



Normal wear and tear is expected during the inspection of a rental unit. Unexpected wear and tear, which can be accidental or the result of neglect, requires further attention.

If an RIHousing inspection finding says "Owner Responsibility," it is up to the owner to make the repair, or have it made, and it is up to the owner to discuss repair costs with the tenant.

EXAMPLES OF ACCIDENTAL AND/OR NEGLIGENT DAMAGE DONE BY A RENTER:

- Missing or broken window screens by tenant
- Broken windows, doors, and locks by tenant
- Broken appliances due to tenant negligence
- Unapproved wallpaper and paint
- Excessive holes in the walls
- Stains, burns and/or holes in the carpet or flooring
- Clogged drains & pipes due to misuse or negligence by tenant
- Lack of maintenance of the yard's cleanliness when it is specified in the tenant lease

Talk to your tenant about the issue(s) if it is beyond normal wear and tear. Once repairs are made you can contact RIHousing to schedule a new inspection.

RIHousing Inspections Specialist

Find more landlord resources at: www.RIHousing.com/Landlords



RIHOUSING HOUSING CHOICE VOUCHER PROGRAM

Landlord Responsibility: Expected Wear and Tear

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