



Move-Out Charges

Here is what we charge for most of the things we must do when tenants move out and leave their dwelling in need of something. Please note that these charges are averages. Sometimes the actual charges are higher, sometimes they are lower. But most of the time they are exactly as shown. We give allowances for normal wear and tear, of course, and for the length of time something has been in use. Replacement parts include parts and labor.

Cleaning		Electrical	
Clean refrigerator	25.00	Replace light bulb (each)	1.50
Clean stove top/hood	35.00	Replace light fixture	75.00
Clean oven	40.00	Replace ceiling fan	150.00
Clean kitchen cabinets	35.00	Replace outlet/switch	25.00
Clean bath cabinets (2)	25.00	Replace cover plate	5.00
Clean kitchen floor	35.00	Replace thermostat	175.00
Clean bath floor (2)	20.00		
Clean tub/shower (2)	25.00	Plumbing	
Clean toilet/sink (2)	25.00	Replace kitchen faucet	175.00
Vacuum dwelling	40.00	Replace bath faucet	125.00
Carpet Cleaning	300.00	Replace faucet handle	25.00
		Replace aerator	10.00
Flooring		Replace shower head	45.00
Replace Carpet	650.00	Replace toilet tank lid	55.00
Repair floor tile (each)	35.00	Replace toilet	250.00
Replace floor tile	750.00		
Repair laminate flooring (each)	50.00	Locks	
Replace laminate flooring	1,050.00	Replace key (each)	20.00
		Replace door handle/lock (each)	50.00
Walls		Replace deadbolt (each)	50.00
Remove nails/each	1.00		
Fill nail holes/each	1.50	Window & Window Coverings	
Repair small hole (1" or less)	75.00	Replace window pane (single)	75.00
Repair large hole	250.00	Replace window pane (double)	125.00
Repaint (per wall/ceiling)	100.00	Replace blind	30.00
		Replace window screen (each)	35.00
Doors			
Repair hole in door (each)	45.00		
Repair forced door damage	65.00		
Replace door (inside)	125.00		
Replace door (outside)	250.00		
Replace storm door screen	50.00		

Miscellaneous

Replace fridge shelf (each)	55.00
Paint fridge	100.00
Replace stove knob (each)	25.00
Repair granite counter top	100.00
Replace granite counter top	1,250.00
Replace mirror in bath	150.00
Replace medicine cabinet	175.00
Replace towel bar	45.00
Replace tub/shower enclosure	850.00
Repair porcelain	135.00
Replace furnace filters	25.00
Fumigate for fleas	250.00
Remove junk & debris (per load)	125.00
Cut grass	75.00
Clean out storage shed	125.00
Clean garage	50.00
Repair holes in yard (each)	25.00
Dust window seals & blinds	50.00
Repair fence	250.00
Repair fireplace tiles	150.00
Replace fireplace gas key	100.00