Unit Turnover & Repair Rates

Updated October 2, 2026 | USD

Studio / 1 Bed
$350-$450
Est. 4-6 hours / unit

2 Bed / 2 Bath
$550-$700
Est. 6-10 hours / unit

3 Bed / 2+ Bath
$750-$950
Est. 10-14 hours / unit

Packages: labor estimates for a walk-through, drywall and paint touch-ups, hardware checks and photo invoices. Scope and final price confirmed before work starts.

Turnover package add-ons

Re-key locks - Entry and deadbolt locks, up to 3 locks	$75 / unit
Light fixture or ceiling fan install - Old fixture removed, new bracket and canopy installed	$85 / fixture
Large drywall patch (over 6") - Patched, texture-matched and primed	$65 / patch
Trash-out & debris removal - Items left behind hauled away and disposed of	$45 / large bag
Window blind replacement - Old blinds removed, new corded or cordless blinds installed and leveled	$45 / window
Appliance deep clean - Oven, range or refrigerator, inside and out	$75 / appliance

General repair estimates

Hang & Patch Drywall	$195-$395
Repair Doors	$125-$275
Repair Faulty Toilets	$95-$325
Appliance Installation	$195-$395 / appliance

Individual fixed-rate repairs

Deadbolt / Entry Lock Replacement (Per Lock)	$65
Electronic Keypad Lock Installation	$95
Sliding Screen Door Mesh Replacement	$75
Full Room Paint (Standard 10x12, walls only, single coat)	$350
Kitchen or Bathroom Faucet Replacement	$150
Garbage Disposal Replacement	$145
Toilet Reset (New wax ring and bolts)	$165
Outlet / Switch Replacement (Per device)	$45
Smoke / CO Detector Replacement (Includes unit)	$75
Fence Slat / Gate Latch Repair	$95

Turnover add-on rates apply with a turnover package; individual repairs are scoped separately. Materials are billed separately at cost + 15% markup, or supplied by the property management company. Smoke / CO Detector Replacement includes the unit. Full repainting, flooring, general cleaning and larger repairs are quoted separately unless listed. Ranges are estimates; final price by quote.