

Maintenance Repair and Replacement Charges

Residents will be charged for any maintenance deemed "above fair wear and tear." The prices listed are general prices and may vary based on brand and vendor. When applicable, residents are responsible for actual materials and labor charges. Residents must notify North Haven Communities of a delay in payment due to pending insurance claims within 30 days of incident. Charges will be deducted from any remaining pro-rated rent allowance owed upon final inspection. Residents are expected to pay for all charges in full at the time of final inspection in order to receive the termination letter necessary to clear Ft. Wainwright.

Prices include labor, unless otherwise stated, and are subject to change.

Please contact your community center if you have any questions. Thank you.

APPLIANCE PARTS	PRICE	PER UNIT
Burner 6"	\$13.00	Each
Burner 8"	\$18.00	Each
Butter Tray Lid	\$10.00	Each
Crisper Cover Shelf-Solid-Kenmore	\$77.00	Each
Crisper Pan Cover-Glass Frame	\$32.00	Each
Crisper Drawer	\$65.00	Each
Crisper-Single LG vegetable drawer-GE & Kenmore	\$89.00	Each
Dryer Lint Filter	\$44.00	Each
Fridge/Freezer Door Metal Rails	\$13.00	Each
Fridge Shelf	\$58.00	Each
Freezer Door Bar-not rail	\$24.00	Each
Fridge Door Bar-not rail	\$29.00	Each
Fridge Door Handle	\$52.00	Each
BATHROOMS	PRICE	PER UNIT
Bathroom Wooden Sink Cabinets-small	\$135.00	Each
Ceramic Soap Dish	\$9.00	Each
Medicine Cabinet Replacement	\$150.00	Each
Mirrors	\$88.00	Each
Toilet Paper Holder-Full	\$10.00	Each
Toilet Paper Holder-Roll Only	\$3.00	Each
Toilet Seats-Only	\$13.00	Each
Toilet Tank Lid-Only	\$35.00	Each
Complete Toilet	\$100.00	Each
Towel Rod Replacement	\$20.00	Each
Replacement Pop Up Unit	\$8.00	Each
Sink Pop Up Plug	\$7.00	Each

BATHROOMS, CONTINUED	PRICE	PER UNIT
Shower Rod Replacement	\$15.00	Each
Showerhead	\$10.00	Each
DOORS	PRICE	PER UNIT
Closet Doors-Sliding & Bi-fold	\$215.00-two door set	Each
Door Jam Casing Replacement-does not include door	\$75.00	Each
Door Stop Replacement	\$3.00	Each
DOORS, CONTINUED	PRICE	PER UNIT
Exterior Door-no jamb needed	\$280.00	Each
Exterior Door-complete w/ jamb	\$550.00	Each
Exterior Door Knobs	\$68.00	Each
Interior Door-Hollow-door blank only	\$120.00	Each
Interior Door-Solid-door blank only	\$280.00	Each
Interior Locking Door Knob	\$20.00	Each
Sliding Screen Door-79"	\$76.00	Each
Storm Door Replacement	\$195.00	Each
Storm Door Window Replacement	\$120.00	Each
Weather Strip-For Doors-Measurement is break to break	\$2.50	Liner Foot
FLOORS	PRICE	PER UNIT
Carpet Patch	\$55.00	Each
Carpet Replacement-SqFt/9=SqYd	\$17.84	Square Yard
Carpet Removal for Termed Areas	\$75.00	Per Room
Carpet Tile-Interface	\$15.00	Each
Gold Flat Bar	\$1.00	Per Foot
Laminate Flooring End Cap/Transition	\$5.00	Per Foot
LVP/LVT	\$1.25	Square Foot
Rubber Covebase	\$6.50	Per 4' Stick
Stairwell Carpet Replacement-1 run=1 floor to another	\$225.00	Each Run of Stairs
VCT Tiles-Basement	\$1.25	Each
Vinyl Patch/Repair	\$50.00	Each
Vinyl Replacement-includes rubber covebase	\$1.75	Square Foot
GARAGES	PRICE	PER UNIT
Garage Door Opener	\$45.00	Each
Garage Door Wall Mounted Opener	\$20.00	Each
Garage Door Panel	\$205.00	Per Panel
Garage Light Fixture	\$105.00	Each
HEATING	PRICE	PER UNIT
Baseboard Heater Replacement	\$10.00	Linear Foot
Baseboard Heater Slant Fins	\$10.00	Linear Foot
Baseboard Heater Splice Kit	\$9.00	Each
Baseboard Heater End Cap	\$11.00	Each
Thermostats	\$68.75	Each

