



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 restore - All floor plans	Varies
Clean stove top & under burner trays	\$50	Replace burner drip pans	\$75
Clean oven & drawer	\$75	Clean dishwasher	\$50
Clean stove hood	\$20	Clean microwave	\$40
Clean kitchen cabinets	\$150	Average whole cleaning - 1BD 1BA Garden Apartment	\$180
Clean kitchen floor (under stove/fridge)	\$50	Average whole cleaning - 2BD 1BA Garden Apartment	\$265
Clean tub/shower and surrounding area	\$150	Average whole cleaning - 2BD 2BA Garden Apartment	\$300
Clean countertops	\$40	Average whole cleaning - The Madison 2 Townhomes	\$385
Clean toilet and sink	\$40	Average whole cleaning - Dover 2 and Charleston 2 Townhomes	\$450
Clean sink	\$40	Average whole cleaning - The Manchester 2 and Hartford 2 Townshomes	\$575
Clean bathroom cabinets and floor (each)	\$50	Odor removal	Varies
Clean greasy parking space	\$125	Wash windows - including tracks/inside	\$50
Furnace & Airduct cleaning	Varies	Pest or rodent extermination	Varies
Carpet spot treatment (each)	\$75	Dusty or dirty window blinds	\$30
Carpet steam light clean - 1BD Garden Apartment	\$125	Wash light fixtures (each)	\$20
Carpet steam scrub - 1BD Garden Apartment	Varies	Wipe down walls (per wall)	\$50
Carpet steam light clean - 2BD Garden Apartment	\$145	General Labor	\$75
Carpet steam scrub - 2BD Garden Apartment	Varies	Evidence of indoor smoking	Varies
Carpet steam light clean - Townhome	215	Stopped or backed-up drains	Varies



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Carpet steam scrub - Townhome	Varies		Pest or rodent extermination	Varies
Clean fireplace	\$75			
FLOORING				
Remove carpet stain (per stain)	\$125		Repair linoleum (per spot)	\$150
Deodorize carpet	\$195		Replace kitchen linoleum	Varies
Repair carpet (per spot)	\$150		Replace bathroom linoleum	Varies
Repair LVT flooring (per spot)	\$195		Seal subfloors, replace carpet, and padding	Varies
WALLS				
Remove mildew and treat surface (per wall)	\$95		Repaint (per wall/ceiling)	\$145
Cover crayon marks (per spot)	\$75		Prime & Repaint (per wall/ceiling)	\$225
Remove wall paper (per wall)	\$395		Repair nail holes (each hole)	\$20
Replace baseboard (per baseboard)	\$150			
DOORS				
Repair hole in hollow core door (per hole)	\$175		Replace sliding screen door	\$295
Repair forced door damage	\$225		Replace & Program Garage Door Remote	\$150
Replace door (inside)	\$395		Replace interior door knob (per knob)	\$50
Replace door (exterior)	\$595		Paint interior door (per side)	\$50
Replace sliding glass door (single)	Varies		Prime & Paint interior door (per side)	\$125
Replace sliding glass door (double)	Varies			
Rescreen sliding door screen	\$125			
PLUMBING				
Replace kitchen faucet	\$250		Replace toilet tank lid	\$150
Replace bathroom faucet	\$250		Replace toilet	\$495
Replace faucet handle	\$125		Replace toilet seat	\$75



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Replace faucet aerator	\$75	Replace toilet tank only	\$175
Replace shower head	\$95	Replace garbage disposal	\$195
WINDOW AND WINDOW COVERINGS			
Replace single window pane	\$215	Replace window screen	\$75
Replace double window pane	\$395	Replace window blinds	\$75
Rescreen window screen	\$75	Replace sliding door blinds	\$215
Vertical blind slat (per slat)	\$20		
ELECTRICAL			
Replace light bulb	\$10	Replace electrical cover plate	\$15
Replace light fixture globe	\$75		
Replace light fixture	\$175		
Replace electrical outlet/switch	\$75		
LOCKS			
Replace door key	\$50	Lockouts	Varies
Replace deadbolt lock	\$145		
MISCELLANEOUS			
Replace door stop	\$10	Repair/ Replace carbon monoxide detector	\$150
Replace stove/oven knob	\$30	Repair kitchen cabinet	\$195
Repair laminate countertop	\$375	Repair kitchen drawer	\$195
Replace laminate countertop	\$695	Removal of rented washed and/or dryer	\$195
Replace mirror	\$195	Kitchen shelf replacement	\$129
Replace medicine cabinet	\$165	Kitchen refrigerator crisper pan cover	\$175



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Replace towel bar	\$75	Kitchen refrigerator crisper tray	\$145
Replace shower/tub enclosure	Varies	Kitchen refrigerator crisper drawer	\$175
Replace thermostat	\$95	Kitchen refrigerator deli drawer	\$175
Repair porcelain	\$95	Kitchen refrigerator dairy door	\$125
Remove junk and debris (per large bag)	\$50	Kitchen refrigerator door bar	\$125
Drywall repair - 6" x 6"	\$150	Access Key fob	\$150
Drywall repair - 12" x 12"	\$250	Replace and Program Garage Door Remote	\$150
Dry wall anchor repair (per spot)	35	Replace mailbox key	\$50
Countertop end siding (per side)	195	Replace parking pass	\$125
Replace door trim woodwork	\$295	Glass cooktop replacement	Varies
Repair/Replace smoke detector	\$125	Washer rebuild	Varies
Granite countertop repair (per spot)	\$175	Exterior landscaping	Varies