

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.

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

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
Beauty Caps for the toilet	\$1.94	Each
Ceramic Soap Dish	\$9.00	Each
Complete Toilet	\$100.00	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
Towel Rod Replacement	\$20.00	Each
Replacement Pop Up Unit	\$8.00	Each
Sink Pop Up Plug	\$7.00	Each
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
Door Sweep (at bottom of door)	\$6.50	Each
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 blank only	\$120.00	Each
Interior Door Hollow core 30" White only 6 panel	\$100.00	Each
Interior Door Solid blank only	\$280.00	Each
Interior Door Solid core 30" 6 panel	\$483.00	Each
Interior Locking Door Knob	\$20.00	Each
Sliding Screen Door 79"	\$76.00	Each
Storm Door Chain	\$3.00	Each
Storm Door Closer	\$10.00	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 12*12	\$55.00	Each
Carpet Replacement SqFt / 9 = SqYd	\$17.84	Square Yard
Carpet Removal for aged 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
LVP Planking	\$1.98	Per plank
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 & Slant Fins	\$10.00	Linear Foot
Baseboard Heater End Cap	\$11.00	Each
Baseboard Heater Splice Kit	\$9.00	Each
Thermostats	\$68.75	Each
LIGHTING	PRICE	PER UNIT
Ceiling Fan	\$110.00	Each
Ceiling Fan Light Globe	\$25.00	Each
Decorative Glass Ceiling Cover	\$87.60	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
Outlet Cover Replacement	\$1.00	Each
Outlet Replacement	\$4.00	Each
Toggle Switch	\$1.05	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	\$5.00	Each
Interior Door Bell Cover	\$18.59	Each
Mail Box Key with Recore	\$25.00	Each
Lock Change	\$18.50	Per Door
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
Yard Repair	\$100.00	Flat Fee

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
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
Paint	\$700 full / \$350 partial	per home
Painting of Walls	\$60.00	per room
Primer of Walls	\$60.00	per room
Excessive Smoke Damage	\$150.00	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
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
Appliance repair due to negligence	\$55.00	Hourly
Dishwasher	\$356.00	Each
Dryer	\$389.00	Each
Dryer Vent Hose	\$10.15	Each
Front Load Dryer	\$580.00	Each
Front Load Washer	\$585.00	Each
Microwave	\$221.00	Each
Microwave Glass Plate	\$10.00	Each
Range	\$468.00	Each
Refrigerator 18 CFT	\$811.00	Each
Refrigerator 21 CFT	\$811.00	Each
Washer	\$496.00	Each

CLEANING COSTS	PER UNIT	PRICE
2 Bedroom	\$580.00	
3 Bedroom	\$645.00	
4 Bedroom	\$705.00	
5 Bedroom	\$770.00	
Additional Cleaning Interior/Exterior	\$35.00	Hourly
Carpet Clean Roto Vac	\$25.00	Per Room
Carpet Clean Spot Treatment	\$5.00	Per iron size spot
Feces Removal Fee	\$100.00	
Furniture Removal	\$25.00	Per Item
Garbage/Debris Removal-Minimum	\$100.00	Per truck load
Pet Damage	\$30.00	Hourly
Pre Clean When Condition Warrants Need	\$35.00	Hourly
Trash Can Emptying, Empty & Cleaning or Replacement	\$30, \$50 or \$100.00	Each

DEPRECIATION CHART*

ITEM	YEAR DEDUCTION	EXPECTED LIFE SPAN
Carpet		5 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

Last updated 2/11/2019