

	<b>Item</b>	<b>2024 Labor Charge (per each)</b>	<b>2024 Materials Charge (per each)</b>
	<b>Appliances &amp; Accessories</b>	<b>Labor</b>	<b>Materials</b>
1	Freezer Door Gasket	\$20.79	\$ 57.91
2	Hood Fan Assembly	\$10.40	\$ 53.49
3	Hood Fan Filter	\$10.40	\$ 12.83
4	Oven Door (varying depending on make/size)	\$10.40	Service Only
5	Oven Door Handle	\$10.40	\$ 70.34
6	Range Burner, Electric	\$10.40	\$ 25.49
7	Range Burner, Gas	\$3.47	\$ 39.99
8	Range Elec. Broiler Pan, Replace	\$3.47	\$ 28.69
9	Range Gas Broiler Pan, Replace	\$10.40	\$ 33.85
10	Range, Clean	\$83.16	Service Only
11	Range Hood, 30", Replace	\$41.58	\$ 98.00
12	Range Hood, 36", Replace	\$41.58	\$ 112.00
13	Range Hood, 42", Replace	\$41.58	\$ 124.00
14	Range, Inf. Switch	\$10.40	\$ 43.57
15	Range, Knobs	\$3.47	\$ 24.26
16	Range, Oven Rack 20"	\$3.47	\$ 33.99
17	Range, Oven Rack 30"	\$3.47	\$ 61.99
18	Range, Oven Control, Gas	\$20.79	\$ 67.54
19	Range, Oven Control, Electric	\$20.79	\$ 58.45
20	Range, Replace Electric 20"	\$41.58	\$ 505.00
21	Range, Replace Electric/Gas 30"	\$41.58	\$ 440.00
22	Range, Replace Gas 20"	\$41.58	\$ 545.00
23	Range, Replace Electric 30"	\$41.58	\$ 470.00
24	Range, Stove-top Grate	\$3.47	\$ 22.95
25	Refrigerator, Replace (all sizes)	\$20.79	\$ 610.00
26	Refrigerator, Clean	\$83.16	Service Only
27	Refrigerator, Crisper	\$3.47	\$ 89.09
28	Refrigerator, Crisper Cover	\$3.47	\$ 89.79
29	Refrigerator, Gasket	\$41.58	\$ 83.92
30	Refrigerator, Shelf Front	\$6.93	\$ 72.89
31	Refrigerator, Door Liner	\$41.58	\$ 32.63
32	Top Burner, Grate/Gas - Replace	\$21.00	\$ 33.99
	<b>Bath Accessories</b>	<b>Labor</b>	<b>Materials</b>
33	Medicine Cabinet Shelf	\$3.47	\$8.32
34	Medicine Cabinet Complete	\$20.79	\$61.29
35	Toilet Paper Holder, Replace	\$10.40	\$8.29
36	Toilet Paper Spindle, Replace	\$3.47	\$1.82

