

MAINTENANCE CHARGES

Revised 6/25/19

Maintenance Task	Item	Cost	
Regular Hours Labor Rate		17.00 per hour	
After Hours Labor Rate		25.50 per hour	
Screen Doors	Steel Door (complete)	Market Cost	
	Door Closure	20.00	
	Security Screen Door	Market Cost	
	Handle Kit	14.00	
Window Screens	Replace Screen	22.00	
	Repair Screen	11.00	
Entrance Doors	New Door	Market Cost	
	Passage Locks	20.00	
	Change Locks – Dead Bolts	20.00	
Keys/Lock Outs	Door Key	5.00	
	Mailbox Key	5.00	
	Unlock Doors (During Working Hours)	7.00	
	Unlock Door (After Working Hours)	25.19	
Interior Doors		Solid Core	Hollow Core
	18" Birch	82.00	79.00
	24" Birch	83.00	79.00
	28" Birch	83.00	79.00
	30" Birch	85.00	79.00
	32" Birch	85.00	79.00
	Passage Lock	18.00	18.00
	Install-A-Lock Repair Kit (short)	18.00	25.00
	Install-A-Lock Repair Kit (long)		27.00
	Back Set Latch		25.00
	Privacy Lock		20.00
Windows	Curtain Rods		.50 ft.
	Window Glass		Market Cost
Window Blinds	Faux Wood Blinds (33-inch blind)		Market Cost
Floor/Walls	Vinyl Floor Tile (Sq. Ft.)		2.00
	Cover Base (Run Ft.)		1.00
	Ceramic Floor or Wall Tile		3.50
	Holes-in-Wall (Up to 16")		30.00

Maintenance Task	Item	Cost
<i>Paint</i>	0-5 years living in same unit (per gallon)	H/A off White 11.37
		Masterpiece Tan 16.50
	After 5 years living in the same unit (per gallon)	-0-
	<i>*Plus hourly rate(s) of painter(s) on top of the cost of paint</i>	
<i>**Painting must be done in accordance with NWGHA Regulations</i>		
<i>Appliances</i>	New 20" Range	479.00
	New 24" Range (gas)	467.00
	New 30" Range (gas)	426.00
	New Refrigerator 16 cubic ft.	468.00
	New Refrigerator 18 cubic ft.	533.00
<i>**Cost will be prorated over a twelve (12) year useful life</i>		
<i>Appliance Parts</i>	Range Control Knob	12.50
	Oven Door Handle (20")	18.67
	Oven Door Handle (30")	24.46
	Stove Burner – 20" Electric (6")	15.17
	Stove Burner – 20" Electric (8")	17.11
	Stove Burner – 20" Gas (Front)	21.33
	Stove Burner – 20" Gas (Rear)	24.00
	Stove Burner – 30" Gas (Front)	29.28
	Stove Burner – 30" Gas (Rear)	29.28
	30 Inch Oven Gasket (Gas)	33.98
	Refrigerator Door Handle	27.21
	Refrigerator Door Gasket – Refrigerator	36.37
	Refrigerator Door Gasket – Freezer	37.90
	Refrigerator Ice Tray	1.00
	Refrigerator Kick Plate	29.54
	Refrigerator Shelf	27.05
	Refrigerator Crisper	50.71
	Refrigerator Door Bar	15.33
	Refrigerator Clips	7.93
	Hood Range Bulb	6.00
	Silver Drip Pans	6 inch 4.00
		8 inch 6.00
	Black Drip Pans	6 inch 6.00
	8 inch 8.00	
Romex Connector (<i>includes parts and labor</i>)	10.00	
<i>Kitchen Cabinets & Sink</i>	Drawer Font	27.74
	Door Hinges	16.49
	Replace Cabinet Doors (each)	29.48
	Basket Strainer (metal bottom)	8.55
	Basket Strainer (rubber bottom)	4.81

