

2018 Maintenance Tenant Charge Schedule

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Air Conditioner		2017 Replacement Cost	2018 Replacement Cost	Proposed Change
	PTAC unit+ Assembly (Hirises only)	\$1,000.00	\$1,000.00	
	Damaged PTAC Covers	\$110.00	\$110.00	
Refrigerator		2017 Replacement Cost	2018 Replacement Cost	
	Crisper Pan 15 CF - 18 CF	\$45.00	\$45.00	
	Freezer Door Handle	\$40.00	\$40.00	
	Light Bulb - appliance	\$0.50	\$0.50	
	Refrigerator Door Gaskets	\$85.00	\$85.00	
	Freezer Door Gasket	\$85.00	\$85.00	
	Refrigerator Door Handle	\$40.00	\$40.00	
	Refrigerator, 15 Cu Ft	\$475.00	\$475.00	
	Refrigerator, 18 Cu Ft	\$510.00	\$510.00	
	Shelf	\$35.00	\$35.00	
Stove - Electric		2017 Replacement Cost	2018 Replacement Cost	
	Bake Element	\$32.00	\$32.00	
	Broil Element	\$40.00	\$40.00	
	Broiler Pan	\$28.00	\$28.00	
	Drip Pan 6"	\$3.00	\$3.00	
	Drip Pan 8"	\$3.00	\$3.00	
	Drip Ring 6"	\$2.00	\$2.00	
	Drip Ring 8"	\$2.50	\$2.50	
	Filter	\$8.00	\$8.00	
	Grid Assembly for Broiler Pan	\$25.00	\$25.00	
	Knob -- Stove	\$10.00	\$10.00	
	Large Burner	\$20.00	\$20.00	
	Large Burner Pan	\$1.50	\$1.50	
	Light Lens	\$35.00	\$35.00	
	Oven Door Handle	\$15.00	\$15.00	
	Oven Door Hinge	\$20.00	\$20.00	
	Oven Rack	\$30.00	\$30.00	
	Range Hood	\$50.00	\$50.00	
	Range, 20" Electric	\$400.00	\$400.00	
	Range, 30" Electric	\$450.00	\$450.00	
	Small Burner	\$15.00	\$15.00	
	Small Burner Pan	\$2.00	\$2.00	
	Safety element includes labor	\$150.00	\$150.00	
Stove - Gas		2017 Replacement Cost	2018 Replacement Cost	
	Broiler Pan	\$15.00	\$15.00	
	Burner - Back	\$45.00	\$45.00	
	Burner - Front	\$45.00	\$45.00	
	Filter	\$15.00	\$15.00	
	Knob - Stove	\$8.00	\$8.00	

