

Property \_\_\_\_\_

Unit # \_\_\_\_\_

Move Out Date \_\_\_\_\_

**CLEANING AND DAMAGE COSTS**

<b>KITCHEN</b>			
	Dishwasher	Must be cleaned inside and out	\$12.00
	Kitchen Sink/Disposal	Must be cleaned and stopper in place	\$10.00
	Range Top	Must be cleaned: drip pans, stove top, outside, grease guard (back)	\$30.00
	Microwave	Cleaned inside and out	\$12.00
	Oven	Must be cleaned to include: bottom drawer and oven racks	\$25.00
	Vent Hood	Replacement if damaged or broken	\$70.00
	Refrigerator	Must be cleaned to include: top, front, sides, inside drawers and racks	\$25.00
	Replacement	If the refrigerator cannot be cleaned/deodorized to Management's satisfaction, resident is responsible for full replacement.	\$800-\$2500
	Trash Compactor	Emptied and cleaned out	\$50.00
	Cabinets	Must be cleaned, shelf paper removed, damage to wood priced at cost	\$5 each
	Floor	Must be swept and freshly mopped- no wax build up-no mop N glo	\$50.00
	Laundry Room	Must be cleaned and mopped	\$15.00
	Counter repair	stains and discoloration that is correctable	\$15.00
	Counter replacement	burns knicks and damages that are not repairable	\$250-\$750
<b>BATHROOMS</b>	Mirrors	Mirrors must be cleaned	\$7.00
	Tubs and Sinks	Must be cleaned to include all fixtures. Free of mold and soap scum	\$27.00
	Floors	Must be swept and freshly mopped (never waxed)	\$12.00
	Counter repair	stains and discoloration that is correctable	\$15.00
	Counter replacement	burns knicks and damages that are not repairable	\$30-100
<b>BALCONY / PATIO</b>	Patio/Balcony	Screens, storage room, entire area must be cleaned and swept	\$25.00
	Front Door	Kick plate and door must be cleaned	\$6.00
	Water Heater closet	Must be cleaned and free of debris	\$12.00
	Pressure wash carport	Carport must be clean and free of oil and paint stains	\$150.00
	Holes in Yard	Holes must be filled (per hole)	\$5.00

<b>FANS AND FIXTURES</b>	Ceiling Fan	Ceiling fans and light fixtures must be cleaned	\$10.00
	Replacement	Ceiling Fan replacement	\$100.00
	Globe replacement	If broken or missing	\$25.00
	Light bulb	replacement per bulb	\$2.00
	A/C Vents	Must be cleaned	\$5 per vent
	Towel Bars	If broken or off wall (each)	\$35.00
	Fireplace	Must be cleaned and free of ashes and wax (if applicable)	\$25.00
	Grate	Replacement if damaged or missing	\$15.00
	Air Return Grill	replacement	\$60.00
<b>BLINDS</b>			
	Mini Blinds	Mini-blind replacement Small blind, Up to 40" wide	\$30.00
	Mini Blinds	Mini-blind replacement Large blind, Larger that 40"	\$60.00
	Vertical Blinds	Vertical-blind repair (each slat)	\$7.00
	Replacement	Vertical-blind replacement (each set)	\$100.00
<b>SCREENS</b>			
	Window Screens	Frame and Screen replacement	\$40.00
	Rescreen	Rescreen ( large)	\$50.00
	ReScreen	Re-screen (small)	\$25.00
	Sliding Door Screen	Sliding glass door screen	\$50.00
<b>WALL &amp; CEILING</b>	Sheetrock Repairs	Door Knob size hole	\$40.00
		Larger hole - 1 square foot	\$55.00
		Each additional square foot	\$35.00
	Stain treatment	Kilz stain treatment	\$15 per SQ ft
	Wall Paint	Additional cost of paint due to covering color/stains. Must be original color	\$200 per room
	Holes Repaired	Larger than a nail hole	\$5.00
	Holes Repaired	Larger than a dime size hole ( ceiling and wall stickes also)	\$7.00
	Carpentry	Baseboard and Door Casing	\$10 per ft
	Ceiling Paint	Ceiling Paint (due to stains/yellowing/cigarette smoke)	\$150.00
<b>CARPET</b>		Must be freshly vacuumed	
	Carpet Cleaning	Must be professionally steam cleaned (receipt required)	
		Carpet cleaning.	\$150-\$300
		Price varies per floor plan, Please consult Move out inspector for pricing.	

	Stain treatment	Per Stain ( less than 1 sq ft)	\$40.00
	Patch	Patch per square foot	\$60.00
	Deodorize Treatment	Pet, cooking odors, cigarette smoke	\$150.00
	Flea Treatment	Pets ( all homes with pets require Flea treatment)	\$200.00
	Total Replacement	1 year	100% of value
	Age of Carpet	2 years	75% of value
		3 years	50% of value
		4 years	25% of value
		5-6 years	20% of value
		7 years	10% of value
<b>VINYL / LAMINATE</b>	Replacement	Replace floor	\$150-\$2500
<b>CERAMIC FLOORS</b>	Cleaned	Must be mopped and grout cleaned	\$50.00
	Replacement	Repairs to broken or chpped tiles (\$30 each tile replaced)	\$30.00
<b>DOORS &amp; WINDOWS</b>	Bi-Fold Doors	Replacement per panel	\$70.00
	Interior Doors	Doors and Frame (Wood) replacement	\$100.00
	Windows	Single paned - broken or cracked	\$65.00
	Windows	Double insulated - broken or cracked	\$100.00
	Sliding Glass Door	Replacement of door and tracking	\$350.00
	Door Knob Exterior	Replacement if damaged or Broken	\$50.00
	door knob interior	Replacement if broken or damaged	\$20.00
		Glass slider door cleaned (to include track)	\$10.00
	Window sills	Cleaned (each)	\$5.00
	Keys	Keys replaced (each)	\$5.00
	Gate Cards	Gate Cards (if applicable)	\$25.00
<b>MISC CLEANING - DAMAGE CHARGES</b>			

Please note that all residents must provide carpet cleaning receipt from professional company

\_\_\_\_\_ (resident signature)

(Copy Attached to SODA and filed)