Wear and Tear vs Damage Checklist

Move out worksheet for security deposit deductions

RENTAL ADDRESS AND UNIT

TENANT(S)

MOVE IN DATE

MOVE OUT DATE

CHECKED BY

Normal wear and tear is aging from ordinary use and is usually not deductible. **Damage** is harm from an accident, misuse, neglect or abuse by the tenant, the household or guests, and is usually deductible. Compare each item with the move in report and photos, and charge only reasonable, documented costs.

Area	Move in condition	Move out condition	Wear	Damage	Cost ($)
Walls and paint			☐	☐	
Floors and carpet			☐	☐	
Doors and locks			☐	☐	
Windows and blinds			☐	☐	
Kitchen appliances			☐	☐	
Cabinets and counters			☐	☐	
Sinks and toilets			☐	☐	
Tub, shower and tile			☐	☐	
Lights, outlets and switches			☐	☐	
Smoke and CO alarms			☐	☐	
Closets and shelves			☐	☐	
Outside, yard and garage			☐	☐	
Cleaning			☐	☐	
Keys returned			☐	☐	
Other			☐	☐	

TOTAL DEDUCTIONS ($)

DEPOSIT HELD ($)

REFUND ($)

Date stamped photos taken: ☐ Yes ☐ No

Receipts or estimates attached: ☐ Yes ☐ No

NOTES

Instructions for the landlord

Keep this page. Do not send it to the tenant.

HOW TO USE IT

- Walk through the unit with the move in report and photos in hand.
- For each area, describe the condition, then tick Wear or Damage.
- Enter a cost only for damage, and keep the receipt or estimate.
- Refund = deposit held - total deductions.

YOUR STATE

Deadlines, itemization and photo rules differ by state. For example, California requires move out photos (since April 1, 2025) and an itemized statement within 21 days.

FREE GUIDE

simplerentledger.com/normal-wear-and-tear/