

## Wear and tear or damage?

Your last tenants have left and you're inspecting the property. What counts as damage and what's simple wear and tear?

	Wear and tear	Damage
<b>General</b>		
<b>Walls</b>	<input type="checkbox"/> Scuff marks	<input type="checkbox"/> Gouges, holes, hook removal causing damage
<b>Doorframes</b>	<input type="checkbox"/> Minor chipping and dents	<input type="checkbox"/> Really noticeable hard-hits with extensive damage
<b>Doors</b>	<input type="checkbox"/> Hairline cracks	<input type="checkbox"/> Dents, holes, large scratches
<b>Carpets</b>	<input type="checkbox"/> Traffic wear, carpet thread undoing at joins	<input type="checkbox"/> Burns and noticeable dark-coloured stains that could have been prevented if cleaned correctly at the time of damage
<b>Windows</b>	<input type="checkbox"/> Sash cords, window frame and locks jamming up with weathering and age	<input type="checkbox"/> Cracked or broken glass
<b>Kitchen</b>		
<b>Oven</b>	<input type="checkbox"/> Seals failing that hold the heat, knobs break off as they get brittle, icon wearing off	<input type="checkbox"/> Cracked or broken glass (it is extremely rare that this fails due to manufacture)
<b>Worktops</b>	<input type="checkbox"/> Slight marks	<input type="checkbox"/> Burns
<b>Fridge-freezer</b>	<input type="checkbox"/> Seals failing, handles loose and breaking	<input type="checkbox"/> Dents on surface or interior of appliance
<b>Tiles</b>	<input type="checkbox"/> Chips on edges of tiles	<input type="checkbox"/> Large cracks, impact marks and burns (excludes cracking from poor workmanship)
<b>Sink</b>	<input type="checkbox"/> Minor scratching from scourers, etc	<input type="checkbox"/> Significant scratching and stains
<b>Lounge</b>		
<b>Blinds</b>	<input type="checkbox"/> Frayed edges, discolouration from sun. <input type="checkbox"/> Failure/breaking of chains, small components	<input type="checkbox"/> Obvious large stains, tears and other deliberate damage from failing to maintain.
<b>Bathroom/Ensuite</b>		
<b>Shower</b>	<input type="checkbox"/> Grout coming away, leaking taps	<input type="checkbox"/> Cracked shower screen, build-up of soap residue over time (this will take up to two hours to remove in severe cases)
<b>Toilet</b>	<input type="checkbox"/> Leaks, cracked toilet seats	<input type="checkbox"/> Cracked cistern lid or cistern
<b>Sink</b>	<input type="checkbox"/> Minor scratching from scourers etc	<input type="checkbox"/> Cracks and staining
<b>Bedrooms</b>		
<b>Wardrobes</b>	<input type="checkbox"/> Rollers failing or adjustments required	<input type="checkbox"/> Broken mirrors, drawer damage (need to take into account construction method)