

Wear and Tear versus Damages

The following *incomplete* list is intended as a guide to reasonable interpretation of the differences between expected wear and tear from normal residential use and irresponsible or intentional actions that cause damage to a landlord's property.

| Wear and Tear | Damages |
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| Worn out keys | Lost keys |
| Loose or stubborn door locks | Broken or missing locks |
| Loose hinges or handles on doors | Damage to a door from forced entry |
| Worn and dirty carpet | Torn, stained or burned carpeting |
| Carpet seam unglued | Rust or oil stains on carpet |
| Scuffed up wood floors | Badly scratched or gouged wood floors |
| Linoleum / vinyl worn thin | Linoleum / vinyl with tears or holes |
| Worn countertop | Burns and cuts in countertop |
| Stain on ceiling from rain or bad plumbing | Stain on ceiling from overflowed tub |
| Plaster cracks from settling | Holes in walls from children or carelessness |
| Faded, chipped or cracked paint | Unapproved (bad) tenant paint job |
| Loose wallpaper | Ripped or marked-up wallpaper |
| Balky drapery rod | Broken drapery rod |
| Faded curtains and drapes | Torn or missing curtains and drapes |
| Heat blistered blinds | Blinds with bent slats |
| Sticky window | Broken window |
| Loose or inoperable faucet handle | Broken or missing faucet handle |
| Toilet runs or wobbles | Broken toilet seat or tank top |
| Urine odor around toilet | Urine or pet odor throughout unit. |

Tenants/Landlords are encouraged to utilize inspection checklists prior to occupancy. Checklists are available by calling the City of Sidney Planning Department at 498-8131.

