

2025 Board Approved Maintenance Tenant Charge Schedule

Air Conditioner	Description	2025 Replacement Cost
	Floor vent covers	Current market value
	PTAC Covers	\$175.00
	PTAC unit+ Assembly (Hirises only)	\$1,350.00
	Wall vent cover	Current market value
Refrigerator	Description	2025 Replacement Cost
	Crisper Pan 15 CF - 18 CF	\$45.00
	Drawer (Other than crisper)	\$80.00
	Freezer Door Handle	\$40.00
	Light Bulb - appliance	\$3.00
	Refrigerator Door Gaskets	\$125.00
	Freezer Door Gasket	\$125.00
	Refrigerator Door Handle	\$45.00
	Refrigerator, 15 Cu Ft	\$700.00
	Refrigerator, 18 Cu Ft	\$800.00
	Shelf	\$35.00
	General Appliance Repair	See hourly wage rates at bottom
Stove - Electric	Description	2025 Replacement Cost
	Bake Element	\$80.00
	Broil Element	\$80.00
	Broiler Pan	\$35.00
	Drip Pan 6"	\$10.00
	Drip Pan 8"	\$10.00
	Drip Ring 6"	\$9.00
	Drip Ring 8"	\$9.00
	Filter	\$10.00
	Grid Assembly for Broiler Pan	\$25.00
	Knob -- Stove	\$10.00
	Large Burner	\$30.00
	Large Burner Pan	\$10.00
	Light Lens	\$35.00
	Oven Door Handle	\$20.00
	Oven Door Hinge	\$25.00
	Oven Rack	\$30.00
	Range Hood	\$95.00
	Range, 20" Electric	\$485.00
	Range, 30" Electric	\$500.00
	Small Burner	\$20.00
	Small Burner Pan	\$10.00
	Safety element (includes labor)	\$175.00
Stove - Gas	Description	2025 Replacement Cost
	Broiler Pan	\$15.00
	Burner - Back	\$50.00
	Burner - Front	\$50.00
	Filter	\$17.00
	Knob - Stove	\$10.00
	Light Lens	\$35.00
	Oven Burner 6"	\$28.00
	Oven Door Handle	\$40.00
	Oven Door Hinge Left/Right	\$15.00
	Oven Rack	\$35.00
	Gas Range Hood	\$100.00
	Range, 30" Gas	\$750.00

Washer/Dryer/Dishwasher	Description	2025 Replacement Cost
	Washer/Dryer repairs	Service fee, plus parts, and damages
	Washer/Dryer replacement	Current market cost plus installation
	Dishwasher repairs	Service fee, plus parts, and damages
	Dishwasher replacement	Current market cost plus installation
Garbage Disposal	Description	2025 Replacement Cost
	Garbage Disposal	\$150.00
Plumbing	Description	2025 Replacement Cost
	Ballcock Assembly	\$15.00
	Connect gas dryer	\$40.00
	Drain Stopper-Rubber	\$5.00
	Flush Handle	\$10.00
	Handheld Shower Head	\$25.00
	Lavatory Faucet 2 handle- complete	\$105.00
	Medicine Cabinet Mirrors	\$18.00
	Medicine Cabinet-Handicapped	\$350.00
	Medicine Cabinet-Others	\$250.00
	Medicine Cabinet-Slant	\$200.00
	Medicine Cabinet-Raise/Lower	Min 1hr labor plus parts
	P-trap - plastic	\$10.00
	Shower Curtain Rod & brackets/pr	\$17.00
	Shower Head	\$15.00
	Shower/Tub Grab Bar	\$65.00
	Soap Dish - wall mounted	\$7.00
	Toilet Bowl Only	\$75.00
	Toilet Paper Brackets	\$10.00
	Toilet Paper Holder	\$10.00
	Toilet Paper Roller	\$7.00
	Toilet Seat & Lid -Handicapped	\$45.00
	Toilet Seat & Lid - Regular	\$25.00
	Toilet Supply Line - PVC	\$5.00
	Toilet Tank Flapper	\$7.00
	Toilet Tank Lever	\$7.00
	Toilet Tank Only	\$75.00
	Toilet, Wax Gasket Set	\$10.00
	Toilet - COMPLETE/Regular	\$150.00
	Toilet - COMPLETE/Handicapped	\$175.00
	Toilet- COMPLETE/REAR FLUSHING	\$485.00
	Toothbrush Holder - wall mounted	\$7.00
	Towel Bar Bracket/pr	\$10.00
	Towel Bar, 18"	\$10.00
	Towel Bar, 24"	\$10.00
	Towel Bar, 36"	\$10.00
	Tub Spout w/diverter Chrome	\$15.00
	Tub/Shower Faucet w/handle	\$150.00
Carpentry	Description	2025 Replacement Cost
	Additional Shelving in Closets (Villas)	\$50.00 Plus Labor
	Countertop Replacement Kitchen	Current market value
	Baseboard (per foot)	\$5.00
	Baseboard, corners 2"	\$5.00
	Baseboard, corners 4"	\$5.00
	Handrail brackets/pr	\$10.00
	Kitchen cabinet drawer	Current market value
	Kitchen cabinets replace	Current market value
	Paint, standard eggshell white/per gallon	\$40.00

