



COMMON DAMAGES & REPAIR COSTS

The following is a list of common damages in homes and the cost to have items repaired or replaced. Normal wear and tear of items is taken into account.

Please contact your Community Office with any questions or concerns.

Note: Prices are based on repair or replacement cost at move out inspection. Labor charges will be added for items that need to be repaired or replaced while Resident is currently residing in the home.



NORTH HAVEN COMMUNITIES

DAMAGES & CLEANING COSTS

REVISED: 12/2025

APPLIANCE PARTS	
Butter Tray Lid*	\$15-\$26
Crisper Cover Frame with Glass	\$38-\$64 ea
Crisper Pan Cover Glass Only	\$51 ea
Crisper Drawer*	\$28-\$62
Crisper Single LG vegetable drawer*	\$25-\$61.25
Freezer Door Shelf*	\$16-\$24
Fridge Door Shelf*	\$16-\$24
Fridge Door Handle / Freezer door handle*	\$29-\$38
BATHROOMS	
Bathroom Wooden Sink Cabinets small*	\$145
Complete Toilet	\$196 ea
Toilet Paper Holder Full	\$8 ea
Toilet Paper Holder Roll Only	\$2 ea
Showerhead	\$11 ea
MISCELLANEOUS	
Countertop Replacement Measure longest side break to break	\$42 FT
House Key	\$5 ea
Mail Box Key with Recore	\$25 ea
Lock Change	\$20 per door
Smoke Detector Replacement	\$10 ea
Wood Baseboard/Door Trim Wood	\$2 per ft
CO Dector Replacement	\$36 ea
Smoke/Co Detector Replacement	\$35 ea
DOORS	
Closet Door Bi-Fold*	\$45-\$124
Door Stop Replacement*	\$3
Interior Door (pricing based on type)	\$46 - \$591 ea
Sliding Screen Door	\$63 ea
Storm Door Chain	\$3 ea
Storm Door Closer Spring/Self Closer	\$14 ea
Storm Door Replacement*	\$175-\$306
Storm Door Window Replacement	\$180 ea
Weather Strip For Doors	\$4 ea
FLOORS	
Carpet Patch 12*12	\$55 ea
Carpet Removal for aged areas	\$75 per room
Carpet Tile Interface	\$9 per Carpet Square
Laminate Flooring End Cap/Transition*	\$2 per foot
Rubber covebase*	\$4-\$5 per 4' stick
Rubber Stair Tread	\$30 ea
Stairwell Carpet Replacement 1 run = 1 floor to another	\$225 each run of the stairs
VCT Tiles Basement	\$3 ea
Vinyl Replacement includes rubber covebase	\$1.75 sqft
GARAGES	
Garage Door Opener*	\$30-\$44 ea
Garage Door Wall Mounted Opener*	\$35 ea
Garage Door Panel*	\$219-\$314 per panel
Garage Light Fixture 2 Bulb	\$123 ea
Garage Light Fixture - 4 Bulb	\$88

LIGHTING	
Ceiling Fan Light Globe	\$25 ea
Decorative Glass Ceiling Cover	\$87.60 ea
Dimmer Switch*	\$9-\$30 ea
Interior Light Fixture	\$20-\$81
Exterior Light Fixture	\$17-\$20
Outlet Cover Replacement*	\$3
Toggle Switch*	\$10
OUTSIDE	
Feces Removal Fee	\$300
Mow & Trim Yard Inside Fence	\$75 ea
Snow Removal Driveway	\$65 ea
Snow Removal Walkways & Porch(s)	\$65 ea
Yard Repair - fill holes/hydroseed	\$100
PAINTING	
Drywall Repair	\$65 / hr
Painting Non-Compliance or Tenant Damage (See Note)	\$60 per hr
Smoke Damage (See Note)	\$180-\$250 / room
WINDOWS	
Blind Slat Replacement Vertical*	\$3 per slat
Rescreen Window Screen	\$0.19 sqft
Window Screen Replacement Full*	\$35
APPLIANCE REPLACEMENT DUE TO NEGLIGENCE	
Dishwasher*	\$367 - \$770
Front Load Dryer	\$534 ea
Dryer Lint Filter	\$44 ea
Microwave	OTR White - \$258 ea OTR Black - \$269 ea OTR Stainless - \$278.90 ea
Microwave Glass Plate	\$31.88 ea
Range	White - \$690 ea Stainless - \$699 ea
Refrigerator 18 CFT	\$680 ea
Refrigerator 21 CFT	\$988 ea
Front Load Washer	\$510 ea
CLEANING COSTS	
2 Bedroom	\$850
3 Bedroom	\$950
4 Bedroom	\$1,050
5 Bedroom	\$1,250
Additional Cleaning Interior/Exterior	\$45 per hour
Carpet Clean Roto Vac	\$45 per room
Carpet Clean Spot Treatment	\$25 per iron size spot
Trash Can Emptying, Empty & Cleaning or Replacement	\$30 / \$50 / \$100

*Depending on Make/Model.