

Heka damage price list as of 1 February 2025

The responsibility for repairing the parts or furniture of the apartment depends on whether the damage was caused as a result of normal living or the tenant's actions.

Cleaning and emptying the apartment

Light maintenance cleaning *	
1 room + kitchen	€250
2 rooms + kitchen	€350
3 rooms + kitchen	€450
4–6 or more rooms + kitchen	€550
Heavy cleaning ** (all apartment sizes) added to previous prices	€600
Emptying including waste collection costs ***	€18/m ²
Disconnecting, plugging and removing the dishwashing/washing machine	€200
Small movable property in the storage space or apartment	€100
Emptying of the storage space including waste collection costs	€250
Emptying of the apartment or storage space in connection with renovations	Charged based on the actual costs, itemised by apartment

* **Light maintenance cleaning** is carried out when the moving-out cleaning by the tenant has been conducted inadequately before handing the apartment over. In addition to normal wear and tear, the apartment is somewhat dirty and has some damage. The apartment may have visible dust on the inside surfaces of the cabinets, stains on vertical surfaces or some stubborn dirt in the bathroom or kitchen. Stubborn stains may be found on the stove or in the oven in the kitchen.

** **Heavy cleaning** is carried out when the tenant has not conducted moving-out cleaning before handing the apartment over. In addition to normal signs of living, the apartment is very dirty and damaged. The apartment may be dusty and have stubborn stains in large areas. Cleaning stubborn dirt on kitchen surfaces, appliances or bathrooms requires more efficient cleaning solutions and scrubbing. The apartment may have been exposed to tobacco smoke.

*** **Example of pricing for the emptying service:** Example: Items in one room of the apartment, charge: €18/m² for the room in question. The apartment is emptied based on actual costs if the charge of €18/m² according to the price list is not sufficient.

Painting and floor repair

Painting walls or ceilings (empty apartment)	€10/m ²
Painting a single wall in a room, an accent wall or wallpaper	€180

The apartment has been exposed to plenty of tobacco smoke and heavy cleaning will not remove the dirt. Encapsulation cleaning and painting is required: walls and ceiling, floor, cabinets, doors, door frame replacement and/or painting	€150/m ²
Carpet replacement	€40/m ²
Laminate or vinyl plank floor replacement	€60/m ²

Apartment equipment replacement

The prices include the new device / piece of equipment and replacement work. The tenant will be invoiced for damage repairs other than those mentioned below according to the actual costs.

Internal door replacement (modular door)	€150
Internal door frame and door leaf replacement (modular door)	€200
Internal door repair by sanding and painting (non-modular door)	€250
Painting of internal door frame and casing	€110
Apartment door replacement	€1,500
Apartment door frame replacement	€300
Doorbell replacement	€50
Door handle replacement on internal/balcony/exterior door	€40
Tap/mixer or dishwasher connection replacement	€350
Plugging of dishwasher	€50
Washing machine check valve replacement (vacuum breaker)	€40
Shower panel replacement	€200
Shower curtain rod replacement	€150
Shower hose/handle or bidet replacement	€60
Cleaning the bathroom drain trap / floor drain	€40
Washbasin/sink replacement	€300
Toilet seat replacement	€500
Toilet seat lid replacement	€50
Toilet seat cistern replacement	€250
Mirror cabinet replacement (incl. light fixture)	€300
Mirror cabinet mirror replacement	€80
Letterbox replacement	€150
Letterbox repair	€80
Coat rack replacement	€150
Draining cupboard wire shelf replacement	€80

Cooker hood's grease filter	€50
Waste container replacement	€150
Kitchen fixture drawer replacement	€70/pc
Kitchen or wardrobe door replacement	€160/pc
Cabinet shelf replacement	€40
Furniture hinge replacement	€40
Wire basket replacement	€40
Refrigerator-freezer replacement	€380
Replacement of refrigerator with freezer compartment	€250
Top freezer refrigerator replacement	€300
Refrigerator glass shelf or milk shelf replacement	€50
Refrigerator produce compartment / freezer compartment replacement	€40
Stove replacement	€350
Fire alarm replacement	€60
Replacement of device for holding windows open	€70
Ventilation valve replacement	€50
Radiator thermostat replacement	€110
Temperature/moisture sensor, Kiinteistövahti sensor replacement	€60
Light switch / wall socket / light socket replacement	€80
Maintenance or repair work carried out by our own staff	€40/h

Age reductions for fixtures and appliances:

When paying for damage to fixtures and appliances, the wear caused by normal use is taken into account as age reductions as follows:

- Fixtures, equipment and HVAC, older than 20 years: 30% age reduction
- Appliances, older than 7 years: 50% age reduction
- Appliances, older than 15 years: 100% age reduction

Keys and locking

Rekeying* of all mechanical and electromechanical locks of the apartment when not all keys are returned or a key has gone missing: €200/lock + price of keys *	€200/lock + price of keys
Keys returned contrary to Heka's instructions (e.g. dropped off at the wrong place or with insufficient information)	€150
Failure to pick up an ordered extra key from the lock company	€120
Access tag	€50
Parking remote control	€80

*** Rekeying includes charges for the original number of keys for the**

apartment: 1 room + kitchen 2 keys

2 rooms + kitchen 3 keys

3 rooms + kitchen 4 keys

4 or more rooms + kitchen 5 keys

Extra keys picked up from the lock company are charged according to an area-specific lock company price list.

Application of the damage price list

The tenant is liable to compensate for any breakages and other damage that has been caused intentionally or negligently. Costs resulting from normal wear to the apartment are not charged to the tenant.

If the repair work needs to be extended (e.g. for technical or cost reasons), the tenant will only be charged for their share. The tenant has the opportunity to repair any defects or deficiencies they have caused in the apartment, or have them repaired during their tenancy. The remuneration responsibility will be removed when a representative of Heka has approved the measures taken.

Alteration work to apartments cannot be ordered through Heka, thus the price list does not apply when having alteration work carried out.

The price list is valid until further notice.