### Normal Wear and Tear (no deduction typically taken)
- Wobbly toilet seat; Rusty shower rod
- Depressurized fire extinguisher with unbroken seal
- Rust stain under sink faucet; Loose faucet handle
- Worn pattern in plastic counter top; Rusty refrigerator shelf
- Discolored ceramic tile; Loose grout around ceramic tile
- Rug worn thin by normal use; Moderate dirt or spotting on carpet
- Tracks on door jamb; Dents in wall where door handle bumped it
- Discolored light fixture globe; Odd-watage light bulbs which work
- Minor scuff marks on wooden floor
- Ants inside after rainstorm
- Landscaping sparingly watered due to drought conditions

### Damages Warranting Deductions (deduction typically taken)
- Broken toilet tank lid; Kinked shower curtain rod; Chip in bathtub enamel
- Depressurized fire extinguisher with broken seal (not used to put out fire)
- Sink discolored by clothing dye; Missing faucet handle
- Burn in plastic counter top
- Painted ceramic tile; Chipped or cracked ceramic tile
- Carpet burns; Rips in carpet; Urine stains from pets
- Hole in hollow-core door; Door missing or off its hinges
- Missing light fixture globe
- Gouge in wooden floor; Tear in linoleum
- Fleas left behind by tenant’s pet
- Neglected landscaping which must be replaced with smaller plantings

### Normal Wear and Tear (no deduction typically taken)
- Light tire marks in parking space from normal use
- Water stain due to roof leak
- Cracked or chipped paint (minor)
- A few small tack or nail holes in wall
- Toilet flushes inadequately because mineral deposits have clogged jets
- Bathroom mirror beginning to “de-silver” (black spots)
- Drapery rod which won’t close properly; Dirty window screen
- Paint-blistered venetian blinds; Curtains faded by the sun
- Garbage cans need washing
- Stove/oven light needs replacing
- Windows need washing

### Damages Warranting Deductions (deduction typically taken)
- Caked grease on parking space
- Food stains on wall
- Crayon marks on wall; Walls painted a dark color necessitating repainting
- Two-inch diameter hole in wall or ceiling
- Toilet won’t flush properly because it’s stopped up with a diaper
- Mirror caked with lipstick and makeup
- Drapery rod with missing parts; Pet-damaged drapes
- Broken/bent slats on venetian blinds; Torn shade
- Garbage cans missing
- Door lock replaced by tenant without management’s permission
- Missing keys; Key broken off inside lock

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This information is merely a guide. For any individual decision to deduct from a Security Deposit, please consult an attorney.