	Paint, primer per gallon	\$35.00
	Paint, re-primer from smoking	Current market value
	Repair holes in walls 1" - 5"	30.00 per hole
	Repair holes in walls 6" or more	40.00 per hole
	Standard drywall/per sheet	\$25.00
	Stair treads (each)	\$15.00
Cleaning	Specialized services for blood clean-up, bodily fluids (urine, feces, etc.)	Current rate provided by outside contractor - \$1,500.00

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: carpet cleaning, mopping floors, cleaning the bathroom (s), cleaning the kitchen, cleaning the appliances, walls, etc.

Detectors	Description	2025 Replacement Cost
	Carbon monoxide detector	\$50.00
	Smoke and CO2 detector (hardwired)	\$55.00
	Smoke Detector (battery)	\$20.00
	Smoke Detector (hardwired elec/photo eye)	\$110.00
	Smoke Detector (el w/battery backup)	\$65.00
Drawers/Doors	Description	2025 Replacement Cost
	Bi-Fold Door; 24"	\$140.00
	Bi-Fold Door; 30"	\$150.00
	Bi-Fold Door; 36"	\$160.00
	Closet Door	Current market value
	Deadbolt	\$65.00
	Door Jambs	Current market value
	Door lock/knob - entry	\$55.00
	Door lock/knob - passage	\$22.00
	Door lock/knob - privacy	\$25.00
	Drawer Guide	Current market value
	Entry knob & deadbolt	Current market value
	Exterior Entry Door	Current market value
	Interior Door	Current market value
	Kick Plate	\$45.00
	Strike Plate	\$15.00
	Secure and automated facility entry doors	Service call, parts, and damages
Storm Doors	Description	2025 Replacement Cost
	Closer - Heavy Duty	\$35.00
	Glass	\$65.00
	Handle	\$10.00 - \$65.00
	Latch	\$15.00
	Panel	\$20.00
	Screen - Security	Current market value
	Screen - Standard	Current market value
	Storm Door complete with screen	Current market value
Electrical/Lighting	Description	2025 Replacement Cost
	220 Outlet Receptacle	\$15.00
	40,60,75 watt Bulbs /and Corresponding CFLs	\$7.00
	Basement Fixture	\$50.00
	Bathroom Fixture	\$30.00
	Bedroom Fixture	\$35.00
	Cable Plate	\$1.00
	Cover Plate, Blank	\$1.00

