take off paint and require painting to repair. More than one nail hole per 6 feet of wall space. Large holes or gouges. Excessive smudging of walls.
Floors	
Worn thin from ordinary use, traffic patterns. Fraying carpet due to seams unraveling. Fading color due to sunlight exposure.	Ripped, pulled up, torn, or stained flooring. Pet stains or odors, bleaching or discoloration, tears, stains, or burns. Matting of carpet fabric from roller wheels of desk/office chairs or furniture.
Paint	
Fading, peeling, or cracking. Dry or sun exposed paint.	Scuffed, gouged, marred, or worn off due to scrubbing. Unauthorized or improper painting of walls. Mismatched paint color or sheen. Improper patching of holes.
Doors	
Minor marks, doors sticking, warping, or creaking from humidity.	Holes in door panels, broken hinges or frames, missing knobs or locks.
Windows	
Sticking or difficult to open/keep open.	Broken glass. Torn or missing screens.
Appliances	
Rusting appliance parts. Digital display stops working. Noisy dishwasher. Leaking.	Dented or broken appliances. Deep scratches or abrasions. Parts missing. Unreported inoperable appliance.
Blinds	
Gears stick, difficult to operate. Broken cord.	Torn or bent. Slats or parts missing. Cords knotted and tangled.
Grounds	
Trees need trimming. Dead plants or trees due to natural causes.	Dead or bare lawn due to improper irrigation. Holes or pet urine burns to lawn. Dead plants or trees due to lack of watering.
Misc.	
Warped cabinet doors. Hard water residue.	Cracked or broken floor or countertop tiles or damage to their finish. Excessive grease or grime buildup to any surface or appliance.