107 E. Johnston Street - P.O. Box 1515 - Smithfield NC 27577 - 919-989-5070

Normal Wear and Tear Guidance for Landlords and Tenants

NC General Statutes provide the mandatory framework for handling a tenant's security deposit. It provides guidance as to what a Landlord can and cannot charge a Tenant for, along with the guidance of providing the Tenant with a mandatory accounting at the end of Tenancy if any amount of the security deposit is to be retained. One common misconception between Landlords and Tenants is what constitutes “Normal wear and tear” which a Tenant cannot be charged for. Normal wear and tear includes damage to the property that occurs without the tenant being careless, abusive or negligent.

Below are some examples of this standard of care. Please note this list is simply a sample of normal wear and tear, versus damages and is NOT a complete list:

Normal Wear and Tear	Damages
Minor marks, nicks or rubs on walls. Faded, chipping or cracked paint. Cracks from settling.	Holes larger than nail size. Crayon or marker, excessively dirty, smoked up, unapproved paint color. Holes from door knobs/carelessness.
Loose wallpaper.	Ripped or torn up wallpaper.
Wear and tear on carpet or faded from age or the sun.	Torn, stains or burn marks. Odor from pet urine. Excessive wear on newer carpet.
Minor scuffs and wear on a wood floor.	Stains in wood from leaks or pet urine. Large gouges or scratches.
Vinyl flooring wear and tear from use and age.	Vinyl flooring with tears, holes or burns.
Minor mildew around rim of tub/shower, shower doors and sinks at seams or on grout. Water stains and hard water stains.	Significant mildew that cannot be made clean around rim of tub/shower, shower doors and sinks. Dirt and grime covered sink and tub/shower.
Running or leaking commode, faucet or trap.	Broken handles, broken faucets, broken commode seat or tank cover. Clogged up sink, tub or commode.
Worn or loose gaskets on refrigerator	Broken or missing refrigerator shelves and

and oven. Loose handles. Nonworking burners and elements.	tray holders. Broken or missing handles and knobs. Damaged/missing burners and drip pans.
Worn or faded countertops. Loose laminate from age.	Burns, cuts and broken countertops.
Loose cabinet doors, drawer faces and handles.	Missing knobs, broken cabinet doors and drawers.
Loose doors and door frames. Loose knobs.	Busted door frames, doors off hinges, missing or broken door knobs.
Dusty blinds and light fixtures. Cracked switch plate or outlet cover.	Broken blinds, missing globes and broken light fixtures and broken or missing outlet covers and light switches.
Dry lawn or shaded areas without grass.	Overgrown lawn, damaged areas from vehicles, equipment and debris left sitting in grass areas.
Shrubs needing routine trimming.	Severely overgrown shrubs.
Discolored or foggy windows. Loose hardware.	Broken windows and missing locks.
A garbage bag or less of garbage left behind.	Leaving behind furniture, clothes, dishes, grills, trash and other misc items.
Loose handrails or porch railings.	Damaged or missing handrails and porch railing.

Note: Both Tenants and Landlords are highly encouraged to take pictures during both move in and move out, in addition to noting any concerns in writing on a Move In/Move Out Condition Report.

I acknowledge receipt of this helpful information in regards to NC Tenant/Landlord Statutes to assist in defining Damage/Negligence versus Normal Wear and Tear.

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Landlord Date

_____ _____

Tenant Date

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