

**Apartment Condition Report/Damage Charges *Revised 08/01/2023***

Damages to apartments or apartment furnishings beyond the limits of reasonable wear will be charged to the occupants of the room. The Condition Report is provided for your protection against incorrect charges to your personal account. It will be assumed that any damage to your apartment or apartment furnishings that have not been noted on the Apartment Condition Report must have occurred while you were in residence. Of course, failure to properly complete the apartment check will make you liable for all repair and replacement cost. The following information will acquaint you with the charges to be levied for specific damages to apartment or apartment furnishings.

	<u>ITEM:</u>	<u>DAMAGE CHARGE:</u>	
<u>LIGHTING FIXTURES:</u>	Hallway wall light	\$ 32.50	
	Kitchen under cabinet/overhead/dining room	\$ 36.00 each	
	Living room/bedroom/bathroom wall fixtures	\$ 75.00 each	
	Patio exterior	\$ 22.50	
	Photocell exterior porch lights	\$ 115.00	
	Globes, Lenses, Fixture covers	\$ 25.00	
	Electrical switches including cover plate	\$ 22.50 each	
	Electrical receptacles including cover plate	\$ 22.50 each	
	<u>INTERNET:</u>	Router—Conway Corp	\$ 100.00 each
		Modem—Conway Corp	\$ 100.00 each
Cabling (coax or cat 5)		\$ 95.00 per connection	
<u>FURNITURE:</u>	<u>Beds:</u> Assemble/disassemble/bunking	\$ 27.50	
	Queen Size Frame Replace	\$ 100.00 each	
	Full Size Mattress	\$ 150.00	
	Full Size Mattress Base/Foundation	\$ 150.00	
	Full Size Complete Bed Set Damaged/missing	\$ 350.00 (Frame included)	
	Bunking pins	\$ 1.00 each	
	Headboard or footboard	\$ 119.50 each	
	Mattress/Twin	\$ 100.00	
	Black Metal Twin Sized Bed Springs	\$ 105.00 Damaged/Missing	
	Entire bed assembly with mattress	\$ 375.00 Missing/Replace	
	<u>Desk:</u> Damaged tops, burn marks, and etc.	\$ 165.00 Cabinet Only	
	Damaged or missing drawer	\$ 85.00 per drawer	
	Desk chairs damaged/missing	\$ 60.00 Purple/Blue	
	Entire desk	\$ 379.00 Damaged/Missing	
	<u>Chest:</u> Damaged tops, burn marks, and etc.	\$ 165.00 Cabinet Only	
	Damaged or missing drawer	\$ 85.00 per drawer	
	Entire chest	\$ 376.00 Damaged/Missing	
	<u>3 Cushion Couch:</u> GA Apartments	\$ 800.00 Damaged/Missing	
	<u>Loveseat:</u> Entire love seat	\$ 555.00 Damaged/Missing	
	Love seat legs	\$ 9.90 each leg	
	<u>Club chair:</u> Apartment furnishings club chair	\$ 425.00 Damaged/Missing	
	Club chair legs	\$ 9.90 each leg	
	<u>Dining:</u> Table	\$ 219.00	
Wooden chairs	\$ 39.50 each		
Complete dinette set with 4 chairs	\$ 289.00		
Bar Stool	\$ 73.00		
<u>CARPET:</u> Living room carpet	\$ 1,050.00		
Bedrooms	\$ 935.00 each		
Hallways	\$ 340.00		
Entire apartment carpet	\$ 2650.00 Damage/Replace		
Entire apartment carpet cleaning	\$ 175.00		
Carpet cleaning per room	\$ 105.00 per room		
Entire apartment laminate	\$ 2775.00 Damaged/Replace		
<u>FLOOR COVERING:</u> Kitchen laminate	\$ 920.00		
Bathroom laminate	\$ 740.00		
Living room entrance laminate	\$ 175.00		
Refinish concrete floors per room	\$ 271.00		
Damaged ceramic tile	\$ 55.00 per tile		
Damaged VCT	\$ 30.00 per tile		
<u>FIRE SAFETY:</u> Damaged or missing smoke detectors	\$ 95.00		
Missing smoke detector batteries	\$ 5.00 per device		
Missing Carbon Monoxide detectors	\$ 95.00 each Or Damaged		
Missing fire stop cans above range top	\$ 100.00 each (2 count)		
Missing fire extinguisher	\$ 100.00 - \$175.00 ea.		
Missing fire extinguisher wall brackets	\$ 9.50 each		

