

# BRINK PROPERTY MANAGEMENT

## WEAR & TEAR VS. TENANT DAMAGE

### EXAMPLES ONLY - NOT A COMPLETE LIST

These examples are educational only. Final determinations depend on lease terms, inspections, documentation, and applicable Washington law.

#### WEAR & TEAR

(Generally Not Chargeable)

- Worn out keys
- Loose hinges or handles
- Carpet seam unglued
- Linoleum worn thin
- Ceiling stain from rain/plumbing failure
- Faded, chipped, or cracked paint
- Bent drapery rod
- Heat-blistered blinds
- Sticky window
- Running or wobbling toilet
- Closet door off track
- Loose or stubborn locks
- Worn carpeting
- Scuffed wood floors
- Worn countertop
- Settlement cracks
- Loose wallpaper
- Faded curtains
- Musty basement odor
- Loose faucet handle

#### TENANT DAMAGE

(May Be Chargeable)

- Lost keys
- Damage from forced entry
- Rust or oil stains on carpet
- Linoleum tears or holes
- Overflowing bathtub stain
- Unapproved paint job
- Broken drapery rod
- Bent or broken blinds
- Broken window
- Broken toilet seat/tank cover
- Damaged or missing closet door
- Broken or missing locks
- Torn, stained, or burned carpeting
- Gouged wood floors
- Burned or cut countertop
- Holes from carelessness
- Ripped wallpaper
- Torn or missing curtains
- Odors from pets/smoking/cooking
- Broken or missing faucet handle

**Reminder:** Normal wear and tear occurs naturally through ordinary occupancy. Security deposits may be used for damage beyond normal wear and tear when permitted by law.

**Disclaimer:** This guide is a general educational resource and does not constitute legal advice.