

2019 Maintenance Fees and Charges

Maintenance Fees and Charges			Current	
	HOUSING MAINTENANCE CHARGES	Labor Charge (Per Each)	Material Charge (Per Each)	Current Rate (Labor + Material)
Appliances & Accessories				
1	Freezer Door Gasket	\$ 19.80	\$ 57.91	\$ 77.71
2	Hood Fan Assembly	\$ 9.90	\$ 31.55	\$ 41.45
3	Hood Fan Filter	\$ 9.90	\$ 4.61	\$ 14.51
4	Oven Door (varying depending on make/size)	\$ 9.90	Service Only	\$ 9.90
5	Oven Door Handle	\$ 9.90	\$ 45.00	\$ 54.90
6	Range Burner, Electric	\$ 9.90	\$ 7.33	\$ 17.23
7	Range, Elec. Broiler Pan, Replace	\$ 3.30	\$ 28.69	\$ 31.99
8	Range, Gas Broiler Pan, Replace	\$ 3.30	\$ 28.69	\$ 31.99
9	Range Burner, Gas	\$ 9.90	\$ 33.85	\$ 43.75
10	Range, Clean	\$ 79.20	Service Only	\$ 79.20
11	Range Hood, 30", Replace	\$ 39.60	\$ 51.23	\$ 90.83
12	Range Hood, 36", Replace	\$ 39.60	\$ 58.10	\$ 97.70
13	Range Hood, 42", Replace	\$ 39.60	\$ 72.99	\$ 112.59
14	Range, Inf. Switch	\$ 9.90	\$ 29.75	\$ 39.65
15	Range, Knobs	\$ 3.30	\$ 24.26	\$ 27.56
16	Range, Oven Rack 20"	\$ 3.30	\$ 27.37	\$ 30.67
17	Range, Oven Rack 30"	\$ 3.30	\$ 43.63	\$ 46.93
18	Range, Oven Control, Gas	\$ 19.80	\$ 67.54	\$ 87.34
19	Range, Oven Control, Electric	\$ 19.80	\$ 58.45	\$ 78.25
20	Range, Replace Electric 20"	\$ 39.60	\$ 340.00	\$ 379.60
21	Range, Replace, Electric 30"	\$ 39.60	\$ 440.00	\$ 479.60
22	Range, Replace, Gas 20"	\$ 39.60	\$ 465.00	\$ 504.60
23	Range, Replace, Gas 30"	\$ 39.60	\$ 440.00	\$ 479.60
24	Range, Stove-top Grate	\$ 3.30	\$ 22.95	\$ 26.25
25	Refrigerator, Replace (All Sizes)	\$ 19.80	\$ 499.10	\$ 518.90
26	Refrigerator, Clean	\$ 79.20	Service Only	\$ 79.20
27	Refrigerator, Crisper	\$ 3.30	\$ 86.95	\$ 90.25
28	Refrigerator, Crisper Cover	\$ 3.30	\$ 64.88	\$ 68.18
29	Refrigerator, Gasket	\$ 39.60	\$ 71.95	\$ 111.55
30	Refrigerator, Shelf Front	\$ 6.60	\$ 38.40	\$ 45.00
31	Refrigerator, Door Liner	\$ 39.60	\$ 16.90	\$ 56.50
32	Top Burner, Grate / Gas - Replace	\$ 20.00	\$ 22.92	\$ 42.92
Bath Accessories				
		Labor	Material Price	Current Rate
33	Medicine Cabinet Shelf	\$ 3.30	\$ 4.16	\$ 7.46
34	Medicine Cabinet/Complete	\$ 19.80	\$ 55.99	\$ 75.79
35	Toilet Paper Holder, Replace	\$ 9.90	\$ 8.29	\$ 18.19
36	Toilet Paper Spindle, Replace	\$ 3.30	\$ 1.79	\$ 5.09
37	Toilet Seat (Elongated)	\$ 9.90	\$ 19.99	\$ 29.89
38	Toilet Seat (Regular)	\$ 9.90	\$ 21.11	\$ 31.01
39	Toilet Tank Lid, Replace	\$ 9.90	\$ 32.99	\$ 42.89
40	Tub/Shower Stopper (Fit-all)	\$ 3.30	\$ 3.29	\$ 6.59
Bath Accessories, Cont'd.				
		Labor	Material Price	Current Rate
41	Tub/Shower (toe-stopper)	\$ 3.30	\$ 9.79	\$ 13.09
42	Towel Bar, Replace	\$ 9.90	\$ 7.99	\$ 17.89
43	Tub/Shower Curtain Rod, Replace	\$ 6.60	\$ 10.29	\$ 16.89
Carpentry				
		Labor	Material Price	Current Rate
44	Banister (price per linear foot)	\$ 20.00	\$ 2.98	\$ 22.98
45	Baseboard 2 3/8 Reversible (per sq foot)	\$ 20.00	\$ 1.26	\$ 21.26
46	Breadboard, Replace	\$ 6.60	\$ 22.99	\$ 29.59
47	Bi-fold / Bi-pass Door, Set	\$ 59.40	\$ 57.99	\$ 117.39
48	Cabinet Drawer Track	\$ 19.80	\$ 2.85	\$ 22.65
49	Cabinet Drawer, Replace	\$ 39.60	\$ 19.95	\$ 59.55
50	Cabinet, Vanity Replace	\$ 39.60	\$ 102.00	\$ 141.60
51	Closet Bi-Pass Floor Guides	\$ 9.90	\$ 0.97	\$ 10.87
52	Closet Pole Center Support Bracket	\$ 9.90	\$ 3.99	\$ 13.89
53	Closet Pole End Brackets	\$ 9.90	\$ 0.40	\$ 10.30