CONTINUE GENERAL CLEANING NEXT PAGE

<b><u>CLEANING:</u></b>	Extra dirty/cluttered entire apartment	\$ 145.00
	Extra dirty/cluttered individual rooms or kitchens	\$ 75.00 per room
	Personal effects left (furniture)	\$ 25.00 per item disposal
	Improper check out	\$ 50.00 per occupant
	Contact paper removal	\$ 95.00 per area

All repairs or installations must be completed by the UCA Housing Maintenance Department or by a licensed, insured, bonded, and UCA approved contractor. Due to licensing, insurance, and bonding requirements it is a violation of Arkansas State law for repairs or installation to be completed by the apartment occupants and/or a contractor that has not been approved by the Housing Office and or the UCA Physical Plant. The prices listed include materials, supplies, and labor or installation. These prices listed are estimates only and are subject to change without notice. The Maintenance Department reserves the right to charge more than indicated in special or extreme cases. All questions concerning apartment charges should be directed to the Housing Office, 450-3132, or the Housing Associate Director for Facilities. (501) 450-3121.

### **Apartment Condition Report/Damage Charge Revised 09/27/2022**

Damages to apartments or apartment furnishings beyond the limits of reasonable wear will be charged to the occupants of that room. The Condition Report is provided for your protection against incorrect charges to your personnel account. It will be assumed that any damaged to your apartment or apartment furnishings that have not been noted on the Apartment Condition Report must have occurred while you were in residence. Of course, failure to properly complete the apartment check will make you liable for all repair and replacement cost. The following information will acquaint you with the charges to be levied for specific damages to apartment or apartment furnishings.

	<b>ITEM:</b>	<b>DAMAGE CHARGE:</b>	
<b><u>STRUCTURAL:</u></b>	<b><u>Walls:</u></b> Repainting or touch up tape/marks/residue	\$ 15.00 per spot	
	Badly soiled/damaged walls (Paint entire wall)	\$ 150.00 per wall	
	Chipped or peeled paint (Touch up)	\$ 15.00 per spot	
	Paint complete apartment	\$ 1,500.00	
	Sheetrock repair (16 inches or less)	\$ 100.00 per hole	
	Sheetrock repair (17 inches or larger)	\$ 250.00 per hole	
	<b><u>Ceilings:</u></b> Painting (repainting per room)	\$ 550.00 entire ceiling	
	Tape/marks/hooks or nails	\$ 25.00 per hole	
	<b><u>Doors:</u></b> Entrance door including hardware (entire door)	\$ 525.00 <b>Without lock sets</b>	
	Interior doors including hardware	\$ 155.00 <b>Without lock set</b>	
	<b>Nail Holes, Dart Holes, Minor Damage</b>	<b>\$ 150.00*</b>	
	Patio doors	\$ 550.00	
	Interior Door Knobs (Bath/Closet/Entry)	<b>\$ 50.00*</b>	
	Door locksets with core	\$ 145.00 <b>Damaged/Missing</b>	
	Deadbolt lock set with core	\$ 165.00 <b>Damaged/Missing</b>	
	Recore for 1 core doors (traditional residence halls)	<b>\$ 55.00*</b>	
	Re-core (3-4 core doors) (suites/apartments)	<b>\$ 125.00 *</b>	
	Access card	\$ 10.00	
	Broken, bent, or replacement keys	\$ 10.00	
	Re-core mailbox key	<b>\$ 45.00*</b>	
	Doorbell	\$ 46.00	
	Doorbell button	\$ 14.50	
	Door viewer/ Peep Hole	\$ 22.50	
	<b><u>GARAGE DOORS</u></b>	<b>Damage to Garage Doors</b>	<b>\$ 00.00 To Be Determined</b>
		<b>Replacement Garage Door Openers</b>	<b>\$ 100.00</b>
	<b><u>Windows:</u></b>	Single glass	<b>\$171.00 per pane</b>
		Insulated glass	<b>\$ 330.00 special order</b>
	French Door glass (B.V.)	<b>\$ 257.00 B.V.</b>	
	Patio door glass	<b>\$ 490.00 per panel</b>	
	Screens	<b>\$ 75.00</b>	
<b><u>Blinds:</u></b>	Damaged or missing window blinds	<b>\$ 90.00 per window</b>	
	Special Order Blinds	<b>\$ 300.00 Min. TBD</b>	
	Damaged or missing patio door blinds	<b>\$ 75.00 ea.</b>	

