

Maintenance Charge Schedule 8-16-2018

MAINTENANCE DESCRIPTION

RANGES:

Cleaning	75.00
Replacement	390.00
Replace burner element 6"	25.00
Replace burner element 8"	30.00
Replace drip pan 6"	12.00
Replace drip pan 8"	14.00
Replace oven rack	42.00

RANGE HOOD:

Cleaning	45.00
Replacement	105.00
Filter replacement	45.00
Range hood knob	32.00

REFRIGERATORS

Clean	68.00
Replace	510.00
Replace shelf bars	70.00
Replace door skin - includes molded shelf, butter dish	185.00
Replace crisper drawer	69.00
Replace door handle	69.00
Replace shelf	100.00
Disposal of refrigerator	85.00

PLUMBING REPAIRS

Unstop drain - using machine or chemical	65.00
Unstop drain	45.00
Unstop drain (After hours) - using machine or chemical	113.00
Unstop drain (After hours)	86.00
Unstop toilet drain - pull stool	79.00
Unstop toilet drain - pull stool after hours	128.00
Toilet replacement	210.00
Toilet replacement - pressure model	475.00
Toilet replacement (After hours)	270.00
Toilet replacement-pressure model (After hours)	490.00
Replace aerator	10.00
Replace sink strainer	18.00
Replace outdoor wall hydrant	85.00
Toilet seat replacement	50.00
Towel rack replacement	45.00
Medicine cabinet replacement	190.00
Shower head replacement	32.00
Shower rod replacement	45.00
Toilet paper holder, replacement	10.00
Bathroom sink, rehang	55.00

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Kitchen sink, replace	180.00
Replace sink stopper	22.00
Replace ball valve	60.00
Replace trip lever	32.00
Replace bath vanity	170.00

ELECTRICAL	
Switch replacement	28.00
Outlet replacement	28.00
Replace GFI outlet	42.00
Replace fuse/reset breaker	32.00
Replace fuse/reset breakers (After Hours)	96.00
Furnace, replace thermostat	48.00
Smoke/CO detector replacement	89.00
Ceramic pull chain fixture replacement	35.00
Outlet/switch cover replacement (Single)	14.00
Outlet/switch cover replacement (Double)	15.00
Replace globe/diffuser on light fixture	28.00
Replace light bulbs	1.50
Replace LED light bulb	15.00
Door bell chime, replace	50.00
Porch light fixture replacement	38.00
Replace light fixture	55.00
Replace LED light fixture	70.00

DOORS AND LOCKS	
Replace (fire rated door)	840.00
Replace (solid core entry door)	340.00
Replace exterior door jamb	140.00
Replace (solid core slab door)	250.00
Replace interior door	95.00
Replace interior door jamb	85.00
Replace exterior door lock	166.00
Replace exterior back set	40.00
Rekey entrance lock (1st lock)	45.00
Rekey entrance/mailbox lock (additional lock ea)	32.00
Additional/replacement key (ea)	9.00
Replace finger pull knob	5.00
Lock out	35.00
Lock out (After hours)	96.00
Garage door, replace single	550.00
Garage door, replace double	800.00
Replace storm door	280.00
Replace storm door closure	50.00
Replace storm door chain	35.00
Replace storm door closure w/chain	60.00
Replace storm door latch	55.00
Replace door guides	40.00

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Install/Replace deadbolt exterior door lock	85.00
Passage door lock replacement	28.00
Install deadbolt 1st lock	100.00
Install deadbolt additional lock	75.00
Replace storm door hinge	75.00
Replace key FOB	50.00
Replace closet rod	62.00

GLASS AND WINDOW REPAIRS	
Replace screen only	45.00
Replace screen and frame	65.00
Window blind replacement (ea)	40.00

HEATING	
Replace missing floor or wall vent diffuser	40.00
Replace dryer vent	45.00
Crawl space vent	40.00
Base board heat register	85.00

