

MASTER LIST OF APPROVED CHARGES



Here is a list of ShipRock Management charges for cleaning, painting, repairs, replacement and other necessary charge-backs to the tenant's deposit. These charges may be used when the owner/manager or his agents perform the work and should be close to actual charges based on reasonable hourly rates or what other vendors would charge.

CLEANING CHARGES

Complete Cleaning Charges

COMPLETE CLEANING (Studio)	\$100-250
COMPLETE CLEANING (1-Bdrm)	\$150-250
COMPLETE CLEANING (2-Bdrm)	\$150-300
COMPLETE CLEANING (3-Bdrm)	\$150-350
COMPLETE CLEANING (4-Bdrm)	\$150-400
COMPLETE CLEANING (5-Bdrm)	\$200-500
COMPLETE CLEANING (6-Bdrm)	\$200-500

KITCHEN

Clean Refrigerator	\$15-25
Clean Oven	\$15-35
Clean Stove Top	\$10-25
Clean Range Hood	\$10-30
Clean Cabinets - Outside	\$10-50
Clean Cabinets - Inside	\$10-25
Clean Microwave	\$5-10
Clean Dishwasher	\$5-10
Clean Sink	\$5-10
Clean Counter Tops	\$15-35
Clean Closet(s) & Storage	\$10-25
Clean Elec. Wall & Switch Plates	\$10-20
Clean Kitchen Floor	\$10-50
Clean Windows	\$10-25
Clean Doors and Woodwork	\$10-30

BATHROOM (S)

Clean Bathtub, Shower & Surround	\$10-25
Clean Toilet & Tank	\$5-25
Clean Sink & Counter Tops	\$10-25
Clean Cabinets, Storage & Closet	\$10-30
Clean Window (s)	\$5-20
Clean Exhaust Fan/Light	\$10-25
Clean Floor	\$5-10
Clean Light Fixtures & Cover	\$5-25
Clean Mirrors & Medicine Cabinets	\$5-25
Clean Locks & Woodwork	\$5-25
Clean Elec. Wall & Switch Plates	\$5-20

BEDROOMS

Clean Walls & Ceilings	\$10-50
Clean Closet(s) & Storage	\$5-25
Clean Windows	\$5-20
Clean Cabinets, Storage & Closet	\$10-30
Clean Hardware	\$2-10
Clean Drapes & Blinds	\$20-75
Clean Floor	\$5-10
Clean Light Fixtures & Cover	\$5-20
Clean Doors & Woodwork	\$5-25
Clean Elec. Wall & Switch Plates	\$5-20

BALCONY - PATIO - UTILITY PARKING MISC.

Clean Walls, Ceiling, Floor	\$10-50	Clean Fireplace	\$5-10
Clean Windows, Doors & Woodwork	\$5-25	Clean or Remove Oil from Stall	\$20-100
Clean Storage Area	\$10-30	Clean - Deodorize Carpet	\$5-25
Clean Furnace & Area	\$5-10	Clean Doors & Woodwork	\$5-25
Clean Washer/Dryer & Area	\$20-50	Clean Elec. Wall & Switch Plates	\$5-20
		Vacuuming	\$10-50

REPAIR REPLACEMENT CHARGES

CARPET FLOORING

Repair Carpet	\$35-350
Replace Carpet (per sq. yard installed)	\$7-15
Remove Carpet Stains (each)	\$20-250
Dye (color) Carpet	\$50-500
Repair Hardwood Floor	\$50-500
Refinish Hardwood Floor (per room)	\$100-250
Repair Vinyl, Linoleum (min. Charge)	\$20-100
Replace Vinyl Floor Kitchen	\$100-350
Replace Vinyl Floor Bathroom	\$75-250
Repair Water Damage Floor Bathroom	\$75-200
Replace Ceramic Floor Kitchen	\$350-750
Replace Ceramic Floor Bathroom	\$125-450
Repair Ceramic Floor Tile	\$50-150