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	Light Lens	\$35.00	\$35.00
	Oven Burner 6"	\$22.00	\$22.00
	Oven Door Handle	\$38.00	\$38.00
	Oven Door Hinge Left/Right	\$15.00	\$15.00
	Oven Rack	\$35.00	\$35.00
	Gas Range Hood	\$50.00	\$50.00
	Range, 30" Gas	\$450.00	\$450.00
Garbage Disposal		2017 Replacement Cost	2018 Replacement Cost
	Garbage Disposal	\$150.00	\$150.00
Plumbing		2017 Replacement Cost	2018 Replacement Cost
	Ballcock Assembly	\$15.00	\$15.00
	Drain Stopper-Rubber	\$1.00	\$1.00
	Flush Handle	\$8.00	\$8.00
	Lavatory Faucet 2 handle- complete	\$53.00	\$53.00
	Medicine Cabinet Mirrors	\$15.00	\$15.00
	Medicine Cabinet-Handicapped	\$313.00	\$313.00
	Medicine Cabinet-Others	\$150.00	\$150.00
	Medicine Cabinet-Slant	\$150.00	\$150.00
	P-trap - plastic	\$5.00	\$5.00
	Shower Curtain Rod & brackets/pr	\$12.00	\$12.00
	Shower Head	\$10.00	\$10.00
	Shower/Tub Grab Bar	\$45.00	\$45.00
	Soap Dish - wall mounted	\$5.00	\$5.00
	Toilet Bowl Only	\$40.00	\$40.00
Plumbing		2017 Replacement Cost	2018 Replacement Cost
	Toilet Paper Brackets	\$4.00	\$4.00
	Toilet Paper Holder	\$9.00	\$9.00
	Toilet Paper Roller	\$3.50	\$3.50
	Toilet Seat & Lid -Handicapped	\$45.00	\$45.00
	Toilet Seat & Lid - Regular	\$25.00	\$25.00
	Toilet Supply Line - PVC	\$1.00	\$1.00
	Toilet Tank Flapper	\$4.00	\$4.00
	Toilet Tank Lever	\$4.00	\$4.00
	Toilet Tank Only	\$45.00	\$45.00
	Toilet, Wax Gasket Set	\$10.00	\$10.00
	Toilet - COMPLETE/Regular	\$95.00	\$95.00
	Toilet - COMPLETE/Handicapped	\$135.00	\$135.00
	Toilet- COMPLETE/REAR FLUSHING	\$351.00	\$351.00
	Toothbrush Holder - wall mounted	\$5.00	\$5.00
	Towel Bar Bracket/pr	\$5.00	\$5.00
	Towel Bar, 18"	\$3.00	\$3.00
	Towel Bar, 24"	\$3.00	\$3.00
	Handheld Shower Head	\$0.00	\$20.00

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	Towel Bar, 36"	\$4.00	\$4.00
	Tub Spout w/diverter Chrome	\$12.00	\$12.00
	Tub/Shower Faucet w/handle	\$110.00	\$110.00
	Connect gas dryer	\$35.00	\$35.00
Carpentry		2017 Replacement Cost	2018 Replacement Cost
	Countertop Replacement Kitchen	Current market value	Current market value
	Baseboard (per foot)	\$2.00	\$2.00
	Baseboard, corners 2"	\$1.00	\$1.00
	Baseboard, corners 4"	\$2.00	\$2.00
	Handrail brackets/pr	\$5.00	\$5.00
	Kitchen cabinet drawer	Current market value	Current market value
	Kitchen cabinets replace	Current market value	Current market value
	Paint, standard eggshell white/per gl	\$18.00	\$18.00
	Repair holes in walls 1" - 5"	30.00 per hole	30.00 per hole
	Repair holes in walls 6" or more	40.00 per hole	40.00 per hole
	Standard drywall/per sheet	\$25.00	\$25.00
	Stair treads (each)	\$15.00	\$15.00
	Additional Shelving in Closets (Villa's)	\$0.00	\$50.00
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.			
Cleaning	Specialized services for blood clean-up, bodily fluids (urine, feces, etc)	Current rate provided by outside contractor	Current rate provided by outside contractor
		\$1,500.00	\$1,500.00
Detectors		2017 Replacement Cost	2018 Replacement Cost
	Carbon Monoxide Detector	\$45.00	\$45.00
	Smoke Detector (battery)	\$10.00	\$10.00
	Smoke Detector (hardwired elec/photo eye)	\$72.00	\$100.00
	Smoke Detector (el w/battery backup)	\$36.00	\$40.00
Drawers/Doors		2017 Replacement Cost	2018 Replacement Cost
	Bi-Fold Door; 24"	\$40.00	\$40.00
	Bi-Fold Door; 30"	\$50.00	\$50.00
	Bi-Fold Door; 36"	\$85.00	\$85.00
	Closet Door	Current market value	Current market value
	Deadbolt	\$30.00	\$30.00
	Door Jambs	Current market value	Current market value
	Door lock/knob - entry	\$30.00	\$30.00
	Door lock/knob - passage	\$15.00	\$15.00
	Door lock/knob - privacy	\$20.00	\$20.00
	Drawer Guide	Current market value	Current market value
	Entry knob & deadbolt	\$45.00	\$45.00
	Exterior Entry Door	Current market value	Current market value