	<i>Item</i>	<b>2024</b> <i>Labor Charge (per each)</i>	<b>2024</b> <i>Materials Charge (per each)</i>
	<b>Bath Accessories</b>	<b>Labor</b>	<b>Materials</b>
37	Toilet Seat (Elongated)	\$10.40	\$28.87
38	Toilet Seat (Regular)	\$10.40	\$24.83
39	Toilet Tank Lid, Replace	\$10.40	\$49.99
40	Tub/Shower Stopper (Fit-all)	\$3.47	\$6.29
41	Tub/Shower (Toe-stopper)	\$3.47	\$13.99
42	Towel Bar, Replace	\$10.40	\$10.99
43	Tub/Shower Curtain Rod, Replace	\$6.93	\$17.29
	<b>Carpentry</b>	<b>Labor</b>	<b>Materials</b>
44	Banister (price per linear foot)	\$21.00	\$3.20
45	Baseboard 2 3/8 Reversible (per sq/ft)	\$21.00	\$1.82
46	Breadboard, Replace	\$6.93	\$ 37.62
47	Bi-fold/Bi-pass Door, Set	\$62.37	\$ 101.00
48	Cabinet Drawer Track	\$20.79	\$ 7.09
49	Cabinet Drawer, Replace	\$41.58	\$ 31.35
50	Cabinet, Vanity, Replace	\$41.58	\$ 237.29
51	Closet Bi-pass Floor Guides	\$10.40	\$ 1.10
52	Closet Pole Center Support Bracket	\$10.40	\$ 4.39
53	Closet Pole End Brackets	\$10.40	\$ 2.53
54	Door Bumpers, Common Replace	\$3.47	\$ 1.76
55	Door Casing (per stick) *	\$62.58	\$ 11.99
56	Door Jamb, Repair	\$41.58	\$ 64.38
57	Door Viewer, Replace	\$6.93	\$ 4.20
58	Door, Metal, Replacement*	\$150.99	\$ 426.00
59	Door, Wood, Interior*	\$150.99	\$ 118.00
60	Door, Pocket HC, Replace*	\$124.74	\$ 55.79
61	Door, Weather Stripping	\$20.79	\$ 11.99
	<b>Electrical &amp; Lighting</b>	<b>Labor</b>	<b>Materials</b>
62	Electric Outlet Cover	\$3.47	\$0.84
63	Electric Switch Cover	\$3.47	\$0.84
64	Light Bulb/Appliances	\$3.47	\$1.57
65	Lamp (Light Bulb, Replace (60 watt)	\$3.47	\$1.75
66	Light Bulb/2' T-12	\$3.47	\$6.12
67	Light Bulb/2' T-8	\$3.47	\$5.97
68	Light Bulb/4' T-12	\$3.47	\$7.23
69	Light Bulb/4' T-8	\$3.47	\$7.53
70	Light Bulb/6" Circline	\$3.47	\$7.84
71	Light Bulb/8" Circline	\$3.47	\$17.79
	<b>Item</b>	<b>2024</b> <i>Labor Charge (per each)</i>	<b>2024</b> <i>Materials Charge (per each)</i>

	<b>Electrical &amp; Lighting</b>	<b>Labor</b>	<b>Materials</b>
72	Light Bulb/12" Circline	\$3.47	\$17.79
73	Light Bulb, 28 Watt Quad	\$3.47	\$19.99
74	Light Diffuser, Circline	\$3.47	\$15.99
75	Light Diffuser, Glass Drum	\$3.47	\$24.65
76	Light Diffuser, 4 ft.	\$3.47	\$35.29
77	Light Diffuser, Exporior Porch	\$3.47	\$9.99
78	Light Fixture, 2' or 4' Bulb, Flourescent	\$41.58	\$67.99
79	Light Fixture, Circline	\$20.79	\$73.29
80	Light Fixture, Emergency Exit	\$41.58	\$80.99
81	Exterior Wall Pack (Light Fixture)	\$41.58	\$177.44
82	Porch Light Shade/Plastic	\$3.47	\$5.65
83	Porch Light Shade/Glass	\$3.47	\$24.05
84	Receptacle, Replace: 110 Basic	\$20.79	\$0.95
85	Receptacle, Replace: GFI	\$20.79	\$22.99
86	Receptacle, Replace: Appliance	\$41.58	\$8.29
87	CO/Smoke Detector, Tampering	\$52.50	Flat Rate
88	Carbon Dioxide/Smoke Detector	\$10.40	\$72.00
89	Battery Smoke Detector/CO	\$10.40	\$65.00
90	Switch, Replace	\$10.40	\$2.99
91	Splitter/TV	\$6.93	\$3.75
92	Telephone, Jack Replacement	\$10.40	\$1.25
	<b>Floor Coverings &amp; Accessories</b>	<b>Labor</b>	<b>Materials</b>
93	Floor Tile, Replace 12" X 12" (each)	\$6.93	\$1.76
94	Carpet/Glue Down (or actual cost)	Actual cost	\$18.73
95	Carpet w/Pad (actual cost or pro rate)	Actual cost or pro rate	\$12.53
96	2 1/2" or 4" Base/per Foot	\$6.93	\$1.82
	<b>Glazing &amp; Hardware</b>	<b>Labor</b>	<b>Materials</b>
97	Patio Sliding Door Handle	\$10.40	Special Order
98	Patio Sliding Door Latch	\$10.40	Special Order
99	Window Board up/Clean-Up (per Task Order pricing)	\$41.58	Service Only
100	Window Glass 20" X 20"/single pane	\$89.25	\$23.70
101	Window Glass 24" X 24"/single pane	\$89.25	\$31.60
102	Window Glass 24" X 60"/single pane	\$89.25	\$79.00
103	Window Glass 36" X 36"/single pane	\$89.25	\$45.52
104	Window Glass 36" X 60"/single pane	\$89.25	\$91.59
105	Window Glass 50" X 50"/single pane	\$89.25	\$96.23
	<b>Item</b>	<b>2024 Labor Charge (per each)</b>	<b>2024 Materials Charge (per each)</b>
	<b>Glazing &amp; Hardware</b>	<b>Labor</b>	<b>Materials</b>

