



2020 Turnover Maintenance Pricing

Plumbing & Hardware	cost/item
Towel Bar (standard)	\$35
Toilet tissue roller	\$5
Toilet Seat	\$45
Sink strainer	\$15
Faucet aerator	\$5
Tub/shower stopper	\$35
Sink stopper assembly	\$35
Shower Rod (standard)	\$35
Showerhead	\$20
Closet pole	\$30
Vertical blinds slat	\$10 per slat

Specialty or custom fixtures will be charged as billed + labor

Electrical	cost/item
Garbage disposal 1/2 hp	\$175
Range hood filter	\$25
Light Fixture	\$40 flush mount
Light Cover	\$15 globe/jelly jar
Outlet Replace	\$15
Outlet Cover/Light Plate	\$5
Ceiling Fan w/ light	\$155 (44" wide) \$200 (52-60" wide)
Ceiling fan pull/chain	\$5
Ceiling fan switch	\$55
Smoke/CO detector	\$70
Light Bulbs (stnd/appl/fan)	\$5
Light Bulbs (LED)	\$11
Light Bulbs (Halogen)	\$15
HVAC filter	\$15
Batteries (9v,aa,aaa)	\$5

Specialty or custom fixtures will be charged as billed + labor

Doors & Carpentry	cost/item
Interior (grain or 6 panel)	\$185
Interior (slab/paint grade)	\$195
Exterior	\$380
Interior jamb	\$200
Exterior jamb	\$275
Closet slab	\$105
Passage or privacy knob	\$35
Keyed knob	\$65
Door stop	\$5
Closet door pull	\$5

Specialty or custom fixtures will be charged as billed + labor

Painting	\$51 per hr	Paint/primer \$28 per gal
• Touch up: 1/2 gallon or less used		no charge
• Partial Paint: beyond normal wear & tear		as billed
• Repairs : Holes, tears, gouges, ex nail holes		as billed
• Complete Paint:		as billed *

Total cost / 3 years x # years remaining life of paint
 *If repaint is required before 3 years from the last repaint, the tenant will be charged for the prorated cost to repaint

Flooring	
• Carpet	Replacement cost depreciated by 8 years
	Total cost / 8 years x # years remaining useful life
• Linoleum/LVP/Laminate/Wood	Life of the flooring product as established by the manufacturer
	Total cost / # years x # years remaining life of flooring

Repairs to flooring billed as charged by contractor

Other		
Furniture removal or approx. 1 yrd trash		\$50 per item
Rekey Entry lock/Mailbox lock		\$55 per lock
Replacement Key		\$15 per key
Pool/Rec/Fitness Room key		\$100 per key
Garage/Gate Remote		\$75 per device
Cleaning		As billed
Carpet cleaning (UV test, floor sealing)		As billed
Window/Screen Replacement		As billed
Appliance replacement parts (1 hr min)		Parts + Labor
Blind Replacement		Blind + \$20 labor ea

Special Pricing offered during move out only