

COMMON DAMAGES & REPAIR COSTS

This is a convenient list of the commonly seen damages in the homes and the cost to have the items repaired or replaced.

We do take into account normal wear and tear of items in and around your home.

Missing or damaged items beyond normal wear and tear and/or as a result of neglect or abuse can and will result in charges based on the costs listed here. Please remember for the time you stay in an AMCC home you are expected to maintain the condition of the home and return it in the same condition as received.

Please contact your Community Office at **(845) 787-5638** with any questions or concerns.

AMCC STEWART TERRACE

DAMAGES & REPAIR COSTS

REVISED: 11/16

After Hours Lockout (after 10pm)	\$25 per visit
Appliance Repair Due to Negligence	\$50 per hour
Appliance Replacement Due to Negligence:	
• ADA Range	\$421 each
• Coil Top Range	\$397
• Dishwasher	\$269
• Garbage Disposal	\$80 each
• Microwave (counter top)	\$115
• Microwave (over stove)	\$201
• Refrigerator	\$518
• Side by Side Refrigerator	\$965
• Smooth Top Range	\$429
Bathtub Repairs	\$50
Broiler Pans	\$20 each
Carbon Monoxide Detectors	\$20 each
Carpet Cleaning:	
• All Rooms (Whole House)	\$325
• Single Room	\$95
• Spot Cleaning (Colored)	\$10 per spot
Ceiling Fans	\$120
Coil Clean	\$65
Countertop (L Section)	\$580
Countertop Replacement	Estimate*
Crisper Covers	\$5 each
Drip Pans (set of 4)	\$10
Duct Cleaning	\$500
Flooring Replacement:	
• Carpet Squares (per square)	\$6.47 each
• Ceramic Tiles	Estimate*
• Hardwood	Estimate*
• Roll Carpet	\$3 per sqft
• Tile Nafco	\$3.89 per plank
• Vinyl	\$3.11 per sqft
Front / Exterior Door Replacement	\$190 each
Furniture Removal	\$50 per hour
Garage Door Openers	\$50 each
Garbage Removal	\$50 per hour
Holes in Walls / Doors (by size)	\$10-\$50 each
Insect/Pest Control	
• Bed Bugs	\$250 per room
• Flea/Roach Treatment	\$87 per visit
• Roach Infestation (move out)	\$112
Interior Door Replacement	\$125 each

Landscaping Repair	Estimate*		
Light Fixtures (Exterior)	\$35 each		
Light Fixtures (Interior)	\$20 each		
Mirrors (Bathrooms)	\$100		
Miscellaneous Repairs	\$50 per hour		
Mowing (Inside Fence)	\$50		
Paint / Primer (Interior - per coat)	\$25 per wall		
Patio Door Glass	\$710		
Pet Damage (Excluding Flooring)	\$50 per hour		
Pet Feces Removal	\$100 per hour		
Plumbing Fixtures / Hardware	\$60		
Porch Screen	\$40 per section		
Pre-Clean at Move-Out	\$240		
Pressure Washing (Drive/Walkway)	\$35		
Range Hood Filter	\$10 each		
Recycle Bin Replacement	\$12 each		
Refrigerator Drawers	\$52 each		
Refrigerator Shelves / Racks	\$35 each		
Satellite Dish Removal	\$250		
Screen Door (Back Porch -5 Bar)	\$100 each		
Seal Subfloor	\$1,000		
Shower Rod Replacement	\$10 each		
Sink Disposal / Stopper	\$4 each		
Smoke Damage	\$225		
Smoke Detector Replacement	\$50 each		
Storm Door (Brass /Brush Nickel)	\$230		
Storm Door (White)	\$197		
Stove Burners	\$10 each		
Towel Rod Replacement	\$10 each		
Trash Can Replacement	\$59 each		
Unmaintained Flower Beds	\$55		
Vertical Blind Replacement (Headrail & Slats):			
• 23"	\$34.09	• 35"	\$40.50
• 43"	\$45.07	• 47"	\$46.92
• 59"	\$53.35	• 63"	\$55.20
• 71"	\$59.76	• 78"	\$63.23
• 102"	\$76.07	• 110"	\$80.63
• Blind Wand Replacement	\$10 each		
• Vertical Blind Slats	\$2 each		
Window Glass	\$250 per window		
Window Screens	\$20 each		
Window Screen w/ Frame	\$49 each		
Wood Floor Refinishing	\$150 per room		

* Contact your community manager for an estimated cost of repair.

Resident Signature

Date

Address