106	Window Glass 20" X 20"/dual pane	\$120.75	\$48.15
107	Window Glass 24" X 24"/dual pane	\$120.75	\$64.20
108	Window Glass 24" X 60"/dual pane	\$120.75	\$160.50
109	Window Glass 36" X 36"/dual pane	\$120.75	\$101.25
110	Window Glass 36" X 60"/dual pane	\$120.75	\$168.75
111	Window Glass 50" X 50"/dual pane	\$183.75	\$195.30
112	Window 20" X 20"/Screen	\$20.79	\$17.60
113	Window 24" X 24"/Screen	\$20.79	\$20.72
114	Window 24" X 60"/Screen	\$20.79	\$34.76
115	Window 36" X 36"/Screen	\$20.79	\$30.08
116	Window 36" X 60"/Screen	\$20.79	\$39.44
117	Window 50" X 50"/Screen	\$20.79	\$41.00
118	Window Lock, Casement	\$10.40	Special Order
119	Window Operator, Casement	\$20.79	Special Order
	<b>Heating &amp; Air</b>	<b>Labor</b>	<b>Materials</b>
120	A/C Thermostat	\$10.40	\$39.39
121	Furnace, Thermostat	\$10.40	\$39.39
122	Exhaust Fan Cover	\$10.40	\$9.85
	<b>Locks, Keys &amp; Hardware</b>	<b>Labor</b>	<b>Materials</b>
123	Eviction Lockout	\$41.58	Service Only
124	Combo Lock Repair	\$20.79	Service Only
125	Combo Lock Replace	\$20.79	\$62.99
126	Deadbolt, Replace Smart Lock	\$20.79	\$36.89
127	Door Lever Knobset (interior)	\$10.40	\$18.99
128	Door Standard Knobset (exterior)	\$10.40	\$27.69
129	Drawer Pulls	\$10.40	\$3.99
130	Gate Hinge	\$20.79	\$29.11
131	Gate Latch	\$10.40	\$7.35
132	Garage OH Door Handle	\$20.79	\$10.99
133	Garage Door, Bolt Lock	\$20.79	\$18.59
134	Key (Best Replacement)	\$10.40	\$7.50
135	Key (Unit Replacement)	\$10.40	\$0.50
136	Key (Unit Replacement/Delivered)	\$10.40	\$0.50
137	Lock, Install-a-Lock Wrap Around (single)	\$20.79	\$35.49
138	Lock, Install-a-Lock Wrap Around (combo)	\$20.79	\$44.24
139	Lock/Key in Knob/Entry	\$20.79	\$18.99
	<b>Item</b>	<b>2024 Labor Charge (per each)</b>	<b>2024 Materials Charge (per each)</b>
	<b>Locks, Keys &amp; Hardware</b>	<b>Labor</b>	<b>Materials</b>
140	Lock Change (non-damaged lock) + 2 Keys	\$20.79	\$4.00