FLOOR COVERING	
Clean carpet (each room/hallway)	38.00
Replace luxury vinyl planks	Labor + Materials
Charge for replacement cost of sheet vinyl and carpet is prorated based upon the serviceable life of those items listed below. See Proration Examples at end of Maintenance Charge Schedule.	100% Proration
Replace sheet vinyl (serviceable life = 10 years or 120 months)	\$24.00 sq/yd
Replace carpet (serviceable life = 10 years or 120 months)	\$23.00 sq/yd

PAINT (Charge for new paint is prorated based upon serviceable life of 10 years or 120 months. See Proration Examples at end of Maintenance Charge Schedule.)	
	100% Proration
Paint unit, 1 bedroom	450.00
Paint unit, 2 bedroom	550.00
Paint unit, 3 bedroom	750.00
Paint unit, 4 bedroom	850.00
Paint unit, 5 bedroom	1100.00

WASTE AND HAZARDOUS WASTE DISPOSAL	
Pickup load for dump per truck load (includes landfill, tarp, and mileage fees)	120.00
Removal of oversized items (i.e. hideabeds, king size mattress, china cabinets, freezer/refrigs) cost is per item removed from unit - doesn't include disposal fee	35.00
Roll off 15 Yard Disposal fee	493.00
Oil disposal (per quart)	8.00
Anti freeze disposal (per quart)	8.00
Battery disposal (ea)	20.00
Tire disposal 16" or less	15.00
Tire disposal w/rim 16" or less	25.00

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Cleanup and removal of top soil after oil spill (additional charge for time and materials may apply)	40.00
Cleanup of concrete stained with oil	35.00 sq ft
Removal of aerosol paint cans or caustic household chemicals including pesticides (per 16oz container)	8.00
Removal of paint cans (quart)	8.00

YARD REPAIRS	
Mow Grass (Minimum of 2 hrs)	70.00
Mow Grass (ea additional hour)	35.00
Yard watering (Minimum of 2 hrs)	70.00
Yard watering (ea additional hour)	35.00

SNOW REMOVAL	
Snow removal (Minimum of 2 hrs)	70.00
Snow removal (ea additional hour)	35.00

MISCELLANEOUS	
Replace Down spouts (ea)	51.00
Walls patch, (ea) (less than 6" diameter)	70.00
Walls patch, (ea) (greater than 6" diameter)	110.00
Kitchen cabinet, inspection and adjustment	Labor + Material
Kitchen cabinet surface refinishing	Labor + Material
Kitchen cabinet repair	Labor + Material
Kitchen drawer or face replacement	105.00
Replace drawer guides	50.00
Small electronics disposal (ea) (mixer/toaster/radios)	28.00
Electronics disposal (ea) (TV, microwaves, computers)	55.00
Large electronics disposal (ea) freezers/AC units/refrigerators	85.00
Satellite dish removal (improper or unauthorized installation)	\$ 64.00 + material
Fence Repair	Labor and Material

NOTE: Hourly rate for normal business hours	35.00
Hourly rate for after-hours/overtime	53.00
Contract repaired items - Repair cost plus a \$32.00 admin	
All items not listed will be charged by time and materials	

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PRORATION EXAMPLES:

1. Carpet or Sheet Vinyl Flooring:

In January 2000 new carpeting was installed in a unit. The life expectancy of the carpet is 10 years or 120 months, therefore CHA would plan to replace the carpet in that unit in December 2010. In January 2003 a family moved into the unit and then moved out 24 months later in December 2005. At move-out, the entire carpet had to be replaced - 5 years or 60 months months earlier than planned due to Tenant damage. Therefore, the family would be charged 50% of the cost to install new carpeting. Note that if the carpeting had been in service for 10 or more years at the time the family moved-out, none of the cost of replacing the carpet would be charged to the family.

2. Paint:

Paint is prorated in the same manner as described in the Carpet or Sheet vinyl example above.