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	Interior Door	Current market value	Current market value
	Kick Plate	\$45.00	\$45.00
	Strike Plate	\$15.00	\$15.00
Storm Doors		2017 Replacement Cost	2018 Replacement Cost
	Closer - Heavy Duty	\$20.00	\$20.00
	Glass	\$55.00	\$55.00
	Handle	\$7.00 - \$35.00	\$7.00 - \$35.00
	Latch	\$15.00	\$15.00
	Panel	\$20.00	\$20.00
	Screen - Security	Current market value	Current market value
	Screen - Standard	Current market value	Current market value
	Storm Door complete w/32" screen	\$165.00	\$165.00
	Storm Door complete w/34" screen	\$155.00	\$155.00
	Storm Door complete w/36" screen	\$185.00	\$185.00
Electrical/Lighting		2017 Replacement Cost	2018 Replacement Cost
	220 Outlet Receptacle	\$15.00	\$15.00
	Cable Plate	\$0.60	\$0.60
	Cover Plate, Blank	\$0.60	\$0.60
	Cover Plate, Duplex	\$0.55	\$0.55
	Cover Plate, light switch - double	\$0.55	\$0.55
	Cover Plate, light switch - single	\$0.55	\$0.55
	Globe 10"	\$18.00	\$18.00
	Globe 12"	\$20.00	\$20.00
	Globe 8"	\$15.00	\$15.00
	Globe, porch	\$12.00	\$12.00
	Globe, porch (Johnson Park)	\$35.00	\$35.00
	Ground Fault Interceptor (GFI)	\$16.00	\$16.00
	Light Switch/double wall	\$3.00	\$3.00
	Light Switch/single	\$4.00	\$4.00
	Receptacle, duplex	\$3.00	\$3.00
	Switch, Dimmer	\$8.00	\$8.00
	40,60,75 watt Bulbs /and Corresponding CFLs	\$5.00	\$5.00
	Basement Fixture	\$45.00	\$45.00
	Bathroom Fixture	\$25.00	\$25.00
	Bedroom Fixture	\$30.00	\$30.00
	Fluorescent Fixture	\$105.00	\$105.00
	Hallway Fixture	\$15.00	\$15.00
	Kitchen Fixture	\$60.00	\$60.00
	U Tube	\$15.00	\$15.00
	Porch	\$10.00	\$10.00
	Thermostat	\$36.00	\$39.00
	Thermostat (Villa's)	\$0.00	\$60.00
Floor Covering		2017 Replacement Cost	2018 Replacement Cost