Maintenance Task	Item	Cost	
<i>Bathroom</i>	Towel Rack (metal)	9.36	
	Towel Rack (ceramic)	13.13	
	Medicine Cabinet Mirror	18.47	
	Shower Curtain Rod	9.46	
	Toilet Seat	14.00	
	Toilet Tank Lid	41.49	
	Toilet Bowl Complete	99.00	
	Toilet Tank Complete	95.00	
	Toilet ADA Flush Button	5.19	
	Toilet Tank Gasket	6.39	
	Toilet Flush Valve	16.99	
	Toilet Vessel	17.99	
	Toilet Flush Tower Seal Disc	2.09	
	Shower Head	10.41	
	Ceramic Tub Soap Dish	15.28	
	Metal Soap Dish	9.85	
	Toothbrush Holder	9.66	
	Lavatory Stopper	4.00	
	<i>Plumbing</i>	Unclog washing machine, kitchen sink, bathtub drain	10.00
		Unclog toilet (without removing toilet)	15.00
Unclog by removing toilet or P-Trap		30.00	
<i>Electrical</i>	Switch or Outlet Cover	5.08	
	Switch (replace)	5.51	
	Outlet (replace)	5.44	
	Change Fluorescent Bulb (4")	6.09	
	Change Fluorescent Bulb (2")	6.95	
	Change Heat Lamp	8.20	
	Change Appliance Bulb	5.27	
	Porch Light Glove	21.01	
	Porch Light Fixture	27.41	
	6" Drum (glass only)	7.24	
	8" Drum (glass only)	7.67	
	10 Drum (glass only)	13.60	
	6" Drum Fixture	14.05	
	8" Drum Fixture	16.76	
	10" Drum Fixture	20.59	
	Bathroom Globe (glass only)	14.69	
	Bathroom Fixture	21.41	
	Bathroom Fixture (High-rise only)	58.21	
	Bathroom Fixture (glass only)	13.06	
	14" Bent Channel (glass only)	25.56	
	Phone Jacks	9.93	
	Light Bulb (60 Watt)	Market Cost/Labor	
	2 Prong Bulb	Market Rate	

Maintenance Task	Item	Cost
	Circular Light Bulb	Market Cost
<i>Heating</i>	Thermostat (horizontal or vertical)	38.50
	Thermostat (round)	35.00
	Thermostat at Village Green	Market Cost
<i>Smoke Alarms or CO Detectors</i>	**If resident takes down smoke alarm and/or CO Detectors or removes batteries, there will be a charge:	1 st violation 75.00 2 nd violation EVICTION
	*NOTE: If smoke alarm or CO Detector is missing or damaged, charges will include above charges plus cost of the detector.	
<i>Yards</i>	Replace Sod	2.00 sq.ft.
	Replace Plants or Trees	5 Gallon 30.00
		3 Gallon 20.00
<i>Other Frequent Charges</i>	Clean Stove/Oven	35.00
	Clean Refrigerator	35.00
	Bed Bug Covers (Various Sizes)	Market Cost
	Re-Key Locks	Market Cost
	Keys	5.00
	Trash in Yard	25.00 each occurrence
	Remove items form roof	10.00
	Household trash (furniture & large items not on scheduled garbage pickup day)	50.00 each occurrence
	Garbage pickup-Highrise Only	2.50 month
	-Other Properties/Developments	5.00 month
	Car Parked in Yard	1 st violation 25.00
		2 nd violation 50.00
		3 rd violation 75.00
		with possible EVICTION
	Buggies/Shopping Carts left in apartment, on porch or other inappropriate location:	1 st violation 25.00
		2 nd violation 50.00
		3 rd violation 75.00
		with possible EVICTION
	Tripping hazards and/or exposed wiring – as a result of resident actions – on the floor, walls, over doors, along stairways, or from room to room	1 st violation 25.00
		2 nd violation 50.00
		3 rd violation 75.00
		with possible EVICTION
Blocked Egress	1 st violation 75.00	
	2 nd violation EVICTION	
Improperly vented dryer vents:	1 st violation - Verbal warning with 24-hours to correct	
	2 nd violation 50.00	
	3 rd violation EVICTION	

Maintenance Task	Item	Cost
<i>Highrises ONLY</i>	Stand-alone freezer	2.00/month
	Additional refrigerator	6.00/month
	Window air conditioner	4.00/month
	<i>*ADDITIONAL CHARGES (EXCESS CHARGES FOR NON-STANDARD EQUIPMENT)</i>	
<i>Alarm & Security System – John Graham Homes</i>	L3000 Alarm Panel	168.75
	5816 Doro Transmitter	36.99
	5800 Motion Detector	81.99
	GSMVLP4G	155.99
<i>Access Control Doors – Highrises</i>	Key Cards	5.00