LIGHTING	PRICE	PER UNIT
Ceiling Fan	\$110.00	Each
Ceiling Fan-Light Globe	\$25.00	Each
Dimmer Switch	\$17.00	Each
Exterior Light Fixture-Small	\$55.00	Each
Fluorescent Light Lenses	\$65.00	Each
Interior Light Fixture-Large	\$85.00	Each
Interior Light Fixture-Small	\$55.00	Each
MISCELLANEOUS	PRICE	PER UNIT
After Hours Lock Out	\$50.00	Each Occurrence
Coat Hook Replacement	\$5.00	Each
Counter Top Replacement-Measure longest side break to break	\$42.00	Linear Foot
Drawer Rail	\$16.00	Each
HRV Diffuser	\$45.00	Each
House Key / Mailbox Key	\$5.00	Each
Lock Change	\$18.50	Per Door
Outlet Cover Replacement	\$1.00	Each
Outlet Replacement	\$4.00	Each
Pet Damage	\$30.00	Hourly
Pipe Insulation	\$5.00	Linear Foot
Rubber Stair Tread	\$25.00	Each
Smoke Detector Replacement	\$55.00	Each
Stairwell Spindels	\$50.00	Each
Wallpaper Removal	\$40.00	Hourly
Wood Baseboard/Door Trim	\$2.00	Linear Foot
OUTSIDE	PRICE	PER UNIT
Back Gate Latch	\$10.00	Each
Deck Pickets-2"x2" Treated Wood 4'	\$3.50	Each
Deck Pickets-2"x2" Treks Material 4'	\$8.00	Each
Mow & Trim Yard-Inside Fence	\$75.00	Each
Privacy Pressure Treated Wood Slat in 4200's/4300's	\$5.00	Per Slat
Siding	\$2.50	Square Foot
Siding Corners	\$5.00	Linear Foot
Snow Removal-Driveway	\$65.00	Each
Snow Removal-Front & Back	\$25.00	Each
PAINTING	PRICE	PER UNIT
Drywall Repair	\$40.00	Hourly
Full Paint	\$700.00	per home
Painting of Walls	\$60.00	per room
Primer of Walls	\$60.00	per room
WINDOWS	PRICE	PER UNIT
Blind Head Rail Replacement-Vertical	\$60.00	Each
Blind Slat Replacement-Vertical	\$3.00	Per Slat
Rescreen Window Screen	\$0.75	Square Foot
Window Crank Handle	\$7.00	Each

WINDOWS, CONTINUED	PRICE	PER UNIT
Window Screen Replacement-Full	\$35.00	Each
Window-1st Story Fixed/Opening Window	\$250.00	Each
Window-2nd Story Fixed Window-Includes Lift Fee	\$350.00	Each
Window-2nd Story Opening Window	\$250.00	Each
Window-Basement-Double Panel	\$160.00	Each
APPLIANCE REPLACEMENT DUE TO NEGLIGENCE	PER UNIT	PRICE
Dishwasher	\$356.00	Each
Refrigerator 18 CFT	\$811.00	Each
Refrigerator 21 CFT	\$811.00	Each
Range	\$468.00	Each
Washer	\$496.00	Each
Front Load Washer	\$585.00	Each
Dryer	\$389.00	Each
Front Load Dryer	\$580.00	Each
Microwave	\$221.00	Each
Appliance repair-due to negligence	\$55.00	Hourly
CLEANING COSTS	PER UNIT	PRICE
2 Bedroom	\$580.00	
3 Bedroom	\$645.00	
4 Bedroom	\$705.00	
5 Bedroom	\$770.00	
Carpet Clean-Roto Vac	\$25.00	Per Room
Carpet Clean-Spot Treatment	\$5.00	Per iron size spot
Additional Cleaning-Interior/Exterior	\$35.00	Hourly
Pre Clean-When Condition Warrants Need	\$35.00	Hourly
Garbage/Debris Removal-Minimum	\$100.00	Per truck load
Furniture Removal	\$25.00	Per Item
DEPRECIATION CHART*		
ITEM	YEAR DEDUCTION	EXPECTED LIFE SPAN
Carpet	10%	7 Years
Dishwasher	\$40.00	8 Years
Range	\$26.75	12 Years
Refrigerator 18 CFT	\$33.00	15 Years
Refrigerator 21 CFT	\$48.00	15 Years
Washer-Front Load/Top Load	\$48.75	12 Years
Dryer-Front Load/Top Load	\$48.00	12 Years
Microwave	\$33.60	5 Years

*DEPRECIATION IS DISCOUNTED EVERY FULL YEAR AFTER FULL 1ST YEAR