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	HOUSING MAINTENANCE CHARGES	Labor Charge (Per Each)	Material Charge (Per Each)	Current Rate (Labor + Material)
54	Door Bumpers, Common Replace	\$ 3.30	\$ 1.26	\$ 4.56
55	Door Casing (per stick) *	\$ 59.60	\$ 4.99	\$ 64.59
56	Door Jamb / Repair	\$ 39.60	\$ 15.69	\$ 55.29
57	Door Viewer (Replace)	\$ 6.60	\$ 3.99	\$ 10.59
58	Door-Metal, Replacement *	\$ 143.80	\$ 120.00	\$ 263.80
59	Door-Wood, Interior HC *	\$ 143.80	\$ 38.99	\$ 182.79
60	Door, Pocket HC, Replace *	\$ 118.80	\$ 38.99	\$ 157.79
61	Door, Weather stripping	\$ 19.80	\$ 9.00	\$ 28.80
Electrical & lighting		Labor	Material Price	Current Rate
62	Electric Outlet Cover	\$ 3.30	\$ 0.35	\$ 3.65
63	Electric Switch Cover	\$ 3.30	\$ 0.35	\$ 3.65
64	Light Bulb / Appliances	\$ 3.30	\$ 0.89	\$ 4.19
65	Lamp (Light Bulb), Replace (60 watt)	\$ 3.30	\$ 1.00	\$ 4.30
66	Light Bulb / 2' T-12	\$ 3.30	\$ 3.10	\$ 6.40
67	Light Bulb / 2' T-8	\$ 3.30	\$ 3.10	\$ 6.40
68	Light Bulb / 4' T-12	\$ 3.30	\$ 2.35	\$ 5.65
69	Light Bulb / 4 T-8	\$ 3.30	\$ 3.25	\$ 6.55
70	Light Bulb / 6" Circeline	\$ 3.30	\$ 5.50	\$ 8.80
71	Light Bulb / 8" Circeline	\$ 3.30	\$ 5.00	\$ 8.30
72	Light Bulb / 12" Circeline	\$ 3.30	\$ 5.50	\$ 8.80
73	Light Bulb, 28 watt quad	\$ 3.30	\$ 12.99	\$ 16.29
74	Light Diffuser, Circline	\$ 3.30	\$ 19.69	\$ 22.99
75	Light Diffuser, Glass Drum	\$ 3.30	\$ 12.89	\$ 16.19
76	Light Diffuser, 4 ft.	\$ 3.30	\$ 24.37	\$ 27.67
77	Light Diffuser, Exterior Porch	\$ 3.30	\$ 7.37	\$ 10.67
78	Light Fixture, 2' or 4' bulb flourescent	\$ 39.60	\$ 52.87	\$ 111.56
79	Light Fixture, Circline	\$ 19.80	\$ 53.55	\$ 73.35
80	Light Fixture, Emergency Exit	\$ 39.60	\$ 64.74	\$ 104.34
81	Exterior wall pack (Light Fixture)	\$ 39.60	\$ 155.77	\$ 195.37
82	Porch Light Shade / Plastic	\$ 3.30	\$ 5.65	\$ 8.95
