

EXAMPLES (Not all inclusive) of TENANT DAMAGE versus “NORMAL WEAR AND TEAR”

Normal costs of turning over an apartment after a tenant vacates may not be included on a claim to HUD for tenant damages. The costs an owner incurs for the basic cleaning and repairing of such items necessary to make a unit ready for occupancy by the next tenant are part of the costs of doing business. The following is a list of items typically attributable to routine use or “normal wear and tear”.

Normal Wear and Tear:

- Fading, peeling, or cracked paint
- Slightly torn or faded wallpaper
- Small chips in plaster
- Nail holes, pin holes, or cracks in wall
- Door sticking from humidity
- Cracked window pane from faulty foundation or building settling
- Floors needing coat of varnish
- Carpet faded or worn thin from walking
- Loose grouting and bathroom tiles
- Worn or scratched enamel in old bathtubs, sinks, or toilets
- Rusty shower rod
- Partially clogged sinks caused by aging pipes
- Dirty or faded lamp or window shades

Tenant damages usually require more extensive repair, and at greater cost than “normal wear and tear”, and are often the result of a tenant’s abuse or negligence that is above and beyond normal wear and tear.

Tenant Damage

- Gaping holes in walls or plaster
 - Drawings, crayon markings, or wallpaper that owner did not approve
 - Seriously damaged or ruined wallpaper
 - Chipped or gouged wood floors
 - Doors ripped off hinges
 - Broken windows
 - Missing fixtures
 - Holes in ceiling from removed fixtures
 - Holes, stains, or burns in carpet
 - Missing or cracked bathroom tiles
 - Chipped and broken enamel in bathtubs and sinks
 - Clogged or damaged toilet from improper use
 - Missing or bent shower rods
 - Torn, stained, or missing lamp and window shades
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