

Fairfax Properties at Salisbury – Maintenance Price Sheet

Re: Charges against Security Deposits:

In accordance with our policy of notifying residents prior to move out that charges are made against Security Deposits per damage not considered normal wear and tear, the following schedule of charges is to be implemented and used as a guide for charges posted against the security deposit. The maintenance price sheet will also be used as a basis for holding current residents accountable for work needed due to destructive or negligent behavior by them or guests.

Glass Replacement	Cost
Windows Glass Replacement (Entire Frame)	\$250.00
Medicine cabinet mirrors (per panel)	\$35.00 per panel
Medicine cabinet glass shelve (each)	\$25.00 each
Window hardware damaged	\$25.00 each
Hall door glass replacement	\$50.00
Exterior building damage	\$100.00 per sq. ft.
Top or bottom House glass	\$75.00 each
Screen Replacement	Cost
Mini blinds (one) installation included	\$10.00 each installed
Window screen (each) frame included	\$25.00 each installed
Doors	Cost
Hallway Entrance Door (paint, Wood, Metal)	\$375.00
Main House Door	\$375.00
House doors (interior, closet, bedroom, etc.)	\$125.00
Garage Door Replacement	\$400.00 plus labor
Locks	Cost
Lock out Charge (when office is closed)	\$50.00
Change Lock	\$25.00 per lock
Mailbox Lock (remove and replace)	\$20.00
Key cut duplicate	\$7.00 per key
Passage locks (Non-Locking)	\$10.00
House keys not turned in after vacating/skip	\$50.00
Appliances & Parts	Cost
Refrigerator or stove (parts or House)	Per current catalog PLUS \$60.00/hour labor
Replace stove	\$500.00
Replace broiler pans	\$35.00
Replace refrigerator	\$550.00
Replace refrigerator rack/drawer	\$30.00 each
Replace Dishwasher	\$375.00
Plumbing	Cost
Replace vanity top	\$125.00
Replace medicine cabinet	\$75.00
Complete commode replacement	\$350.00 plus Labor
Replace toilet seat	\$35.00

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<i>Stoppage due to negligence (excessive tissue, toys, sanitary napkins, food, etc.)</i>	<i>\$50.00 first time, second time \$75.00 and third time \$100.00</i>
<i>Pulled toilet to clear stoppage</i>	<i>\$50.00 per hour</i>
<i>Replace toilet tank lid</i>	<i>\$40.00</i>
<i>Replace vanity cabinet</i>	<i>\$100.00</i>
<i>Replace shower head</i>	<i>\$15.00</i>
<i>Replace air gap</i>	<i>\$25.00</i>
<i>Replace towel bar</i>	<i>\$25.00 per set</i>
<i>Replace soap bar</i>	<i>\$35.00</i>
<i>Replace toothbrush holder</i>	<i>\$35.00</i>
<i>Replace toilet paper holder</i>	<i>\$25.00</i>
<i>Replace toilet paper roller</i>	<i>\$5.00</i>
<i>Shower curtain rod and flanges</i>	<i>\$25.00</i>
<i>Tub refinishing (due to neglect)</i>	<i>\$350.00</i>
<i>Bathroom tile replacement (floor)</i>	<i>\$300.00</i>
<i>Bathroom wall ceramic tile</i>	<i>\$50.00 per sq. ft.</i>
Flooring	Cost
<i>Parquet replacement</i>	<i>\$8.00 per block</i>
<i>Vinyl or resilient tile, minimum small patch</i>	<i>\$50.00</i>
<i>Vinyl or resilient tile, replace complete floor with underlay</i>	<i>\$300.00</i>
<i>Shoe molding</i>	<i>\$1.00 per foot</i>
<i>Refinishing hardwood floors (one bedroom)</i>	<i>\$350.00</i>
<i>Refinishing hardwood floors (two bedroom)</i>	<i>\$450.00</i>
Carpeting	Cost
<i>Spot Cleaning</i>	<i>\$60.00</i>
<i>Extra cleaning of carpet</i>	<i>\$45.00 per hour</i>
<i>Steam/shampooing</i>	<i>\$300.00 (entire House)</i>
<i>Carpet replacement</i>	<i>\$16.00 per sq. yard</i>
<i>Replacement of padding</i>	<i>\$6.00 per sq. yard</i>
Misc. Parts and Equipment	Cost
<i>Counter top replacement</i>	<i>\$200-\$400</i>
<i>Door stops</i>	<i>\$5.00 each</i>
<i>Stick on pulls-medicine handle</i>	<i>\$4.50 a set</i>
<i>Closet rods</i>	<i>\$20.00 per closet</i>
<i>Carbon/Smoke detector replacement</i>	<i>\$75.00 each</i>
<i>Fire extinguisher replacement</i>	<i>\$60.00</i>
<i>Radiator and related valves; piping, etc.</i>	<i>\$100.00</i>
Lighting	Cost
<i>Dining room fan/light fixture</i>	<i>\$45.00 to \$95.00</i>
<i>Glass only</i>	<i>\$20.00</i>
<i>Hall light fixture</i>	<i>\$30.00</i>
<i>Hall glass light only</i>	<i>\$10.00</i>
<i>Kitchen fixture complete</i>	<i>\$40.00</i>
<i>Bathroom light fixture</i>	<i>(u) \$15.00 (strip) \$35.00</i>

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<i>Switch plates and receptacle cover</i>	<i>\$2.00</i>
<i>Duplex outlet replacement</i>	<i>\$10.00</i>
<i>Toggle switch single</i>	<i>\$4.50</i>
<i>3-way toggle switch</i>	<i>\$8.00</i>
<i>Light bulbs (includes install)</i>	<i>\$7.00</i>
<i>Cleaning</i>	<i>Cost</i>
<i>Trash removal</i>	<i>\$25.00 per bag</i>
<i>Bulk trash removal (i.e. sofa, bed, etc)</i>	<i>\$50.00 per bulk item</i>
<i>Clean refrigerator</i>	<i>\$50.00</i>
<i>Clean stove</i>	<i>\$50.00</i>
<i>Kitchen floor cleaning</i>	<i>\$25.00</i>
<i>Extra cleaning of appliances</i>	<i>\$25.00</i>
<i>Additional professional cleaning necessary</i>	<i>\$40.00</i>
<i>Painting and drywall</i>	<i>Cost</i>
<i>Prices based on severity of each specific situation.</i>	