DOORS

Repair Front Door	\$25-75
Replace Front (or Exterior) Door	\$200-350
Repair Front Door Threshold	\$50-150
Replace Interior Door (each)	\$100-250
Replace Sliding Glass Door	\$150-500
Replace Front (or exit) Door Screen	\$50-200
Re-Screen Front (or Exit) Door Screen	\$35-100
Replace Door Stops (each)	\$3-10
Replace Closet Door (each)	\$25-75

ELECTRICAL

Replace Wall or Switch Plates (each)	\$3-5
Replace Light Bulb (each)	\$2-5
Replace Light Fixture Globe	\$15-50
Replace Light Fixture	\$35-100
Replace Switch or Plug (each)	\$5-10
Replace Smoke Detector (each)	\$15-75

EXTERMINATING - PEST CONTROL

Exterminate for Cockroaches	\$75-300
Exterminate for Fleas	\$75-200

GROUNDS & LANDSCAPE

Front Yard Cleanup -Major	\$250-750
Front Yard Cleanup - Minor	\$25-350
Backyard Cleanup - Major	\$200-750
Backyard Cleanup - Minor	\$25-350
Mow Lawn (all)	\$20-50
Clean Gutters	\$75-200

LOCKS & HARDWARE

Replace Front Door Key	\$5-10
Re-Key Front Door Lock (s)	\$25-150
Replace Front Door Lock	\$25-150
Replace Misc. Key	\$5-100
Replace Interior Door Lock	\$15-35

PLUMBING

Replace Kitchen Faucet	\$35-100
Replace Garbage Disposer	\$100-200
Replace Bathroom Faucet	\$25-100
Replace Shower Head	\$25-75
Replace Faucet Handle	\$5-10
Replace Faucet Aerator	\$2-5
Replace Toilet Seat	\$20-50
Replace Toilet Tank Lid	\$10-50
Replace Toilet	\$75-200
Unclog Kitchen/Shower Drain or Toilet	\$25-150
Clear Sewer or Cesspool Line	\$50-250

WINDOWS & COVERINGS

Replace Broken Window	\$50-250
Replace Window Screen	\$20-35
Re-Screen Window Screen	\$10-25
Replace Mini-Blinds (each window)	\$50-150

GENERAL MAINTENANCE CHARGES

KITCHEN	
Replace Refrigerator Shelf/Rack/Tray	\$25-150
Replace Refrigerator	\$500-1500
Replace Dishwasher Tray	\$25-150
Replace Stove/Oven Knob	\$10-25
Replace Stove Burner Ring	\$10-40
Replace Oven Broiler Pan	\$15-45
Replace Oven Rack	\$10-35
Replace Stove Drip Pan	\$5-20
Replace Cutting Board	\$25-75
Replace Cabinet Door	\$50-150
Replace Cabinet Drawer	\$50-100
Replace Cabinet Knob	\$10-25
Replace Counter Tops	\$250-1000

BATHROOM	
Replace Medicine Cabinet Shelf	\$10-35
Replace Medicine Cabinet Mirror	\$50-150
Replace Medicine Cabinet (new)	\$75-275
Replace Towel Bar	\$20-35
Replace Soap Dish	\$15-35
Replace Toilet Paper Spindle	\$5-10
Replace Toilet Seat	\$25-75
Replace Toilet Paper Holder	\$20-35
Replace Bath Mirror	\$75-350
Replace Ceramic Tile	\$75-150
Replace Tub/Shower Glass Enclosure	\$200-350
Replace Tub/Shower Curtain Rod	\$20-35

BEDROOM	
Replace Closet Pole	\$25-50
Replace Heater Vent	\$15-35
Replace Closet Door Handle	\$5-25

MISCELLANEOUS	
Repair/replace Door Bell/Peephole	\$15-100
Replace Smoke Detector	\$25-50
Replace Fire Extinguisher	\$35-75
Replace Thermostat	\$35-125
Remove Junk & Debris from Interior	\$50-250

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