	Cover Plate, Duplex	\$1.00
	Cover Plate, light switch - double	\$1.00
	Cover Plate, light switch - single	\$1.00
	Exhaust fan	Current market rate
	Fluorescent Fixture	\$115.00
	Fluorescent U Tube	\$15.00
	Globe 10"	\$18.00
	Globe 12"	\$20.00
	Globe 8"	\$15.00
	Globe, porch	\$12.00
	Globe, porch (Johnson Park)	\$35.00
	Ground Fault Interrupter (GFI)	\$18.00
	Hallway Fixture	\$15.00
	Kitchen Fixture	\$60.00
	Light Switch/double wall	\$5.00
	Light Switch/single	\$5.00
	Porch fixture	\$12.00
	Receptacle, duplex	\$5.00
	Switch, Dimmer	\$10.00
	Thermostat	\$50.00
	Thermostat (Villas)	\$75.00
	Thermostat, tamper proof	\$75.00
Floor Covering	Description	2025 Replacement Cost
	Carpet (per yard) w/labor & padding	Current market rate
	Carpet cleaning of unit	\$250.00 - \$500.00 Based on unit size
	Linoleum (per yard)	Current market rate
	Pet cleanup, common area, interior	Current market rate per sq/ft
	Replace damaged tile	Labor + Current market rate per sq/ft
	Replace damaged tile caused by urine	Labor + Current market rate per sq/ft
	Square Floor Tile Each	\$3.00
Kitchen	Description	2025 Replacement Cost
	Faucet aerator	\$7.00
	Kitchen Faucet w/o sprayer	\$150.00
	Kitchen Faucet w/ sprayer	\$165.00
	Sink strainer/complete	\$15.00
Locksmith	Description	2025 Replacement Cost
	Residence Key - Hirises - issued by SHA staff	\$25.00
	Key Fob - Hi Rises	\$10.00
	Keys (extra)	\$25.00
	Lock Change per door	\$60.00
	Lockout During Regular Hours	\$44.00
	Lockout After Regular Hours	\$88.00
	Mailbox key - issued by SHA staff	\$10.00
	Laundry Card- Hirises-issued by SHA staff	\$5.00
	UBP Mailbox key - issued by USPS	\$3.00
LOCK CHANGES MUST BE REQUESTED THROUGH THE ASSET MANAGER AND/OR DEPUTY DIRECTOR.		
Miscellaneous	Description	2025 Replacement Cost
	Cable TV box (return to vendor)	\$25.00
	SHA common area computer reset	\$45.00 per hour
	Clogging garbage chutes with large items, kitty litter, etc...	\$50.00
	Common area damage: Entry/Exit doors	Current market rate for parts and labor
	Common area damage: TV/Cable box/Remote	Replacement costs
	Common area damage: Furniture	Replacement costs

	Damage by fire to stove by unattended cooking	\$100.00 if still serviceable
	Damage to laundry room equipment or appliances	Current market rate for parts and labor
	Dish and housewares removal at move-out	\$50.00
	Gutter cleaning	Current market rate
	Gutter system and downspout repair/replace	Current market rate for parts and labor
	Handrail repair/replacement	Current market rate
	Inadvertent setting off of fire alarm	\$100.00 plus damages
	Install/remove/relocate wall mounted TVs	Min 1 hour labor plus damage waiver
	Install/remove/relocate pictures, clocks, etc.	Min 1 hour labor plus damage waiver
	Mailbox - post only	\$45.00
	Mailbox, Post Mounted	\$20.00
	Mailbox, Slot, Door	\$35.00
	Relight pilot light	\$35.00
	Satellite dish removal and recycling	\$35.00
	Unauthorized use of an emergency exit	\$100.00 reset fee
	Water heater, 40 gal electric	\$550.00
	Water heater, 40 gal gas	\$850.00

Painting - Service charge of \$40.00 per hour to prepare for painting services.

Painting preparation inclusive of but not limited to:

Drywall repair, patching and sanding, water damage repair, prime coating, re-priming and additional painting due to tenant smoking in unit, etc.

