

Standard Maintenance Charges

STATEMENT OF MAINTENANCE CHARGES

EFFECTIVE 12/1/2022

REFRIGERATOR

PRICE \$

R1- Replace Refrigerator	\$750.00
R2- Clean Refrigerator	\$50.00 minimum
R3- Unstop Refrigerator Drain	\$10.00
R4- Replace Vegetable Drawer	\$32.75
R5- Refrigerator Door Gasket	\$75.00
R6- Freezer Door Gasket	\$75.00

STOVE

S1- Replace Stove	\$500.00
S2- Clean Stove	\$50.00 minimum
S3- Replace 24" Hood	\$40.00
S4- Replace 30" Hood	\$60.00
S5- Replace Knobs	\$5.00
S6- Replace Oven Door Gasket	\$50.00
S7- Replace 6" or 8" Burner	\$15.00
S8- Replace 6" or 8" Drip pan	\$10.00
S9- Replace oven element	\$50.00

KITCHEN

K1- Plunge Sink	\$10.00
K2- Rooter Sink or Wash Drain	\$30.00 minimum
K3- Replace Counter Top Material	\$10.00 per foot
K4- Replace Cabinet Door Hinge	\$8.00
K5- Replace Cabinet Drawer	\$40.00
K6- Repair & Finish Cabinets (tenant abuse)	material plus labor
K7- Replace Dryer Vent kit	\$15.00

WALLS

W1- 4"X 4" Wall Patch	\$40.00 plus labor
W2- 8" X 8" Wall Patch	\$50.00 plus labor
W3- 12" X 12" Wall patch	\$60.00 plus labor
W4- Repaint Wall (tenant abuse)	\$25.00/gal plus labor

ELECTRICAL FIXTURES & GLOBES

PRICE \$

E1- 12" Square Fixture	\$6.00
E2- 12" Square Globe	\$4.00
E3- Bathroom Fixture	\$20.75
E4- Bathroom Globe	\$10.75
E5- Large Round Globe	\$46.00
E6- Small Round Globe	\$15.00
E7- Address-o-light	\$30.00
E8- Replace Light Bulb	\$3.00
E9- Replace Appliance Bulb	\$3.00
E10- Replace Wall Receptacle	\$5.00 plus labor
E11- Replace Single Switch	\$5.00 plus labor
E12- Replace Three Way Switch	\$10.00 plus labor
E13- Replace Cover for Receptacle	\$1.00 plus labor
E14- Replace Cover for Single Switch	\$2.00 plus labor
E15- Replace Cover for Double Switch	\$2.00 plus labor
E16- Cover for Triple Switch	\$2.00 plus labor
E17- Replace Thermostat (Furnace)	\$130.00
E18- Replace Smoke Alarm, battery (tenant abuse)	\$40.00
E19- Replace Hardwire smoke detector	\$50.00 plus labor
E20- Replace Battery for Smoke Alarm	\$5.00 plus labor

BATHROOM

B1- Plunge Commode	\$15.00 plus labor
B2- Rooter Commode	\$30.00 plus labor
B3- Pull Commode	\$30.00 plus labor
B4- Replace Commode Tank	\$45.00 plus labor
B5- Replace Commode Bowl	\$55.00 plus labor
B6- Replace Commode	\$150.00 plus labor
B7- Re-hang Sink on Wall	materials plus labor
B8- Plunge Sink	\$15.00 plus labor
B9- Replace Soap Dish	\$10.00
B10- Replace Toothbrush Holder	\$10.00
B11- Replace Towel Bar Complete	\$25.00
B12- Replace Towel Bar Only	\$10.00
B13- Replace Tissue roller Complete	\$15.00
B14- Replace Tissue Roller Only	\$5.00
B15- Replace Shower Rod	\$20.00
B16- Replace Medicine Cabinet	\$50.00
B17- Replace Shower Head	\$10.00
B18- Replace Commode Seat	\$20.00

WINDOWS, SCREENS, AND DOORS

PRICE \$

WSD1- Replace Window Glass	material plus labor
WSD2- Replace Window Screen	material plus labor
WSD3- Replace Window locks	material plus labor
WSD4- Change Locks/Rekey	\$75.00
WSD5- Passage Lock	\$10.00
WSD6- Privacy Lock	\$10.00
WSD7- Replace Interior Door, Slab Only	\$75.00 plus labor
WSD8- Replace Interior Door, Pre-hung	\$95.00 plus labor
WSD9- Replace Exterior Door	material plus labor
WSD10- Replace Exterior Door Jamb	material plus labor
WSD11- Open Door for Tenant (office hours)	\$50.00
WSD12- Open Door for Tenant (after hours)	\$75.00

LABOR COST IS 25.00\$ PER HOUR. ALL OTHER REPAIRS WILL BE CHARGED MATERIAL PLUS LABOR.

NON-EMERGENCY OR NON-URGENT CALL AFTER HOURS WILL BE A MINIMUM OF \$40.00.

EMERGENCY LIST-LIFE THREATNING

1. NO POWER
2. STRUCTURAL FAILURE
3. ELECTRICAL SPARKS (FIRE HAZARD)
4. SMOKE ALARMS GOING OFF, SMOKE OR FIRE PRESENT

URGENT LIST

1. BUSTED PIPES OR HIGH VOLUME OF WATER FLOW
2. IMMEDIATE SANITARY HAZARD: (STOPPAGE IN SEWAGE LINE OR COMMODOE IF ONLY ONE COMMODOE EXISTS IN THE APARTMENT)
3. WATER FLOODING APARTMENT
4. NO WATER
5. STOVE NOT OPERATING (BOTH TOP AND BOTTOM)
6. UNABLE TO SECURE WINDOWS OR DOORS
7. NO HEAT (IF TEMPERATURE IS BELOW 40 DEGREES OR IF ELDERLY)
8. NO AIR CONDITIONING (IF TEMPERATURE IS ABOVE 95 DEGREES OR IF ELDERLY)
9. LEAKING SUBSTANTIAL AMOUNT OF HOT WATER

EMERGENCY AND URGENT REPAIRS- NO CHARGE TO TENANT UNLESS CAUSED BY TENANT NEGLIGENCE.

OTHER MAINTENANCE CHARGES:

1. Tenant will be charged for any color change in unit at the rate of \$25.00 per hour plus all materials used to restore unit to original color.
2. Products & materials not original to the unit, such as stick-on borders, ceiling fans, etc. will be charged \$25.00 per hour plus materials to restore unit to original condition. This includes removal of any foreign matter or fixtures, preparation, and replacement of any fixtures.

**Any modification that is made by the tenant to the unit without written permission from the Executive Director, will be charged at the rate of \$25.00 per hour plus material to restore the unit to its original condition.