

## Boles Property Management

# “Wear and Tear” or “Damages”?

“Normal wear and tear” caused by ordinary comings and goings

Well-worn keys  
“Sticky” key  
Balky door lock

Depressurized fire extinguisher with **unbroken seal**

Worn pattern in plastic countertop  
Rust stain under sink faucets  
Loose, inoperable faucet handle  
Rusty refrigerator shelf  
Discolored ceramic tile  
Loose grout around ceramic tile  
Carpet seam unraveling  
Threadbare carpet in hallway  
Scuffing on wooden floor  
Linoleum with the back showing through  
Wobbly toilet  
Rusty shower curtain rod  
Rust stain under bathtub spout  
Tracks on doorjamb where door rubs  
Door off its hinges and safely stored  
Plant hanger left in ceiling  
Stain on ceiling caused by leaky roof

Cracked paint  
Chipped paint (minor)  
Pleasing professional tenant wallpapering  
Mildew around shower or tub  
Urine odor around toilet  
Discolored light fixture globe  
Odd-wattage light bulbs which work

Window cracked by settling or high wind  
Faded shade  
Paint-blistered Venetian blinds  
Sun-damaged drapes  
Drapery rod which won't close properly  
Dirty window screen

“Damage” caused by carelessness, abuse, thievery, mysterious disappearance, accident, rules violation, or special request

Missing keys  
Key broken off inside lock  
Door lock replaced by tenant without management's permission  
Depressurized fire extinguisher with broken seal (not used to put out fire)  
Burn in plastic countertop  
Sink discolored by clothing or hair dye  
Missing faucet handle  
Missing refrigerator shelf  
Painted ceramic tile  
Chipped or cracked ceramic tile  
Carpet burn  
Rust marks on carpet  
Gouge in wooden floor  
Tear in linoleum  
Broken toilet tank  
Kinked shower curtain rod  
Chip in bathtub enamel  
Hole in hollow-core door  
Missing door  
Two-inch or larger diameter hole in ceiling  
Stains on ceiling other than from leaky roof  
Crayon, pen, or marker on walls  
Walls painted by tenant in dark color necessitating repainting  
Amateurish tenant wallpapering  
Mildew where tenant kept aquarium  
Urine odor in carpet  
Missing light fixture globe  
Burned out or missing light bulbs

Window cracked or broken  
Torn shade  
Venetian blinds with bent slats  
Pet-damaged drapes  
Drapery rod with missing parts  
Missing, bent, or torn window screens  
Fleas left behind by tenant's pet