83	Porch Light Shade / Glass	\$ 3.30	\$ 24.05	\$ 27.35
84	Receptacle, Replace: 110 basic	\$ 19.80	\$ 3.59	\$ 23.39
85	Receptacle, Replace: GFI	\$ 19.80	\$ 17.99	\$ 37.79
86	Receptacle, Replace: Appliance	\$ 39.60	\$ 3.59	\$ 43.19
87	Smoke Detector, Replace	\$ 9.90	\$ 44.99	\$ 54.89
88	Carbon Dioxide/Smoke Detector	\$ 9.90	\$ 59.99	\$ 69.89
89	120 Volt Smoke Detector	\$ 9.90	\$ 46.99	\$ 56.89
90	Battery Smoke Detector	\$ 9.90	\$ 21.99	\$ 31.89
91	Switch, Replace	\$ 9.90	\$ 1.00	\$ 10.90
92	Splitter / TV	\$ 6.60	\$ 3.75	\$ 10.35
93	Telephone, Jack Replacement	\$ 9.90	\$ 1.25	\$ 11.15
Floor coverings & accessories		Labor	Material Price	Current Rate
94	Floor Tile, Replace 12" x 12" (Each)	\$ 6.60	\$ 0.87	\$ 7.47
95	Carpet/glue down (actual cost or prorated)		\$ 18.00	\$ 18.00
96	Carpetw/pad (actual cost or prorated)		\$ 22.00	\$ 22.00
97	2 1/2" or 4" Base / Per foot	\$ 6.60	\$ 0.44	\$ 7.04
Glazing & Hardware		Labor	Material Price	Current Rate
98	Patio Sliding Door Handle	\$ 9.90	Special Order	\$ Material Price
99	Patio Sliding Door Latch	\$ 9.90	Special Order	\$ Material Price
100	Window Board up/Clean up	\$ 39.60	Service Only	\$ 39.60
101	Window Glass 20" X 20" / single pane	\$ 85.00	\$ 12.60	\$ 97.60
102	Window Glass 24" X 24" / single pane	\$ 85.00	\$ 17.11	\$ 102.11
103	Window Glass 24" X 60" / single pane	\$ 85.00	\$ 40.00	\$ 125.00
104	Window Glass 36" X 36" / single pane	\$ 85.00	\$ 36.00	\$ 121.00
105	Window Glass 36" X 60" / single pane	\$ 85.00	\$ 60.00	\$ 145.00
106	Window Glass 50" X 50" / single pane	\$ 85.00	Special Order	Material Price
107	Window Glass 20" X 20" / dual pane	\$ 115.00	\$ 42.00	\$ 157.00
108	Window Glass 24" X 24" / dual pane	\$ 115.00	\$ 60.00	\$ 175.00
109	Window Glass 24" X 60" / dual pane	\$ 115.00	\$ 150.00	\$ 265.00

