

## Normal Wear & Tear VS Excessive Damage

Item	Normal Wear & Tear	Excessive Use & Damage
<b>Appliances</b>	Small maintenance (new filters, gaskets, etc...)	Broken or missing pieces, dings or damages
<b>Bathroom Enamel</b>	Lightly damaged	Heavily damaged
<b>Doors</b>	Stuck together from humidity	Doors ripped off the hinges
<b>Carpet</b>	Thin & faded	Holes, stains, burns, or other major damage
<b>Ceiling</b>	Small chips or cracks	Holes in ceiling from removed fixtures
<b>Countertops</b>	Minor scuffs or scratches	Large chips, deep scratches, stains or burns
<b>Grouting &amp; Tiles</b>	Loose grouting & tiles	Missing or cracked pieces
<b>Hardwood Floors</b>	Faded, need coat of varnish	Gouged, chipped, heavily scratched, stained
<b>Holes in Walls</b>	Small holes & chips (nails & pins)	Large gaping holes
<b>Lamps &amp; Window Shades</b>	Faded from old age	Torn, stained, or missing
<b>Mold</b>	Caused by poor unit ventilation	Caused by failure to clean
<b>Paint</b>	Fading, peeling, or cracked	Crayon, drawings, or new paint color not approved
<b>Shower Rod</b>	Rusted	Missing or bent rods
<b>Sinks, Toilets, Bathtubs</b>	Worn or scratched enamel, partially clogged	Clogged or damaged from improper use
<b>Wallpaper</b>	Slightly torn or faded	Heavily damaged or new wallpaper not approved
<b>Windows</b>	Damaged from faulty foundation	Broken or cracked windows, ripped or missing screens

Source: Department of Housing and Urban Development (<https://www.hud.gov/sites/documents/HSG-06-01GHBGUID.PDF>)