

Maintenance Charges

EFFECTIVE 5-1-2023

BATHROOM

Lavatory Replacement	Materials + Labor
Lavatory Plug/Stopper	6.00
Bathtub Plug/Stopper	6.00
Towel Rack Fixture (Ceramic & Stainless Steel)	20.00
Towel Rack(Bar only)	15.00
Lavatory Soap Dish	20.00
Paper Holder (Roller Only)	5.00
Paper Holder Fixture (Ceramic & Stainless)	20.00
Commode Set (Complete Set)	Materials + Labor
Commode Seat	20.00
Commode Water Tank Lid-Material & Labor	
Unstopping Commode (Rodded Out)	45.00
Unstopping Commode (Taking Up)	65.00
Unstopping Lavatory	35.00
Unstopping Tub	45.00
Unstopping Sewer Line	50.00
(If plumber is needed, all cost will be charged to tenant)	
Replace Triphandle	15.00
Aluminum Shower Rod & Caps	20.00
Replace Aerator for Lavatory	5.00
Toilet Plunger	6.00

KITCHEN

Unstopping Sink	35.00
Sink Strainer	10 + labor
Replace Sink Aerator	5.00
Hinges	5.00 each
All Countertop Repairs / Replacements	Materials + Labor
All Cabinet Repairs	Materials + Labor

LIGHT FIXTURES – All

Appliance Bulb/Fixture Bulb	5.00 each
Complete Light Fixture	35.00
Globe only	15.00
Complete Kitchen Light Fixture	50.00
Kitchen Lens Only	25.00
Porch Fixture	35.00
Porch Globe Only	15.00

RANGES

Range Replacement	Materials + Labor
Range Hood Replacement	Materials + Labor
Range Hood Filter	20.00
Range Hood Light Cover	8.00
Stove Oven Rack	30.00
Burner Pans	6.00 each
30" Stove Knob	Materials Cost
24" Stove Knob	Materials Cost
Burner Assembly for Electric Range	20.00

REFRIGERATORS

Refrigerator Replacement/(Specialty Gaskets)	Materials + Labor
Refrigerator Door Gasket Replacement	50.00
Freezer Door Gasket Replacement	50.00
Ice Trays	3.00 each
Vegetable Crisper Cover	50.00
Interior Door Bar	20.00
Cleaning Freezer drain	30.00

EXTERIOR DOORS

Door Replacement	Materials + Labor
Lockouts-During Regular Hours	35.00
Door Repair	Materials + Labor
Door Keys	5.00 each
Change Locks	60.00
Door Dead Bolt Latch	25.00
Door Flip Latch	20.00
Door Wrap Around	45.00
Door Viewer	10.00

INTERIOR DOORS

Door Replacement	Materials + Labor
Lockouts-During Regular Hours	20.00
Lockouts-After Hours (911 Call)	65.00
Replace Passage Door Knob	20.00
Replace Privacy Door Knob	25.00
Striker Plate	5.00
Passage Tongue	15.00
Door Lock Assembly	Materials + Labor
Door Wrap Around	45.00
Hanging Items Over Interior Doors	1st Offense 35.00 2nd Offense 50.00
Door Repair	Materials + Labor

WINDOWS

Glass Replacement	Materials + Labor
Security Screen Repair / Replacement	Materials + Labor
GA-60-6 Screen Frame & Wire	Materials + Labor
GA-60-6 Screen Wire only	Materials + Labor
Mini-Blinds	10 + install labor
Curtain & Shade Brackets	10.00 per pair
Blocked windows	1st Offense 50.00 2nd Offense 100.00 3rd Offense Eviction

HEATING & AIR CONDITIONING

Damage to Exterior Cage	Materials + Labor
Damaged Thermostat	Materials + Labor
Air Filter Removed/Turned Around(dust side facing in)	1st Offense 35.00 2nd Offense 50.00 3rd Offense Eviction
Blocking A/C returns	1st Offense 50.00
Filter change notice is a warning	2nd Offense 100.00 3rd Offense Eviction
Dirty / Clogged Return Grills	20.00
Other Damage	Material + Labor

MISCELLANEOUS CHARGES

Mail Box	Materials + Labor
Mail Box Lock Replacement	35.00
Mail Box Key	5.00 each
Smoke Detector Damaged, Unplugged or Off at Breaker	1st Offense 50.00 2nd Offense 100.00 3rd Offense Eviction
Smoke Alarm Battery	5.00
Wall Guard/Doorstop	5.00
Dryer Vent Kit	20.00
All Electrical Cover Plates and Phone Jacks	3.00 each
Outdoor Faucet Handle	10.00
Receptacle	5 + Labor

CONTINUED ON BACK SIDE

SCREEN DOORS

Total Door Replacement	Materials + Labor
Replacing Stainless Steel Wire Per Panel	Materials + Labor
Screen Door Latch	20.00
Screen Door Handle Kit	25.00
Screen Door Closer(Cylinder)	20.00
Door Repair	Materials + Labor

PENALTIES

Unkept property (paper, trash, cig butts, toys, etc.)	35.00
Driving or Parking on Grounds	50.00
Blocking Dumpsters	35.00
Having Any Type of Non-Patio Furniture, or Damaged Patio Furniture on Porches	35.00
Shopping Cart In Yard	1st Offense 35.00 2nd Offense 50.00 3rd Offense Eviction
Cleaning Stains From Leaking Vehicles	Materials + Labor

Replacing Tile-Per Piece- VCT	8.00
Specialty Flooring (LVP)	Materials + Labor
Clothesline Wire Replacement	20.00 complete set
Line Replacement	5.00
Throwing Grease Out Back Door	1st Offense 50.00 2nd Offense 100.00 3rd Offense Eviction
Cables on Floors	15.00 ea occurrence

CLEANING BY MAINTENANCE DEPT.

Hourly Cleaning Rate (labor and materials)	20.00
Cleaning Garbage Can Recept.	25.00
Picking Up Paper & Trash	35.00
Raking	15.00
Cleaning Off Roofs	35.00
Clean Out Vacated Apartment-minimum penalty	200.00 + Labor
Painting	Materials + Labor

ANY ADDITIONAL REPAIRS/WORK NOT LISTED WILL BE CHARGED AT 20.00 PER HOUR PLUS MATERIALS

The after hours phone is for emergency calls only, There will be a \$75.00 charge for responding to any call that is determined not to be an emergency. Such things categorized as emergencies are, but not limited to, refrigerator not working, stopped up sewer line, stopped up commode, water leak inside apartment.