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			Current	
	HOUSING MAINTENANCE CHARGES	Labor Charge (Per Each)	Material Charge (Per Each)	(Labor + Material)
110	Window Glass 36" X 36" / dual pane	\$ 115.00	\$ 135.00	\$ 250.00
Glazing & Hardware, Cont'd.		Labor	Material Price	Current Rate
111	Window Glass 36" X 60" / dual pane	\$ 115.00	\$ 161.25	\$ 276.25
112	Window Glass 50" X 50" / dual pane	\$ 175.00	\$ 214.52	\$ 389.52
113	Window Glass 20" X 20" / screen	\$ 19.80	\$ 20.00	\$ 39.80
114	Window Glass 24" X 24" / screen	\$ 19.80	\$ 20.00	\$ 39.80
115	Window Glass 24" X 60" / screen	\$ 19.80	\$ 25.00	\$ 44.80
116	Window Glass 36" X 36" / screen	\$ 19.80	\$ 20.00	\$ 39.80
117	Window Glass 36" X 60" / screen	\$ 19.80	\$ 37.50	\$ 57.30
118	Window Glass 50" X 50" / screen	\$ 19.80	\$ 43.40	\$ 63.20
119	Window Lock, Casement	\$ 9.90	Special Order	\$9.90 plus Special Order Price
120	Window Operator, Casement	\$ 19.80	Special Order	\$9.90 plus Material Price
Heating & Air		Labor	Material Price	Current Rate
121	A/C Thermostat	\$ 9.90	\$ 31.99	\$ 41.89
122	Furnace, Thermostat	\$ 9.90	\$ 31.99	\$ 41.89
123	Exhaust Fan Cover	\$ 9.90	\$ 7.29	\$ 17.19
Locks, keys and hardware		Labor	Material Price	Current Rate
124	Eviction Lockout	\$ 9.90	Service Only	\$ 9.90
125	Combo Lock Repair	\$ 19.80	Service Only	\$ 19.80
126	Combo Lock Replace	\$ 19.80	\$ 62.99	\$ 82.79
127	Deadbolt, Replace	\$ 19.80	\$ 29.11	\$ 48.91
128	Door Lever knobset (interior)	\$ 9.90	\$ 18.99	\$ 28.89
129	Door Standard knobset (interior)	\$ 9.90	\$ 9.49	\$ 19.39
130	Drawer Pulls	\$ 9.90	\$ 3.99	\$ 13.89
131	Gate Hinge	\$ 19.80	\$ 29.11	\$ 48.91
132	Gate Latch	\$ 9.90	\$ 4.97	\$ 14.87
133	Garage OH Door Handle	\$ 19.80	\$ 10.99	\$ 30.79
134	Garage Door, Bolt Lock	\$ 19.80	\$ 18.59	\$ 38.39
135	Key (Best Replacement)	\$ 9.90	\$ 7.50	\$ 17.40
136	Key, (Unit Replacement)	\$ 9.90	\$ 0.50	\$ 10.40
137	Key, (Unit Replacement) (Delivered)	\$ 9.90	\$ 0.50	\$ 10.40
138	Lock, Install-a-Lock, wrap-around (Single)	\$ 19.80	\$ 22.00	\$ 41.80
139	Lock, Install-a-Lock, wrap-around (Combo)	\$ 19.80	\$ 32.00	\$ 51.80
140	Lock / Key in Knob / Entry	\$ 19.80	\$ 18.99	\$ 38.79
141	Lock Change (non-damaged lock) + 2 keys	\$ 19.80	\$ 1.00	\$ 20.80
142	Lockout After Regular Business Hours	Call Locksmith	Locksmith Replacement Key Charge	Call Locksmith
143	Lockout During Regular Business Hours	\$ 79.20	Service Only	\$ 79.20
144	Mailbox Lock Replace	\$ 9.90	\$ 6.89	\$ 16.79
Locks, keys and hardware, Cont'd.		Labor	Material Price	Current Rate
145	Mechanical Door Chime	\$ 19.80	\$ 23.99	\$ 43.79
146	Privacy / Passage / Patio Locks, Replace	\$ 9.90	\$ 10.99	\$ 20.89
147	Store Room / Community Room Locks	\$ 19.80	\$ 76.00	\$ 95.80
148	Auto Gate Clickers	N/A	\$ 30.00	\$ 30.00
149	Pedestrian CARD Readers	N/A	\$ 7.00	\$ 7.00
Paint & preparation		Labor	Material Price	Current Rate
150	Paint, int/ext Door, Stain finish	\$ 59.40	\$ 9.99	\$ 69.39
151	Paint, int/ext Door, Paint finish	\$ 39.60	\$ 9.99	\$ 49.59
Plumbing		Labor	Material Price	Current Rate
152	Basin Faucet, Replace	\$ 19.80	\$ 97.89	\$ 117.69
153	Basin Stopper	\$ 3.30	\$ 3.39	\$ 6.69
154	Basin, Replace	\$ 59.40	\$ 39.39	\$ 98.79
155	Basin, P-Trap, Replace	\$ 9.90	\$ 11.79	\$ 21.69
156	Basket Strainer (crumb cup)	\$ 3.30	\$ 2.29	\$ 5.59