Pest Control	Description	2025 Replacement Cost
	60 Gallon Trash Bags (Each)	\$1.00
	Bed Bug Blocker Mattress Covers Twin	\$55.00
	Bed Bug Blocker Mattress Covers Full	\$65.00
	Bed Bug Blocker Mattress Covers Queen	\$70.00
	Bed Bug Blocker Mattress Covers King	\$75.00
	Failure to be prepared for Bed Bug Treatment	\$100.00
	Failure to be prepared for General Pest Treatment	\$50.00
	General Pest Control	\$100 for 1/2 bdr, \$125 for 3/4/5 bdr
	Removal of Items/Bed bugs/Mattresses/furniture, etc.	\$60.00 per item
	Termite Treatment	\$700.00
	Wrapping furniture/mattress for bed bug treatment	\$10.00 per item
Plumbing (Misc)	Description	2025 Replacement Cost
	Sump Pump	\$200.00
	Unclog Drains (toilet/sink/tub)	\$40.00 per hour
	Maintenance fee to unclog drain after 1st Call	\$40.00
Trash pick up/hauling	Description	2025 Replacement Cost
	Failure to return Waste Container	\$75.00
	TV Removal/Disposal Fee	\$ 60 Per TV left on Property+ Vendor Disposal Fee
	Tire Disposal Fee	\$20 Per Tire left on Property
	\$60.00 per item (see below) plus dumping fee of \$40	\$0.00

Trash pick up/hauling is inclusive of, but not limited to: large appliances, carpet, sofas/loveseats, large chairs, small chairs, large tables, small tables, mattresses/box springs, headboards, footboards, dressers, boxes/bags of trash, yard waste removal, etc. Please note that any refuse left that is deemed "hazardous waste" such as used tires, paint, chemicals, old computers, CRT TVs, monitors, etc. will include additional charges for disposal. Additional charges may also apply at the current market rate above in addition to the charges listed above. (For Example: The cost to have a CRT TV removed would be \$60+ applicable disposal fees charged to the SHA for proper disposal of the item.)

Windows	Description	2025 Replacement Cost
	Cabinet Hinges	\$10.00
	Heat Register	\$15.00
	Mini blinds, 23" - 27"	\$18.00

	Mini blinds, 28" - 39"	\$20.00
	Mini blinds, 40" - 60"	\$25.00
	Mini blinds, 61" - 72"	\$32.00
	Replace Glass - window/door	Current market rate
Screens	Description	2025 Replacement Cost
	Small screen	\$45.00
	Large screen	\$63.00
Tenant will pay a per hour labor rate of \$35.00 in addition to the cost of the screens		
	Window lock (various)	Current market rate
Grounds	Description	2025 Replacement Cost
	Grass Mowing	\$100.00 per mow + any fines levied against the SHA by the City if applicable as a result of failure to maintain property
	Cleaning of A/C clogged by grass clippings	\$35.00 per hour
	Damage to lawn from vehicles	Third Party cost
	SHA repairs - seed lawn (Min 1 hour)	\$35.00 per hour
Labor rates/per hour	Description	2025 Replacement Cost
	Carpenter	\$44.00
	Engineer	\$40.00
	Painter	\$32.00

Please note that a minimum of one hour labor rate, based on 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 kitchen faucet will cost \$40 per hour + \$53.00 for the part for a total of \$83.00.
If it takes 2 hours to replace the faucet it will cost \$133.00 (2 hours X \$40 per hour=\$80.00+\$53.00 for the part).

****** SPECIAL NOTICE ******

The above pricing is intended to be applied to public housing units. Lincolnwood Estates is a managed property (not public housing) and due to it's construction being newer than other locations, costs for the above listed schedule items may exceed the published pricing based on current market value of replacement items.

This Maintenance Tenant Charge Schedule shall become effective on February 1, 2025.