

## HHA 2020 Maintenance Tenant Charge Schedule

Most frequent charges	Materials	Material cost		
<b>Stand alone charges</b>	Lock Out	\$	50.00	
	Extra Key	\$	10.00	
	Trash Fee	\$	25.00	
	New trash barrel	\$	37.17	
<b>Baseboard Heaters</b>	2 foot ( bathroom)	\$	46.08	
	4 foot	\$	42.48	
	6 foot	\$	53.71	
	8 foot	\$	137.04	
<b>Plumbing</b>	Main Drain blockage	Hourly rate for Plumber and Ancillary laborer		
	Toilet Tank (only)	\$	83.46	
	Toilet (complete) floor round (includes all parts	\$	167.46	
	Toilet complete back outlet( complete including a	\$	369.94	
	Toilet seat round	\$	10.60	
	Toilet Seat elongated	\$	13.63	
	Toilet repair kit	\$	17.41	
	Toilet repair - lever arm	\$	6.74	
	Sink- Bathroom	\$	52.90	
	Grab Bar - 18 inches	\$	18.96	
	Grab Bar 24 inches	\$	28.56	
	Grab Bar 36 inches	\$	31.88	
	Grab Bar 42	\$	46.18	
	Towel Bar	\$	4.14	
	Hand Held Shower	\$	17.23	
	Shower Head	\$	24.08	
	Shower Diverter	\$	63.47	
	Tub Spout	\$	6.50	
	Trim Kit	\$	83.40	
	Tub Shower Faucet	\$	6.50	
	Kitchen Faucet replacement w sprayer	\$	62.62	
	Kitchen Faucet replacement w/o sprayer	\$	59.20	

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	Kitchen Sink	\$	79.40		
	Lav Pop up assembly	\$	18.63		
	Tub Pop up assembly	\$	21.19		
	Bathroom Faucet w/pop up	\$	66.64		
	Clearing Plugged Toilet, sink, shower ( minor clog)	Hourly rate plus materials			
	Aerator	\$	11.01		
	P-trap replacement	\$	24.15		
<b>Bathroom</b>	Toilet paper holder	\$7.96 metal \$16.95 ceramic			
	Shower Curtain and hooks	\$	12.22		
	Shower Curtain Rod	\$	5.07		
	Medicine Cabinet	\$	39.99		
	Towel bar	\$	4.14		
	Toothbrush Holder	\$	3.55		
<b>Appliances</b>					
<b>Refrigerator</b>	15 cu Refrigerator	\$	499.00		
	Refrigerator Door Handle	\$	24.58		
	Refrigerator Gasket	\$	18.31		
<b>Stoves</b>	20 Inch Electric Stove	\$	396.00		
	24 inch Gas stove	\$	469.61		
	30 inch Gas Stove	\$	390.61		
	Oven handle	\$	12.27		
	Replacement knob	\$	4.42		
	8 inch burner element electric	\$	10.36		
	6 inch burner element electric	\$	7.17		
	Drip pan 8 inch	\$	3.18		
	Drip pan 6 inch	\$	1.82		
	Bake element	\$	42.24		
	Broil element	\$	39.98		

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	Gas burner	Front: \$25.99 Rear: \$28.99		
<b>Electrical</b>				
<b>Smoke detectors</b>	Smoke Detectors Combo	\$	44.34	
	Smoke Detectors Combo - Handicap	\$	98.64	
<b>Electrical General</b>	220 Receptacle - dryer outlet	\$	31.49	
	Cable plate, blank	\$	0.45	
	Cover plate, Duplex	\$	0.38	
	Cover plate, light switch - single	\$	1.31	
	Cover plate, light switch- duplex	\$	1.58	
	Ground Fault Interceptor - GFI	\$	17.55	
	Light switch - single	\$	0.62	
	Light switch - duplex	\$	0.62	
	Receptacle - duplex 15 amp	\$	0.85	
	Receptacle - duplex 20 amp	\$	2.04	
	Kitchen fixture	\$	8.00	
	Bathroom fixture	\$	12.23 - \$85.24	
	Under counter light	\$	23.31	
	16 inch LED fixture	\$	40.02	
	Exterior fixture	\$	40.95	
	Hallway fixture	\$	25.08	
	Thermostat	\$	31.28 - \$52.92	
	Light cover	\$	26.36	
	Electric door opener (door strike)	\$	73.20	
	Electric door opener	\$	76.72	
	Door bell	\$	28.15	
<b>Doors - Carpenter</b>	Lock Replacement (Knob and Deadbolt Type)	\$	52.00	
	Lock Replacement (Knob Lock only)	\$	36.70	
	Lock Replacement (Lock Cylinder only)	\$	9.80	
	Lock Schlage 626-c entry lever handle lock	\$	32.11	
	Lock Schlage 626 06 mortise corridor lock handle	\$	11.25	
	Passage Doorknob Set (Interior Door Only)	\$	36.00	

