

## Schedule of Maintenance Charges

**NOTES:**

- (1) Items marked with\* indicate that the tenant may pick up and install the part themselves and only be charged for its cost.
- (2) Tenants who wish to install any appliances/devices not currently provided in their apartment **MUST** contact the Maintenance Department for **PRIOR WRITTEN APPROVAL**.
- (3) Each unit will be scheduled for painting every six (6) years.

**Effective Date: 7/04**

**Per Worker Hourly Labor Charge: 14.00**

	Material Cost	Repair Time	Labor Charge	Total Charge
<b>PLUMBING</b>				
<b>Commodes</b>				
Replace tank lid	16.00	0.50	7.00	23.00
Replace commode stool	40.00	1.50	21.00	61.00
Replace commode tank	40.00	1.50	21.00	61.00
Replace commode complete	80.00	1.50	21.00	101.00
Replace commode elongated seat	12.00	0.75	10.50	22.50
Replace commode seat	9.00	0.75	10.50	19.50
Replace flush handle	4.00	0.50	7.00	11.00
Replace supply line	1.00	0.50	7.00	8.00
 <b>Lavatory</b>				
Replace lavatory	40.00	1.50	21.00	61.00
Replace "P" trap 1 %	9.00	0.50	7.00	16.00
Replace PO plug 1%	10.00	0.50	7.00	17.00
Replace faucet	35.00	1.00	14.00	49.00
Replace supply line <b>(Each)</b>	1.00	0.50	7.00	8.00
Replace stopper <b>(Each)</b>	1.00	0.50	7.00	8.00
 <b>Kitchen Sink</b>				
Replace SS sink	65.00	2.00	28.00	93.00
Replace faucet	35.00	1.00	14.00	49.00
Replace supply line <b>(Each)</b>	1.00	0.50	7.00	8.00
Replace basket strainer <b>(Each)</b>	5.00	0.50	7.00	12.00
Replace P trap	9.00	0.50	7.00	16.00
Replace all drain pipes under sink complete	40.00	1.00	14.00	54.00
Replace stopper <b>(Each)</b>	1.00	0.50	7.00	8.00
 <b>Tub &amp; Showers</b>				
Replace tub spout	10.00	0.50	7.00	17.00
Replace tub stopper	1.00	0.50	7.00	8.00
Replace shower head	2.50	0.50	7.00	9.50
Replace HC Flex shower head	25.00	0.50	7.00	32.00

## CARPENTRY

### Windows & Screens

Replace complete frame and screen 1/2 window (Alum)	7.00	1.00	14.00	21.00
Rescreen screen only 1/2 screen (Alum)	3.00	0.75	10.50	13.50
Storm window complete - Current mfg cost Plus Labor				
Replace glass in storm window	25.00	1.00	14.00	39.00
<b>Replace broken Primary Window Pane</b>				
Single strength less than 36" W x 18" H	9.00	1.00	14.00	23.00
Single strength 36" x 36"	18.00	1.00	14.00	32.00
Double strength less than 36" W x 18" H	10.00	1.00	14.00	24.00
Double strength 36" x 36"	20.00	1.00	14.00	34.00
Replace window lock	1.00	0.50	7.00	8.00

## GAS RANGE

Replace gas range - Orig cost (pro-rate years) Plus Labor				
Replace top grate (Each)	6.00	0.50	7.00	13.00
Replace surface knob	2.50	0.50	7.00	9.50
Replace oven knob	3.00	0.50	7.00	10.00
Replace oven door handle	5.00	1.00	14.00	19.00
Replace oven door hinge	4.00	1.50	21.00	25.00
Replace surface burner	10.00	0.75	10.50	20.50
Replace surface unit control valve	10.00	1.00	14.00	24.00
Replace oven thermostat	35.00	1.50	21.00	56.00

## ELECTRIC RANGE

Replace electric range - Orig cost (pro-rate years) Plus Labor				
Replace top eye (large)	16.00	0.75	10.50	26.50
Replace top eye (small)	13.00	0.75	10.50	23.50
*Replace knob	2.50	0.50	7.00	9.50
Replace oven control	26.00	1.00	14.00	40.00
Replace top eye control	8.50	1.00	14.00	22.50
*Replace oven control knob	3.00	0.50	7.00	10.00
Replace bake element	18.00	1.00	14.00	32.00
Replace broiler element	18.00	1.00	14.00	32.00
*Replace 6" drip pan (3 pans Labor & pans-Total Cost\$19.00)	4.00	0.50	7.00	11.00
*Replace 8" drip oan	5.00	0.50	7.00	12.00

## FORCED AIR FURNACE

Replace wall thermostat	15.00	0.75	10.50	25.50
Replace air return grille	20.00	1.00	14.00	34.00
Replace air register	6.00	0.75	10.50	16.50
*Replace air filter	1.00	0.50	7.00	8.00

## SPACE HEATERS 50-2 MOTON

Replace space heater control valve	120.00	2.00	28.00	148.00
Replace heater knobs	3.00	0.50	7.00	10.00
Replace gas lines to heaters	6.00	0.75	10.50	16.50
Replace space heater	500.00	2.00	28.00	528.00

**BATH ACCESSORIES**

Replace soap dish	3.00	0.75	10.50	13.50
Replace towel bar	7.00	0.75	10.50	17.50
Replace shower curtain rod	7.00	0.75	10.50	17.50
Replace medicine cabinet	26.00	1.00	14.00	40.00
Replace mirror in medicine cabinet - Cost Plus Labor				
Replace tissue holder	3.00	0.75	10.50	13.50
*Replace tissue roller	1.00	0.50	7.00	8.00

