

MAINTENANCE CHARGES

Service and Repairs “List of some Charges”

Effective Date: Workorders received on or after October 1, 2018

All Repairs and Replacement Charges will be based on Material and Labor Costs at time of service.

All Charges are based upon abuse by residents. There is no charge for normal wear and tear.

1. REPLACE HARDWARE:

Exterior Dead Bolt Lock Tenant	\$24.00	Screen Door Closer	\$35.00
Exterior Keyless Dead Bolt	18.00	Entry Lock	35.00
Bedroom Lock	18.00	Screen Door Handle	25.00
Bathroom Lock	21.00		
Storage Room Lock (Entry Type)	30.00		
Door Protector	30.00		
Latch	12.00		

2. REPLACE DOORS EXTERIOR:

Screen Door Metal	\$275.00
Entry Door	250.00
Rear Door	250.00
Storage Room Door	250.00

Doors that have been kicked in will vary in costs based on parts needed to repair

3. REPLACE DOORS INTERIOR:

Replace interior doors	\$150.00
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4. REPLACE SCREENS IN WINDOWS AND DOORS:

Screen Door Metal	\$300.00	Window shades	\$35.00
Window Screen	60.00	Ref. door handle	75.00
		Door bar inside	50.00
		Ref. handle end caps	20.00/each

5. REPLACE GLASS:

Contract price per each windowpane

6. ELECTRICAL AND FIXTURES:

Light Fixture Interior	\$40.00	Light Fixture Exterior	\$40.00
Light Switch	15.00	Duplex Receptacle (Plug)	15.00
Switch Cover	6.00	Duplex Cover (Plug)	6.00

7. PLUMBING CHARGES:

Replace Toilet	\$150.00	Toilet Tank	100.00
Tank Lid	50.00	Faucet Bathroom Sink	80.00
Toilet Seat	35.00	Faucet Kitchen	180.00

8. Re-Key Locks:

The charge for re-keying locks is as follows

First lock	\$40.00	Lockouts (Lost Keys)	\$40.00
Additional Locks	25.00	Lost keys after hours	85.00
Mail Box Locks Replace	20.00		

Sewer Charges: It is recommended that all residents purchase a Plunger made for toilets (not the type used for sinks) These can be purchased at most hardware stores for a very reasonable cost and will save many dollars in plumbing charges as most toilet stop-ups can be corrected with its use.

((Do not pour grease down sewer lines!!!!))

Unstop sewerline caused by tenant neglect or abuse \$55.00, after working hours \$75.00

Other Charges will be based on the cost of materials and labor required to correct the problem. Residents will not be charged for repairs or replacement of items that wear out because of normal usage but they will be a charge for any items that are broken because of neglect or abuse.

The above charges are below the prevailing local charges for the same work!!!!

**The removal of batteries is a violation of HUD Regulations and Hazardous:
REMOVAL OF SMOKE DETECTOR \$35.00 REMOVAL OF BATTERY \$20.00**