



D'Alessandro House Buyers
 753 Genesee Street
 Phone: 585-302-4297
 Fax: 585-563-6095
 rent@dhbrc.com

CLEANING/REPAIR/REPLACEMENT PRICE LIST

\$25/hour (*plus dumpster fee where applic)	Trash removal: Yard (*dumpster charge by weight)
\$25/hour (*plus dumpster fee where applic)	Trash removal: Property (*dumpster charge by weight)
\$50/per piece	Clean: Appliances
\$25-\$150	Clean: Kitchen
\$25-\$100	Clean: Bathroom
\$25/room	Clean: Hard Surface Flooring
\$15/room	Clean: Carpeting
Equipment Fee \$75 plus \$100/room	Steam Cleaning
\$15/window	Clean: Windows (Glass, Sash, Frame)
\$10/wall	Clean: Walls
\$25/room	Clean: Baseboards
\$10/vent	Clean: Vents
\$125/sash or \$300/window	Repair/Replace: Windows
\$25-\$300	Repair/Replace: Walls
\$150/room	Repair/Replace: Flooring (Carpet)
\$350/room refinish or \$750/room replacement	Repair/Replace: Flooring (Wood)
\$450/room	Repair/Replace: Flooring (Vinyl)
\$10/blind	Repair/Replace: Blinds
\$35/bar	Repair/Replace: Towel Bars
\$35	Repair/Replace: Light Fixtures
\$10	Repair/Replace: Smoke Detectors
\$35	Repair/Replace: CO2 Detectors
\$50/\$150	Repair/Replace: Doors (Interior)
\$75/\$350	Repair/Replace: Doors (Exterior)
\$25	Replace: Door Knob
\$45+ based on specific part	Repair/Replace: Appliance Parts
\$25/wall	Paint: Walls
\$50/room	Paint: Trim
\$100	Paint: Basement Floor
\$25/wall	Paint: Basement Walls
\$50-\$250	Odor Removal Treatment

*Except for normal wear and tear, the home should be in the same condition it was in when you took possession at the beginning of your rental agreement.

WHAT'S ORDINARY WEAR AND TEAR?

Typical definition of ordinary wear and tear is "That deterioration which occurs based upon the use of which the rental unit is intended and without negligence, carelessness, accident, or misuse, or abuse of the premises or contents by the tenant or members of his household, or their invitees or guests."

In other words, ordinary wear and tear is the natural and gradual deterioration of the apartment over time, which results from a tenant's *normal* use of the apartment. For example, the carpeting in an apartment, or even the paint on the walls, wears out in the normal course of living.

WHAT'S NOT ORDINARY WEAR AND TEAR?

A landlord can make a tenant pay for damages if the tenant helped the aging process along or didn't use the apartment in a normal way. A carpet worn from people walking on it is something you have to expect. But a tenant who cuts a hole in the carpet or spills paint on it may be held responsible for the damage. A dirty carpet is not considered normal wear and tear.