141	Lockout After Regular Business Hours	Call Locksmith	Locksmith Charge
142	Mailbox Lock Replace	\$10.40	\$6.89
143	Mechanical Door Chime	\$20.79	\$23.99
144	Privacy/Passage/Patio Locks, Replace	\$10.40	\$10.99
145	Store Room/Community Room Locks	\$20.79	\$76.00
146	Auto Gate Clickers	N/A	\$44.00
147	Pedestrian CARD Readers	N/A	\$12.00
	<b>Paint &amp; Preparation</b>	<b>Labor</b>	<b>Materials</b>
148	Paint, Interior/Exterior Door Stain Finish	\$41.58	\$9.99
149	Paint/Interior/Exterior Door Paint Finish	\$41.58	\$9.99
	<b>Plumbing</b>	<b>Labor</b>	<b>Materials</b>
150	Basin Faucet, Replace	\$20.79	\$64.99
151	Basin Stopper	\$3.47	\$37.00
152	Basin, Replace	\$62.37	\$72.00
153	Basin, P-Trap, Replace	\$10.40	\$27.29
154	Basket Strainer (crumb cup)	\$3.47	\$6.85
155	Drain Stoppage, Tub/Shower	\$41.58	Service Only
156	Drain Stoppage, Sink	\$41.58	Service Only
157	Flush Tank (Toilet)	\$41.58	\$84.99
158	Garbage Disposal Stopper	\$3.47	\$2.65
159	Garbage Disposal, Replace	\$41.58	\$95.00
160	Garbage Disposal, Splash Guard	\$10.40	\$4.51
161	Garbage Disposal, Stoppage	\$10.40	\$1.89
162	Gas Connector, Replace	\$20.79	\$19.65
163	Hand Held Shower Head (Wand only)	\$10.40	\$78.39
164	Hose Bibs, Replace	\$20.79	\$6.49
165	Kitchen Faucet, Replace	\$20.79	\$47.29
166	Laundry Faucet, Replace	\$20.79	\$28.48
167	Lavatory	\$124.74	\$34.49
168	Toilet Bowl, Std. Only	\$41.58	\$56.00
169	Toilet Bowl, Elongated	\$41.58	\$125.10
170	Toilet Bowl, ADA	\$41.58	\$112.50
171	Toilet Stoppage/Local	\$20.79	Service Only
172	Toilet Standard, Replace	\$41.58	\$142.00
	<b>Item</b>	<b>2024 Labor Charge (per each)</b>	<b>2024 Materials Charge (per each)</b>
	<b>Plumbing</b>	<b>Labor</b>	<b>Materials</b>
173	Shower Head	\$6.93	\$14.29
	<b>Window Coverings &amp; Screens</b>	<b>Labor</b>	<b>Materials</b>

174	Screen Door Closer	\$10.40	\$13.68
175	Screen Door Grill 36" X 36"	\$9.45	\$22.99
176	Screen Door Kick Panel	\$41.58	\$22.99
177	Screen Door Latch	\$6.93	\$4.69
178	Screen Door/Passage	\$41.58	\$49.00
179	Screen Door, Storm Door/Replace	\$62.37	\$128.00
180	Screen Door/Std./Rescreen	\$41.58	\$50.40
181	Shower Door Kit/Towel Bar	\$10.40	\$20.85
182	Sliding Screen Door/Rescreen	\$10.40	\$20.10
183	Patio Door Vertical Blind	\$20.79	\$50.87
184	Vertical Blind - 0-53"	\$10.40	\$48.91
185	Vertical Blind - 53-78"	\$10.40	\$69.88
186	Vertical Blind - 78-104"	\$10.40	\$91.85
187	Vertical Blind Slats	\$10.40	\$2.00

**Explanation of Charges Not Covered**

- 1) The adjusted rate in this 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 also receive a trip charge when maintenance staff is denied access into 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.

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

\* The charge is for more than one trade.