<b>BATHROOMS:</b>	<b>Lavatory:</b>	Remove paint	\$ 75.00	
		Remove p-trap items	\$ 55.00	
		Cracked or broken lavatory	\$ 275.00	
		Faucet sets	\$ 105.00	
		Towel Bar	\$ 35.00	
	<b>Toilet:</b>	Commode complete	\$ 325.00	
		Broken commode tank	\$ 225.00 Damaged/replace	
		Broken commode tank lid	\$ 110.00 Damaged/missing	
		Toilet seat	\$ 70.00	
		Toilet paper holder	\$ 22.50	
	<b>Shower/Tub:</b>	Shower curtain rod	\$ 40.00 Damaged/missing	
		Holes in tubs/showers	\$ 150.00-\$600.00 or (TBD)	
		Shower Head	\$ 25.00 Damaged/missing	
		Shower Doors Glass (Replace Set)	\$ 475.00 Glass Broken	
	<b>Vanities:</b>	Counter tops	\$ 265.00	
	Missing or damaged drawers	\$ 75.00 each		
	Missing or damaged doors	\$ 75.00 each		
	Mirrors	\$ 150.00		
<b>KITCHENS:</b>	<b>Refrigerator:</b>	Cleaning refrigerator	\$ 47.50	
		Missing racks or drawers	\$ 55.00 each	
		Replace Refrigerator 12 CU. FT. or less	\$ 700.00 Special P.O. (TBD)	
		Replace Refrigerator 13 CU. FT. or more	\$ 850.00 Special P.O. (TBD)	
	<b>Electric Range:</b>	Missing rack	\$ 55.00 each	
		Missing or damaged burners	\$ 55.00 each	
		Damaged or missing oven element	\$ 80.00	
		Damaged Vent Hood Above Range	\$ 105.00	
		Missing entire range	\$ 650.00 Special P.O.	
		Cleaning range	\$ 65.00 each	
		Missing drip pans or will not clean	\$ 7.00 each	
	<b>Dishwasher:</b>	Missing rack or basket	\$ 55.00 each	
		Entire dishwasher	\$ 450.00 (DTB)	
		<b>Cabinets:</b>	Counter tops: Long sink section	\$ 449.00
			Short section between cook range and refrigerator	\$ 125.00
		Missing or damaged cabinet drawers	\$ 85.00 each	
		Missing or damaged cabinet doors	\$ 85.00 each	
	<b>Garbage Disposer:</b>	Replace / damaged beyond repair	\$ 120.00 Replace	
		Repair or remove objects from disposer	\$ 25.00	
		Stainless steel sinks	\$ 165.00	
		Kitchen faucets	\$ 125.00	
		Spray hose	\$ 37.50	
	<b>Microwave:</b>	Replace door	\$ 160.00	
		Door handle	\$ 110.00	
		Entire Microwave under counter	\$ 350.00	
		Entire counter top microwave	\$ 175.00	

**NOTE: ESA Cleaning & Repairs of Damages** Additional charges may apply to damages and cleaning resulting from ESAs and undocumented animals. This would cover areas throughout entire residence, i.e. condition of floors, blinds, doors and jambs, chests, desks, mattresses, head & foot boards, carpets, upholstery, removal of animal hair and droppings. Damages and cleaning costs that are not found listed will be determined when necessary.

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