

Please note that a minimum of one hour rate, based on the type of work, will be charged for all maintenance request. This charge is in addition to the replacement cost of the item. (Example: To replace a Shower Head will cost \$25.90 per hour +\$2.00 for the part for a total of \$27.90.

Maintenance Tenant Charge List

shaded cell will incur actual labor cost with a 1 hour min.

Rate

\$25.90

Locksmith	Job/Material	2018 Replacement Cost	Flat Rate	Time (Hrs)	Total
	Mail Box key	\$6.00	\$19.00	0.5	\$19.00
	Mail Box lock	\$15.00	\$28.00	0.5	\$28.00
	Change Entry door cylinder	\$150.00	\$163.00	0.5	\$163.00
	Mortise Body	\$125.00	\$151.00	1.0	\$151.00
	Extra key to Unit	\$25.00	\$38.00	0.5	\$38.00
	Senior Bldg. front Door	\$25.00	\$38.00	0.5	\$38.00
	Lock-out Charge(During work hours)	\$30.00	\$30.00		\$30.00
	Lock-out Charge(after Hrs.)	\$45.00	\$45.00		\$45.00
LOCK CHARGES MUST BE REQUESTED AND APPROVED THROUGH THE MANAGER					
Doors/Windows	Job/Material	2018 Replacement Cost			
	Bedroom 30"	\$66.00	\$118.00	2.0	\$118.00
	Bathroom 24"	\$63.00	\$115.00	2.0	\$115.00
	Passage Door Knob	\$8.00	\$34.00	1.0	\$34.00
	Privacy Door Knob	\$9.00	\$35.00	1.0	\$35.00
	Door Chain	\$1.00	\$14.00	0.5	\$14.00
	Replace Window Screen Per Window	\$20.00	\$33.00	0.5	\$33.00
	Replace Broken Window	Current Contractor Price	Current Contractor Price		
	Replace Exterior Door	\$960.00	Current Contractor Price		\$960.00
Appliances/2018	Job/Material	2018 Replacement Cost			
	Refrigerator	\$463.00	Current Contractor Price		\$463.00
	Refrigerator Door Gasket	\$38.00			\$38.00
	Freezer Door Gasket	\$32.00			\$32.00
	Refrigerator Fans	\$41.00			\$41.00
	Electric Stove	\$370.00	Current Contractor Price		\$370.00
	Stove Burner 6"	\$6.00			\$6.00
	Stove Burner 8"	\$8.00			\$8.00
	Stove Drip Pan 6"	\$10.00			\$10.00
	Stove Drip Pan 8"	\$12.00			\$12.00
	Front Burner	\$19.00			\$19.00
	Back Burner	\$38.00			\$38.00
	Gas Stove	\$362.00	Current Contractor Price		\$362.00
Sprinkler Head	Job/Material	2018 Replacement Cost			
	Painted Sprinkler Head	Current Contractor Price	Current Contractor Price		
	Tampering with Sprinkler Head	Current Contractor Price	Current Contractor Price		
Extermination	Job/Material	Labor Rates			
	Fee for Non-Extermination	\$75.00			\$75.00
	Fee for Special Request	No Charge			
	Failure to follow up with Special Treatments	\$150.00			\$150.00
	Failure to be prepared for Bed Bug Treatment	\$150.00			\$150.00
	Removal of Items/Bed Bugs/Mattresses/Furniture, etc.	Current Contractor Price	Current Contractor Price		
Electrical		2018 Replacement Cost			
	Bathroom Light Fixture	\$54.00			\$54.00
	Bedroom Light Fixture	\$11.00			\$11.00
	Kitchen Light 8" Bulb	\$4.00	\$17.00	0.5	\$17.00
	Kitchen Light 12" Bulb	\$4.00	\$17.00	0.5	\$17.00
	Kitchen Twist Bulb	\$5.00	\$18.00	0.5	\$18.00
	Hallway Light Fixture	\$8.00	\$21.00	0.5	\$21.00
	Replacement Smoke Detector	\$23.00			\$23.00
Accessories		2018 Replacement Cost			
	Toilet Seat	\$6.00			\$6.00
	Towel Bar & Bracket	\$4.00			\$4.00
	Shower Rod & Bracket	\$4.00			\$4.00
	Toilet Paper Holder	\$3.00			\$3.00
	Soap Dish	\$3.00			\$3.00
	Toothbrush Holder	\$3.00			\$3.00
	Bathroom Faucet	\$86.00			\$86.00
	Kitchen Faucet	\$70.00			\$70.00
	Showerhead	\$2.00			\$2.00
Carpentry		2018 Replacement Cost			
	Kitchen Cabinets Replace	Current Market Cost	Current Market Cost		
	Countertop Replacement	Current Market Cost	Current Market Cost		

	Bathroom Vanity	\$75.00			\$75.00
	Replace Medicine Cabinet	\$38.00			\$38.00
	Kitchen Cabinets drawer replacement	Current Market Cost	Current Market Cost		
	Baseboard Replacement	\$3.00			\$3.00
Plumbing					
	Unstop Sink, Tub & Toilet	Labor Charge Per Hour			
	Toilet Removal Due to Obstruction	Labor Charge Per Hour			
	Toilet Replacement Due to Obstruction	Labor Charge Per Hour			
	Tub Replacement	Current Contractor Price			
Life Alert/Gate Remote Senior Building					
	2018 Replacement Cost				
	Lost/Damage Life Alert	\$50.00	\$76.00	1.0	\$76.00
	Lost/Damage Parking Remote Control	\$12.00	\$38.00	1.0	\$38.00
Parking/HHA I.D.					
	2018 Replacement Cost				
	Parking Sticker	\$1.00	\$27.00	1.0	\$27.00
	Reserve Parking Sign	\$53.00	\$79.00	1.0	\$79.00
	HHA I.D.	\$2.00	\$28.00	1.0	\$28.00
Move Out Charges					
	Broken Doors	See Current Prices under doors			
	Removal of Furniture	Labor Charge Per Hour			
	Removal of Linoleum	Labor Charge Per Hour			