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	Carpet (per yard) w/labor & padding	Current market rate	Current market rate	
	Linoleum (per yard)	Current market rate	Current market rate	
	Square Floor Tile Each	\$3.00	\$3.00	
Floor Covering		2017 Replacement Cost	2018 Replacement Cost	
	Carpet cleaning of unit	\$150.00 - \$350 Based on unit size	\$150.00 - \$350 Based on unit size	
Kitchen		2017 Replacement Cost	2018 Replacement Cost	
	Faucet aerator	\$2.00	\$2.00	
	Kitchen Faucet w/o sprayer	\$53.00	\$53.00	
	Kitchen Faucet w/ sprayer	\$73.00	\$73.00	
	Sink strainer/complete	\$8.00	\$8.00	
Locksmith		2017 Replacement Cost	2018 Replacement Cost	
	Keys (extra)	\$25.00	\$25.00	
	Lock Change per door	\$60.00	\$60.00	
	Mailbox key	\$10.00	\$10.00	
	Hirises - issued by SHA staff	\$8.00	\$8.00	
	UBP - issued by USPS	\$3.00	\$3.00	
LOCK CHANGES MUST BE REQUESTED THROUGH THE ASSET MANAGER AND/OR DEPUTY DIRECTOR.				
Miscellaneous		2017 Replacement Cost	2018 Replacement Cost	
	Mailbox - post only	\$45.00	\$45.00	
	Mailbox, Post Mounted	\$20.00	\$20.00	
	Mailbox, Slot, Door	\$35.00	\$35.00	
	Water heater/40 gal (gas/electric)	\$450.00	\$450.00	
	Installing Wall Mounted TV's	\$0.00	\$25.00	Labor Only
	Relight pilot light	\$35.00	\$35.00	
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, etc.				
Pest Control		2017 Replacement Cost	2018 Replacement Cost	
	General Pest Control	\$65.00	\$65.00	
	Termite Treatment	\$700.00	\$700.00	
	60 Gallon Trash Bags (Each)	\$0.75	\$0.75	
	Failure to be prepared for Bed Bug Treatment	\$100.00	\$100.00	
	Bed Bug Blocker Mattress Covers Twin	\$32.00	\$32.00	
	Bed Bug Blocker Mattress Covers Full	\$32.00	\$32.00	
	Bed Bug Blocker Mattress Covers Queen	\$34.00	\$34.00	
	Bed Bug Blocker Mattress Covers King	\$40.00	\$40.00	
	Removal of Items/Bed bugs/Mattresses/furniture, etc.	\$60.00 per item	\$60.00 per item	
Plumbing		2017 Replacement Cost	2018 Replacement Cost	
	Sump Pump	\$175.00	\$175.00	
	Unclog Drains (toilet/sink/tub)	35.00 per hour	35.00 per hour	
	Maintenance fee to unclog drain after 1st Call	\$35.00	\$35.00	
Trash pick up/hauling		2017 Replacement Cost	2018 Replacement Cost	
	Failure to return Waste Container	\$75.00	\$75.00	

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	TV Removal/Disposal Fee	\$ 60 Per TV left on Property+ Vendor Disposal Fee	\$ 60 Per TV left on Property+ Vendor Disposal Fee	
	Tire Disposal Fee	\$10 Per Tire left on Property	\$10 Per Tire left on Property	
\$60.00 per item plus dumping fee of \$400.00 per truckload				
<p>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. Additional charges for disposal 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.)</p>				
Windows		2017 Replacement Cost	2018 Replacement Cost	
	Cabinet Hinges	\$10.00	\$10.00	
	Heat Register	\$9.00	\$9.00	
	Mini blinds, 27"	\$0.00	\$7.00	
	Mini blinds, 32"	\$7.00	\$7.00	
	Mini blinds, 33"	\$7.00	\$7.00	
	Mini blinds, 34"	\$8.00	\$7.00	
	Mini blinds, 36"	\$8.00	\$8.00	
	Mini blinds, 72"	\$0.00	\$24.00	
	Replace Glass - window/door	Current market rate	Current market rate	
Screens		2017 Replacement Cost	2018 Replacement Cost	
	Small screen	\$35.00	\$35.00	
	Large screen	\$50.00	\$50.00	
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	Current market rate	
Grounds		2017 Replacement Cost	2018 Replacement Cost	
	Grass Mowing	\$75.00 per mow + any fines levied against the SHA by the City if applicable as a result of failure to maintain property	\$75.00 per mow + any fines levied against the SHA by the City if applicable as a result of failure to maintain property	
	Damage to lawn from vehicles	Third Party cost	Third Party cost	
	SHA repairs - seed lawn	\$35.00 per hour	\$35.00 per hour	
	minimum 1 hr labor will apply			
Labor rates/per hour		2017 Labor Rates	2018 Labor Rates	
	Carpenter	\$35.00	\$35.00	
	Engineer	\$40.00	\$42.00	
	Painter	\$40.00	\$42.00	

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 you \$35 per hour+ \$53.00 for the part for a total of \$88.00. If it takes 2 hours to replace the faucet it will cost you \$123.00 (2 hours X \$35 per hour=\$80.00+\$43.00 for the part).