

Move Out Charges:

Here's what I charge for most of the things I have to do when tenants move out and leave their dwelling in need of something or other. Please note that these charges are averages. Sometimes the actual charges are higher; sometimes they're 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 charges include parts and labor.

Cleaning:

Clean refrigerator	\$60
Clean stove top	\$60
Clean oven	\$75
Clean stove hood	\$35
Clean kitchen cabinets	\$75
Clean kitchen floor	\$45
Clean tub/shower & area	\$75
Clean toilet and sink	\$50
Clean bath cabinets/floor	\$50
Vacuum throughout dwelling	\$50
Clean greasy parking space	\$45

Flooring:

Remove carpet stains	\$175
Deodorize carpet	\$150
Repair linoleum	\$150
Replace kitchen linoleum	\$650+
Replace bathroom linoleum	\$595+
Repair floor tile	\$100

Walls:

Remove mildew and treat	\$75
Cover crayon marks	\$50
Repair hole in wall	\$75
Repaint per wall/ceiling	\$65

Doors:

Repair hole in door	\$75
Repair forced door damage	\$100
Replace door inside	\$195
Replace door outside	\$300

Electrical:

Replace light bulb	\$10
Replace globe cover	\$25
Replace light fixture	\$65
Replace outlet/switch	\$15
Replace electric cover plate	\$15

Plumbing:

Replace kitchen faucet	\$100
Replace bathroom faucet	\$95
Replace faucet handle	\$50
Replace faucet aerator	\$25
Replace shower head	\$75
Replace toilet tank lid	\$75
Replace toilet	\$400+
Replace garbage disposer	\$375+

Locks:

Replace key	\$10
Replace cylindrical lock	\$90
Replace passage door lock	\$50
Replace deadbolt lock	\$50
Replace mailbox lock	\$10

Windows & Window Coverings:

Replace window pain sgl.	\$150
Replace window pain dbl.	\$250
Replace mini blind	\$60
Rescreen window screen	\$50
Replace window screen	\$75

Miscellaneous:

Replace refrigerator shelf	\$50
Replace stove/oven knob	\$25
Repair counter top	\$75
Replace mirror	\$75
Replace medicine cabinet	\$175
Replace towel bar	\$45
Replace shower curtain rod	\$35
Replace fire extinguisher	\$30
Fumigate for fleas	\$300
Remove junk and debris	\$75/hr min.

Note: Normal wear and tear is caused by ordinary comings and goings BUT damage is caused by carelessness, abuse, thievery, mysterious disappearance, or accident and you will be charged for damage!

