

# Property Management Services Columbus Ohio

## *Tenant damages charge list*



This is a list of the most common charges specific to tenant damage encountered within a tenants unit and / or garage. Please note that these charges are estimates, actual charges may vary.

CLEANING			
Clean refrigerator	\$75	Carpet steam clean - Garden Apartment	\$250
Clean stovetop & under burner trays	\$75	Carpet steam clean - Townhome	\$400
Clean oven & drawer	\$75	Clean fireplace	\$75
Clean stove hood	\$20	Replace burner drip pans	\$75
Clean kitchen cabinets	\$150	Clean dishwasher	\$75
Clean kitchen floor (under stove/fridge)	\$75	Clean microwave	\$40
Clean tub/shower and surrounding area	\$75	Average whole cleaning - Garden Apartment	\$400
Clean countertops	\$30	Average whole cleaning - Townhome	\$800
Clean toilet and sink	\$25	Odor removal	Varies
Clean bathroom cabinets and floor	\$50	Wash windows - including tracks/inside	\$40
Clean greasy parking space	\$30	Pest or rodent extermination	Varies

Furnace & Airduct cleaning	Varies		
<b>FLOORING</b>			
Remove carpet stain (per stain)	\$100	Replace kitchen linoleum	\$500
Deodorize carpet	\$175	Replace bathroom linoleum	\$300
Repair carpet (per spot)	\$150	Repair floor tile (per spot)	\$125
Repair LVT flooring (per spot)	\$125	Replace bathroom floor tile	\$250
Refinish hardwood flooring (per room)	\$300	Replace kitchen floor tile	\$350
Repair linoleum (per spot)	\$125		
<b>WALLS</b>			
Remove mildew and treat surface	\$50	Repaint (per wall/ceiling)	\$95
Cover crayon marks (per spot)	\$50	Repair nail holes (each hole)	\$20
Repair hole in wall	\$100	Replace baseboard	\$125
Remove wall paper	\$400		
<b>DOORS</b>			
Repair hole in hollow core door	\$175	Replace sliding glass door (double)	\$700
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)	\$350	Replace interior door knob	\$50
<b>PLUMBING</b>			
Replace kitchen faucet	\$125	Replace toilet tank lid	\$50

Replace bathroom faucet	\$125	Replace toilet	\$250
Replace faucet handle	\$50	Replace toilet seat	\$50
Replace faucet aerator	\$25	Replace garbage disposal	\$195
Replace shower head	\$50		
<b>WINDOW AND WINDOW COVERINGS</b>			
Replace single window pane	\$150	Replace window screen	\$75
Replace double window pane	\$300	Replace window blinds	\$75
Rescreen window screen	\$50	Replace sliding door blinds	\$125
<b>ELECTRICAL</b>			
Replace light bulb	\$10	Replace electrical cover plate	\$15
Replace light fixture globe	\$40		
Replace light fixture	\$125		
Replace electrical outlet/switch	\$50		
<b>LOCKS</b>			
Replace door key	\$50		
Replace cylindrical door lock	\$75		
Replace deadbolt lock	\$125		
<b>MISCELLANEOUS</b>			
Replace refrigerator shelf	\$75	Repair/Replace smoke detector	\$95
Replace stove/oven knob	\$30	Repair/ Replace carbon monoxide detector	\$95
Repair ceramic tile	\$75	Repair kitchen cabinet	\$175

Repair ceramic tile countertop	\$525	Repair kitchen drawer	\$175
Repair laminate countertop	\$375	Removal of rented washed and/or dryer	\$100
Replace laminate countertop	\$525	Replace door stop	\$10
Replace mirror	\$200	Kitchen refrigerator crisper tray	\$50
Replace medicine cabinet	\$150	Kitchen refrigerator crisper drawer	\$50
Replace towel bar	\$50	Access Key fob	\$150
Replace shower/tub enclosure	\$1,250	Garage door remote opener	\$95
Replace thermostat	\$75	Replace mailbox key	\$50
Repair porcelain	\$75	Replace parking pass	\$50
Remove junk and debris (per large bag)	\$50		
Drywall repair - 6" x 6"	\$100		
Drywall repair - 12" x 12"	\$200		
Replace door trim woodwork	\$200		