

# WEAR & TEAR VS. DAMAGE

- Worn out keys
- Loose or stubborn door locks
- Loose hinges or handles on doors
- Worn or dirty carpet
- Carpet seam unglued
- Scuffed up wood floors
- Linoleum worn thin
- Worn counter top
- Stain on ceiling from rain or bad plumbing
- Plaster cracks from settling
- Faded, chipped, or cracked paint
- Loose wallpaper
- Balky drapery rod
- Faded curtains or drapes
- Heat blistered blinds
- Dirty window or door screens
- Sticky window
- Loose or inoperable faucet handle
- Toilet that runs or wobbles
- Urine odor around toilet

- Lost keys
- Broken or missing locks
- Damage to a door from forced entry
- Torn, stained, or burned carpeting
- Rust or oil stains on carpet
- Badly scratched or gouged wood floors
- Linoleum with tears or holes
- Burns or cuts in counter top
- Stain on ceiling from overflowed bathtub
- Holes/dents in walls from carelessness
- Unapproved (bad) tenant paint job
- Ripped or marked-up wallpaper
- Broken drapery rod
- Torn or missing curtains or drapes
- Blinds with bent slats
- Torn or missing screens
- Broken window(s)
- Broken or missing faucet handle
- Broken toilet seat or tank top
- Urine or pet odor throughout unit

Shown are a number of examples as to what constitutes worn versus damaged. These photos only represent examples and are not to be used as definitive.

## WORN

## DAMAGED

Countertop



Carpet



Wall



Door



Wood Floor



This is an incomplete list and is intended for use as a guide. Tenants and Landlords are encouraged to utilize inspection checklists prior to occupancy. Checklists are available through the City of Fairborn Neighborhood Betterment Division by calling 937.754.3060.

# FAIRBORN GUIDE TO WEAR & TEAR VS. DAMAGES

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.



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