



## Property Management Services Columbus Ohio

### *Tenant Damage 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	Clean microwave	\$40
Clean stove top & under burner trays	\$50	Average whole cleaning - Garden Apartment	\$200
Clean oven & drawer	\$75	Average whole cleaning - Townhome	\$450
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 - Garden Apartment	\$150	Stopped or backed-up drains	Varies
Carpet steam heavy clean - Garden Apartment	\$350	Pest or rodent extermination	Varies
Carpet steam light clean - Townhome	\$300	Furnace & Air duct cleaning	Varies
Carpet steam heavy clean - Townhome	\$495		
Clean fireplace	\$75		
Replace burner drip pans	\$50		
Clean dishwasher	\$50		



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FLOORING			
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)	\$150
Repair LVT flooring (per spot)	\$150	Replace bathroom floor tile	\$250
Refinish hardwood flooring (per room)	\$300	Replace kitchen floor tile	\$350
Repair linoleum (per spot)	\$150		
WALLS			
Remove mildew and treat surface	\$50	Repaint (per wall/ceiling)	\$95
Cover crayon marks (per spot)	\$50	Repair nail holes (each hole)	\$20
Remove wall paper	\$400	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 door knob	\$50
PLUMBING			
Replace kitchen faucet	\$150	Replace toilet tank lid	\$75
Replace bathroom faucet	\$150	Replace toilet	\$295
Replace faucet handle	\$75	Replace toilet seat	\$75
Replace faucet aerator	\$50	Replace garbage disposal	\$195
Replace shower head	\$75		
WINDOW AND WINDOW COVERINGS			
Replace single window pane	\$195	Replace window screen	\$75
Replace double window pane	\$395	Replace window blinds	\$75



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Rescreen window screen	\$50		Replace sliding door blinds	\$195
Vertical blind slat (per slat)	40			
<b>ELECTRICAL</b>				
Replace light bulb	\$10		Replace electrical cover plate	\$15
Replace light fixture globe	\$40			
Replace light fixture	\$150			
Replace electrical outlet/switch	\$50			
<b>LOCKS</b>				
Replace door key	\$50			
Replace cylindrical door lock	\$95			
Replace deadbolt lock	\$125			
<b>MISCELLANEOUS</b>				
Replace refrigerator shelf	\$75		Replace door trim woodwork	\$200
Replace stove/oven knob	\$30		Repair/Replace smoke detector	\$95
Repair ceramic tile	\$75		Repair/ Replace carbon monoxide detector	\$95
Repair ceramic tile countertop	\$525		Repair kitchen cabinet	\$175
Repair laminate countertop	\$375		Repair kitchen drawer	\$175
Replace laminate countertop	\$525		Removal of rented washed and/or dryer	\$100
Replace mirror	\$200		Replace door stop	\$10
Replace medicine cabinet	\$150		Kitchen refrigerator crisper tray	\$75
Replace towel bar	\$75		Kitchen refrigerator crisper drawer	\$75
Replace shower/tub enclosure	\$1,250		Access Key fob	\$150
Replace thermostat	\$75		Garage door remote opener	\$95
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



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Drywall repair - 12" x 12"	\$200		Counter top end siding (per side)	175
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