**LIGHTING****Light Fixtures & Globes**

Replace porch fixture & globe - Vandal Proof	21.00	0.75	10.50	31.50
Replace bedroom fixture 12" SQ & alobe	6.00	0.75	10.50	16.50
Replace hallway fixture & alobe	7.00	0.75	10.50	17.50
Replace kitchen fixture & lens - fluorescent	35.00	1.00	14.00	49.00
Replace bathroom fixture & alobe	9.00	0.75	10.50	19.50
Replace living room fixture & alobe	10.50	0.75	10.50	21.00
Replace pantry fixture and alobe	7.00	0.75	10.50	17.50
Replace storaae room fixture & globe	7.00	0.75	10.50	17.50

**Bulbs**

*Replace fluorescent lamp 48" - 40 watt (2 lamps \$9.00 Total)	1.00	0.50	7.00	8.00
*Replace incandescent lamp 50 - 100 watt	1.00	0.50	7.00	8.00

**Lens & Globes**

*Replace fluorescent lens	20.00	0.50	7.00	27.00
*Replace bedroom globe 12" SQ	5.00	0.50	7.00	12.00
*Replace hall globe 6" Round	5.75	0.50	7.00	12.75
Replace porch globe - Vandal Proof	12.00	0.50	7.00	19.00
*Replace bath globe 12" Rect bar	6.00	0.50	7.00	13.00
*Replace Living room alobe 14" SQ	7.00	0.50	7.00	14.00

**ELECTRICAL**

Replace light switch - single pole	1.00	0.75	10.50	11.50
Replace light switch - 3 way	1.00	0.75	10.50	11.50
Replace receptacle	1.00	0.75	10.50	11.50
Replace switch plate (All sizes)	1.00	0.50	7.00	8.00
Replace receptacle plate	1.00	0.50	7.00	8.00
Replace TV outlet plate	1.00	0.50	7.00	8.00
Replace telephone jack	2.00	0.75	10.50	12.50
Replace AC receptacle	3.00	0.75	10.50	13.50
Replace AC receptacle cover	1.00	0.50	7.00	8.00
Replace dryer receptacle	3.00	0.75	10.50	13.50
Replace exhaust hood	70.00	1.50	21.00	91.00
Replace GFI receptacle	9.00	0.75	10.50	19.50
*Replace hood filters (Rat)	5.00	0.50	7.00	12.00
*Replace hood filters (Round)	8.50	0.50	7.00	15.50
Replace smoke alarms - AC/DC	14.00	0.75	10.50	24.50
Replace photo electric alarm - AC/DC	22.00	0.75	10.50	32.50
*Replace smoke alarm battery	1.50	0.50	7.00	8.50

**Stoppages**

Unstop commode	0.00	1.00	14.00	14.00
Remove commode from floor to unstop	0.00	2.50	35.00	35.00
Unstop kitchen drain	0.00	1.50	21.00	21.00
Unstop lavatory drain	0.00	1.50	21.00	21.00
Unstop washing machine drain	0.00	1.50	21.00	21.00

**SCREEN DOORS**

Replace screen/storm door closures	5.00	0.75	10.50	15.50
Replace screen/storm door handle	4.00	0.75	10.50	14.50
Replace screen/storm door latch	5.00	0.75	10.50	15.50
Replace SS screen in screen door 1/2 door-\$5.00/sq Plus Labor	30.00	1.00	14.00	44.00
Repace screen door	200.00	2.00	28.00	228.00

**INTERIOR & EXTERIOR DOORS**

Replace main entrance door - front - Cost Plus Labor				
Replace entrance door - rear- Cost Plus labor				
Replace interior door	50.00	3.00	42.00	92.00
Replace interior door unit	90.00	3.00	42.00	132.00
Replace door facina damaaed by tenant - Cost Plus Labor	15.00	2.00	28.00	43.00

**KITCHEN CABINETS**

Replace kitchen counter top- (\$12.00 per ft)				
Replace kitchen cabinet door - Cost Plus Labor				
Replace cabinet drawer - Cost Plus Labor				
Replace cabinet door hinae	1.00	0.50	7.00	8.00

**WALLS & FLOORS**

Flooring damaged by tenant - <b>\$1.00 ea pc. Plus Labor</b>	1.00			
Repair hole in sheetrock - 1 sq ft or less	5.00	1.50	21.00	26.00
Repair holes in sheetrock walls - larger than 1 sq ft	10.00	3.00	42.00	52.00
Paint walls & ceilings (Per Room)	20.00	3.00	42.00	62.00

**LOCKS & ACCESSORIES****Interior Door Knobs**

Replace passage set	12.00	0.50	7.00	19.00
Replace privacy set	13.00	0.50	7.00	20.00
Replace door latch only	8.00	0.50	7.00	15.00
Replace handicapped passage set	34.00	0.50	7.00	41.00
Replace privacy handicapped set	35.00	0.50	7.00	42.00
Replace handicapped latch set	8.00	0.50	7.00	15.00

**Exterior Locks - Weiser**

Replace dead bolt/lock <b>(Each)</b>	21.00	0.50	7.00	28.00
Replace deadbolt - bolt only <b>(Each)</b>	11.00	0.50	7.00	18.00
Replace entry lock set <b>(Each)</b>	19.00	0.50	7.00	26.00
Change locks - Resident security request - <b>2 Locks</b>	18.00	1.00	14.00	32.00
Change locks - Resident security request - <b>3 Locks</b>	28.00	1.00	14.00	42.00
Strike plate - all locks	1.00	0.75	10.50	11.50
Replace keys. All projects <b>(2 Keys \$9.00)</b>	1.00	0.50	7.00	8.00
Replace door stop	1.00	0.50	7.00	8.00