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	HOUSING MAINTENANCE CHARGES	Labor Charge (Per Each)	Current	
			Material Charge (Per Each)	Current Rate (Labor + Material)
157	Drain Stoppage, Tub / Shower	\$ 39.60	Service Only	\$ 39.60
158	Drain Stoppage, Sink	\$ 39.60	Service Only	\$ 39.60
157	Flush Tank (Toilet)	\$ 39.60	\$ 50.00	\$ 89.60
158	Garbage Disposal Stopper	\$ 3.30	\$ 2.89	\$ 6.19
159	Garbage Disposal, Replace	\$ 39.60	\$ 54.99	\$ 94.59
160	Garbage Disposal, Splash Guard	\$ 9.90	\$ 2.59	\$ 12.49
161	Garbage Disposal, Stoppage	\$ 9.90	\$ 1.89	\$ 11.79
162	Gas Connector, Replace	\$ 19.80	\$ 19.65	\$ 39.45
163	Hand Held Shower Head (Wand Only)	\$ 9.90	\$ 21.19	\$ 31.09
164	Hose Bibs, Replace	\$ 19.80	\$ 6.09	\$ 25.89
165	Kitchen Faucet, Replace	\$ 19.80	\$ 36.39	\$ 56.19
166	Laundry Faucet, Replace	\$ 19.80	\$ 24.49	\$ 44.29
167	Lavatory	\$ 118.80	\$ 32.99	\$ 151.79
168	Toilet Bowl, Std. Only	\$ 39.60	\$ 56.00	\$ 95.60
169	Toilet Bowl, Elongated	\$ 39.60	\$ 128.40	\$ 168.00
170	Toilet Bowl, ADA	\$ 39.60	\$ 170.00	\$ 209.60
171	Toilet Stoppage / Local	\$ 19.80	Service Only	\$ 19.80
172	Toilet, Standard, Replace	\$ 39.60	\$ 120.00	\$ 159.60
173	Shower Head	\$ 6.60	\$ 5.40	\$ 12.00
	Window Coverings & Screens	Labor	Material Price	Current Rate
174	Screen Door Closer	\$ 9.90	\$ 10.99	\$ 20.89
175	Screen Door Grill 36" X 36"	\$ 9.90	\$ 19.99	\$ 29.89
176	Screen Door Kick Panel	\$ 39.60	\$ 19.99	\$ 59.59
177	Screen Door Latch	\$ 6.60	\$ 5.49	\$ 12.09
178	Screen Door / Passage	\$ 39.60	\$ 50.40	\$ 90.00
179	Screen Door, Storm Door, Replace	\$ 59.40	\$ 129.00	\$ 188.40
180	Screen Door / Std / Rescreen	\$ 39.60	\$ 50.40	\$ 90.00
181	Shower Door Kit / Towel Bar	\$ 9.90	\$ 20.85	\$ 30.75
182	Sliding Screen Door/Rescreen	\$ 9.90	\$ 20.10	\$ 30.00
183	Traverse Rod 28" X 48"	\$ 19.80	\$ 13.20	\$ 33.00
184	Traverse Rod 48" X 84"	\$ 19.80	\$ 17.20	\$ 37.00
185	Traverse Rod 66" X 120"	\$ 19.80	\$ 17.20	\$ 37.00

Explanation of Charges Not Covered

1) The adjusted rate in the Schedule of Fees and Charges does not reflect the trip charge. A trip charge will apply to all work determined to be resident caused. All resident requested repairs will also receive a trip charge when maintenance staff is denied access to the unit to complete the repairs. Trip charges will be \$15.00 during normal business hours and \$23.00 for after-hours and weekends.

2) All charges for repairs performed by vendors will be determined by actual cost.

3) Services not described in the Schedule of Fees and Charges will be charged \$39.60 per hour during normal, business hours and \$41.58 per hour for all after-hours work. Both rates are subject to a trip charge. Parts and materials costs are charged at actual cost.

*An asterisk in the Schedule of Fees and Charges indicates that the charge is for more than one trade.