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	Interior Wooden Door w/o Jamb	\$	114.00		
	Interior Wooden Door w/ Jamb	\$	224.10		
	Wooden Exterior Door w/o Jamb	\$	170.00		
	Wooden Exterior Door w/ Jamb	\$	273.00		
	Metal exterior jam with door jam	\$	684.95		
<b>Storm Doors - Carpenter</b>	Storm Door	\$	317.87		
	Storm Door Panel	\$	39.25		
	Storm Door lock	\$	4.15		
	Storm Door Closer	\$	5.44-\$8.09		
	Storm Door Crash Chain	\$	2.48		
	Storm Door Handle	\$	5.95		
	Door Bell (Button Only)	\$	1.99		
	Electric door opener	\$	73.20		
	Patio Door	\$	579.00		
	Patio Door Handle	\$	12.39		
	Patio Door Lock	\$	19.17		
	Bi-fold doors	\$	138.95		
	bifold door pivot assembly	\$	10.82		
<b>Windows</b>					
<b>Screen Repair- laborer</b>	Screen 24 inches Wide	\$	0.57 per foot		
	Screen 30 inches Wide	\$	0.85 per foot		
	screen 36 inches Wide	\$	0.57 per foot		
	screen 48 inches wide	\$	0.86 per foot		
	spline 120	\$	0.70 per foot		
	spline 145	\$	0.30 per foot		
	corners	\$	0.45 each		
	Aluminum frame	\$	28.55		
	Plexi Glass door insert	\$	85.49		
	New storm door	\$	317.87		
<b>Windows</b>	Door Glass (Storm and Metal Door)	\$	68.93		

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	Double Hung Windows (per sash)	\$	32.45		
	Replacement Double Hung Insulated Glass	\$	37.76		
	Casement Window	\$	59.00		
	Sliding Window	\$	178.06		
	Storm Door window	\$	24.58		
	Awning window	\$	19.72		
<b>Kitchen</b>	Sink Replacement	\$	79.40		
	Cabinet Door	\$	79.00		
	Drawer repair	time and material			
	Drawer roller	\$	1.88 each		
	Drawer runner	\$	1.91		
	Hinge Set (hinge cabinet- lazy susan)	\$	15.84		
	Counter Top (complete replacement)	\$	162.00		
<b>Carpentry General</b>	Wood Stair tread	\$	36.54		
	install sub floor	\$	36.77 per sheet		
	install closet pole	\$	0.57 per foot		
<b>Exterior Surfaces</b>	Graffiti removal (per location)	\$	8.57 plus power washing laborer cost		
<b>Walls</b>	Holes (1" to 12" Diameter)	\$	.41 per square foot		
	Holes (12" and larger)	\$	.41 per square foot		
	Ceramic Wall Tile		\$1.23		
<b>Drywall repair</b>	Drywall	\$	13.22 per sheet		
	plaster	\$	13.48 1/3 of bag		
	joint compound	\$	14.98 1/3 of bucket		
	tape	\$	2.20 1/3 of roll		
<b>Ceilings</b>	Scrape and repair		Plaster Rate		

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	Holes (1" to 12" Diameter)	\$	.41 per square foot	
	Holes (12" and larger)	\$	.41 per square foot	
<b>Painting</b>	Paint	\$	9.61 per gallon	
	Stain Killing Primer	\$	22.79 per gallon	
Painting - service charge of hourly rate to prepare for painting services. Painting preparation inclusive but not limited to: drywall repair, patching, and sanding, water damage repair, prime coating, etc.				
<b>Flooring</b>	VCT Floor Tile Replacement or repair	\$	1.16 per tile	
	Transition Strip	\$	1.25 per foot	
	Ceramic floor tile repair and installation	\$	0.54 per tile	
	Wood Flooring replacement	\$	3.92 per sq foot	
	Wood Flooring Repair	\$	3.92 per sq foot	
<b>Shades</b>	27 - 37 inches	\$	9.89	
	37.25 - 59 inches	\$	13.81	
	59 3/4 inches	\$	31.49	
<b>Locksmith</b>	extra key	\$	10.00	
	lock change per door	\$	25.00	
	mail box key	\$	10.00	
	Basement lock change	\$	25.00	
	basement pad lock	\$	9.79	
<b>Pests</b>	60 Gallon trash Bag for bedbug preparation	\$0.25 per bag		
	Disposal and removal of unwanted furniture as a result of bedbugs: <b>furniture must be treated prior to removal</b>	Labor hourly rate + disposal fee		
	Bedbug Preparation fee by Trauma 24	Current rate provided by outside contract		
<b>Cleaning Specialized</b>	Specialized Service for blood clean up, bodily fluids, smoke/fire damage etc.	Current rate provided by outside contract		

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<b>Extraordinary vacancy cleaning</b>	The charges for cleaning and preparing a unit that has been damaged beyond normal wear and tear will be assessed based on the material replacement costs, hourly service fee and will be inclusive of but not limited to: repainting tenant painted walls, cleaning out and disposing of items left behind, mopping floors, cleaning bathroom(s), cleaning kitchen, cleaning walls , appliance, etc.			
<b>Labor Rates/per hour</b>	Carpenter	\$	55.00	
	Electrician	\$	55.00	
	Plumber	\$	55.00	
	Laborer	\$	55.00	
	Plasterer	\$	55.00	
	Painter	\$	55.00	
Adopted October 13, 2020				

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