

The following costs are base costs for work that is done from 8:00am – 5:00pm Monday thru Friday. If the maintenance repair is an after hours emergency call, **and the damages are a direct result of tenants actions**, then there will be an additional \$30 charge applied to the cost below.

<u>Item</u>	<u>Cost</u>
Locks	
1 Lock changes 1 Door	\$50.00
After hours	\$75.00
2 Locks changes 1Door	\$75.00
After hours	\$100.00
If locks are change & lost	\$150.00
Door Replacement Only	
Interior Door (hollow core)	\$75.00
Exterior Door	\$150.00
Bi-fold Door (per door)	\$50.00
By-pass Door (per door)	\$50.00
Door and Frame Replacement	
Interior Door (hollow core)	\$100.00
Exterior Door	\$150.00
Bi-fold Door (per door)	\$100.00
By-pass Door (per door)	\$100.00
Storm Door Replacement	\$125.00
Hole in Door (Quarter size)	\$25.00
HVAC	
New Thermostat	\$50.00
Furnace Filter	\$10.00
Kitchen Cabinets	
Drawer Replacement	\$50.00
Door Replacement	\$50.00
Handle Replacement	\$5.00
Screens	
New screen and frame	\$50.00
Replace screen only	\$30.00
Window Glass Replacement	
Storm window glass (Min.)	\$50.00
Single Window Glass (Min.)	\$75.00
Double Window Glass (Min.)	\$100.00
Window and Frame Replacement	
New storm window (Min.)	\$85.00
Wood Replacement Frame (Min.)	\$100.00
Vinyl Replacement Frame (Min.)	\$150.00
Window Blinds	
Horizontal blinds under 48"	\$15.00
Horizontal Blinds Over 48"	\$60.00
Vertical Blinds	\$75.00
Vertical Blind strips (Each)	\$5.00
Debris/ Junk/Bugs	
Debris/ Junk Removal	\$25/hr.
Pickup load	\$100.00

<u>Item</u>	<u>Cost</u>
Roach Treatment (Min.)	
	\$65.00
Lockout	
During work hours	\$25.00
After hours	\$50.00
Plumbing	
Drain Opening (Min.)	\$75.00
Toilet Opening	\$50.00
Replacement Toilet Sit	\$15.00
Replace toilet	\$150.00
Replace Toilet Tank	\$60.00
Replace Toilet lid	\$30.00
Drywall Repair/Paint	
Repair hole	\$35/sq.ft.
Re-Paint room	\$150.00
Carpet Damage	
Replace Carpet	\$25/sq. yd.
Clean Carpet (Min.)	\$75.00
Electrical	
Outlet, Switch Covers	\$5.00 each
Replace Outlets	\$5.00
Replace Switches	\$5.00
Light globe	\$10.00
Light Fixture (Min.)	\$15.00
Light Bulb	\$2.50
Smoke Alarm Replacement	\$35.00
Ceiling Fan Replacement	\$75.00
Fire Extinguishers	
Recharge	\$60.00
New	\$100.00
Exterior	
Mailbox	\$30
Appliance	
Clean Stove	\$50.00
Clean Refrigerator	\$50.00

Cleaness of Unit at Move out will be anything between \$75 to \$200 if Cornerstone does the cleaning.

And, any other costs incurred by Cornerstone of Topeka, due to "tenant damage" will be charged according to material cost plus time at \$30/hour.

**** MISSING APPLIANCES WILL BE**

CHARGE AS NEW**

Tenant initials _____