



Rental Turn Spec Sheet

Flooring matched to the unit · Jacksonville & Northeast Florida · October 2026

Pick the class closest to your unit. Every turn gets a written, line-item quote within 24 hours of measuring, and the price on the quote is the price on the invoice.

SPECS BY PROPERTY CLASS

CLASS	FLOOR SPEC	INSTALLED PRICE	INSTALL TIME*
Class A LUXURY	Premium waterproof vinyl plank throughout, or porcelain tile in kitchen and baths. Trim and transitions matched to the floor.	Plank \$13–17 / sq ft Tile quoted per job	About 1–2 weeks
Class B STANDARD	Mid-grade waterproof vinyl plank throughout, one neutral wood-look color across the community. Carpet and pad in non-pet bedrooms if preferred.	Plank \$10–13 / sq ft	About 1–2 weeks
Class C WORKFORCE	Rental-grade waterproof vinyl plank in living areas, kitchen and baths. Carpet and pad in bedrooms of non-pet units. Same product every turn.	Plank \$8–10 / sq ft Carpet \$1.50–3.50 / sq ft	3–5 business days
Class D VALUE-ADD	In-stock carpet and pad in living areas and bedrooms. Sheet vinyl in kitchen and baths.	Carpet \$1.50–3.50 / sq ft Sheet vinyl quoted per unit	3–5 business days

*From quote approval. Premium plank and tile time is mostly waiting on special-order material.

WHAT THE PRICE INCLUDES

- Material and installation
- The strips between rooms
- Old carpet tear-out when new carpet replaces it
- Pad (carpet) or underlayment (plank)
- Clean-up and haul-away of our scraps
- A walkthrough before we call it rent-ready

Priced separately on the quote: tearing out old vinyl or plank (\$0.75 / sq ft), old tile (\$4.00 / sq ft), and stairs.

HOW A TURN WORKS

- Send the turn:** address, number of units, rough size, class and move-in date.
- Quote in 24 hours:** we measure and send a written, line-item quote.
- Approve and schedule:** we lock an install date that fits your vacancy window.
- Tear out and install:** old floor out and hauled away, new floor in. Lockbox or gate code is fine.
- Walkthrough and invoice:** cleaned up, rent-ready, invoice sent.

SEND YOUR NEXT TURN

Online: carpetjax.com/property-managers · Call: **904-262-7304** · Email: info@carpetjax.com