



Tenant Damage Charge List



This is a list of the most common charges encountered when tenants move out and leave the premises in need of repair. Please note that these charges are estimates, actual charges may vary. Normal wear & tear, and the remaining life of the item in need of repair, have been considered.

CLEANING			
Clean refrigerator	\$75	Clean microwave	\$40
Clean stove top & under burner trays	\$50	Average whole cleaning - Garden Apartment	\$199
Clean oven & drawer	\$75	Average whole cleaning - Townhome	\$259
Clean stove hood	\$20	Odor removal	Varies
Clean kitchen cabinets	\$150	Wash windows - including tracks/inside	\$50
Clean kitchen floor (under stove/fridge)	\$50	Pest or rodent extermination	Varies
Clean tub/shower and surrounding area	\$125	Dusty or dirty window blinds	\$30
Clean countertops	\$40	Light dusting required throughout the unit	\$50
Clean toilet and sink	\$40	Wash light fixtures (each)	\$20
Clean sink	\$40	Sweep, vacuum, mop	\$50
Clean bathroom cabinets and floor (each)	\$50	Dust and wash trim	\$50
Clean greasy parking space	\$30	Wipe down walls	\$50
Furnace & Airduct cleaning	Varies	General Labor	\$60/hour
Carpet spot treatment (each)	\$50	Evidence of indoor smoking	Varies
Carpet steam light clean – 1BD Garden Apartment	\$105	Stopped or backed-up drains	Varies
Carpet steam heavy clean – 1BD Garden Apartment	\$200	Pest or rodent extermination	Varies
Carpet steam light clean – 2BD Garden Apartment	\$115	Clean fireplace	\$75
Carpet steam heavy clean – 2BD Garden Apartment	\$210	Replace burner drip pans	\$50
Carpet steam light clean - Townhome	\$130	Furnace & Air duct cleaning	Varies
Carpet steam heavy clean - Townhome	\$250	Clean dishwasher	\$50



Tenant Damage Charge List

FLOORING				
Remove carpet stain (per stain)	\$100		Replace kitchen linoleum	\$500
Deodorize carpet	\$175		Replace bathroom linoleum	\$400
Repair carpet (per spot)	\$150		Repair floor tile (per spot)	\$150
Repair LVT flooring (per spot)	\$150		Replace bathroom floor tile	\$350
Refinish hardwood flooring (per room)	\$300		Replace kitchen floor tile	\$450
Repair linoleum (per spot)	\$150			
WALLS				
Remove mildew and treat surface	\$85		Repaint (per wall/ceiling)	\$95
Cover crayon marks (per spot)	\$50		Repair nail holes (each hole)	\$20
Remove wall paper	\$495		Replace baseboard	\$150
DOORS				
Repair hole in hollow core door	\$175		Replace sliding glass door (double)	\$750
Repair forced door damage	\$175		Rescreen sliding door screen	\$125
Replace door (inside)	\$250		Replace sliding screen door	\$225
Replace door (exterior)	\$650		Replace garage door remote	\$75
Replace sliding glass door (single)	\$400		Replace interior doorknob	\$50
PLUMBING				
Replace kitchen faucet	\$175		Replace toilet tank lid	\$75
Replace bathroom faucet	\$175		Replace toilet	\$295
Replace faucet handle	\$95		Replace toilet seat	\$75
Replace faucet aerator	\$50		Replace garbage disposal	\$195
Replace shower head	\$95			
WINDOW AND WINDOW COVERINGS				
Replace single windowpane	\$295		Replace window screen	\$99
Replace double windowpane	\$395		Replace window blinds	\$75



Tenant Damage Charge List

Rescreen window screen	\$75	Replace sliding door blinds	\$195
Vertical blind slat (per slat)	\$20		
ELECTRICAL			
Replace light bulb	\$10	Replace electrical cover plate	\$15
Replace light fixture globe	\$50	Replace electrical outlet/switch	\$50
Replace light fixture	\$175		
LOCKS			
Replace door key	\$50	Replace deadbolt lock	\$150
Replace cylindrical door lock	\$99		
MISCELLANEOUS			
Replace refrigerator shelf	\$129	Replace door trim woodwork	\$200
Replace stove/oven knob	\$40	Repair/Replace smoke detector	\$99
Repair ceramic tile	\$95	Repair/ Replace carbon monoxide detector	\$99
Repair ceramic tile countertop	\$725	Repair kitchen cabinet	\$199
Repair laminate countertop	\$399	Repair kitchen drawer	\$199
Replace laminate countertop	\$599	Removal of rented washed and/or dryer	\$199
Replace mirror	\$225	Replace door stop	\$10
Replace medicine cabinet	\$175	Kitchen refrigerator crisper tray/drawer	\$129
Replace towel bar	\$99	Countertop end siding (per side)	\$175
Replace shower/tub enclosure	\$1,399	Access Key fob	\$199
Replace thermostat	\$99	Garage door remote opener	\$99
Repair porcelain	\$75	Replace mailbox key	\$50
Remove junk and debris (per large bag)	\$50	Replace parking pass	\$50
Drywall repair - 6" x 6"	\$125	Dry wall anchor repair (per spot)	\$25
Drywall repair - 12" x 12"	\$200		