

2025 Maintenance Schedule of Fees and Charges

	<i>Item</i>	2025 Labor Charge (per each)	2025 Materials Charge (per each)
	<i>Appliances & Accessories</i>	<i>Labor</i>	<i>Materials</i>
1	Freezer Door Gasket	\$21.52	\$ 62.98
2	Hood Fan Assembly	\$10.76	\$ 79.20
3	Hood Fan Filter	\$10.76	\$ 12.83
4	Oven Door (varying depending on make/size)	\$10.76	Varying depending on Make/Size
5	Oven Door Handle	\$10.76	82.47
6	Range Burner, Electric	\$10.76	\$ 26.39
7	Range Burner, Gas	\$3.59	\$ 41.59
8	Range Elec. Broiler Pan, Replace	\$3.59	\$ 31.27
9	Range Gas Broiler Pan, Replace	\$10.76	\$ 33.85
10	Range, Clean	\$86.07	Service Only
11	Range Hood, 30", Replace	\$43.04	\$ 106.40
12	Range Hood, 36", Replace	\$43.04	\$ 120.16
13	Range Hood, 42", Replace	\$43.04	\$ 132.64
14	Range, Inf. Switch	\$3.59	\$ 49.12
15	Range, Knobs	\$3.59	\$ 24.26
16	Range, Oven Rack 20"	\$3.59	\$ 33.99
17	Range, Oven Rack 30"	\$3.59	\$ 61.99
18	Range, Oven Control, Gas	\$21.52	\$ 67.54
19	Range, Oven Control, Electric	\$21.52	\$ 58.45
20	Range, Replace Electric 20"	\$43.04	\$ 505.00
21	Range, Replace Electric/Gas 30"	\$43.04	\$ 440.00
22	Range, Replace Gas 20"	\$43.04	\$ 545.00
23	Range, Replace Electric 30"	\$43.04	\$ 470.00
24	Range, Stove-top Grate	\$3.59	\$ 35.19
25	Refrigerator, Replace (all sizes)	\$21.52	\$ 610.00
26	Refrigerator, Clean	\$86.07	Service Only
27	Refrigerator, Crisper	\$3.59	\$ 90.02
28	Refrigerator, Crisper Cover	\$3.59	\$ 104.63
29	Refrigerator, Gasket	\$43.04	\$ 96.04
30	Refrigerator, Shelf Front	\$7.17	\$ 75.47
31	Refrigerator, Door Liner	\$43.04	\$ 36.87
32	Top Burner, Grate/Gas - Replace	\$21.74	\$ 35.19
	<i>Bath Accessories</i>	<i>Labor</i>	<i>Materials</i>
33	Medicine Cabinet Shelf	\$3.59	\$8.32
34	Medicine Cabinet Complete	\$21.52	\$67.31

35	Toilet Paper Holder, Replace	\$10.76	\$9.68
36	Toilet Paper Spindle, Replace	\$3.59	\$2.87
	Item	2025 Labor Charge (per each)	2025 Materials Charge (per each)
	Bath Accessories	Labor	Materials
37	Toilet Seat (Elongated)	\$10.76	\$35.19
38	Toilet Seat (Regular)	\$10.76	\$27.99
39	Toilet Tank Lid, Replace	\$10.76	\$52.46
40	Tub/Shower Stopper (Fit-all)	\$3.59	\$7.15
41	Tub/Shower (Toe-stopper)	\$3.59	\$16.37
42	Towel Bar, Replace	\$10.76	\$15.29
43	Tub/Shower Curtain Rod, Replace	\$7.17	\$19.61
	Carpentry	Labor	Materials
44	Banister (price per linear foot)	\$21.74	\$3.59
45	Baseboard 2 3/8 Reversible (per sq/ft)	\$21.74	\$2.07
46	Breadboard, Replace	\$7.17	\$ 40.49
47	Bi-fold/Bi-pass Door, Set	\$64.55	\$ 108.30
48	Cabinet Drawer Track	\$21.74	\$ 8.13
49	Cabinet Drawer, Replace	\$43.04	\$ 38.65
50	Cabinet, Vanity, Replace	\$43.04	\$ 247.09
51	Closet Bi-pass Floor Guides	\$10.76	\$ 1.24
52	Closet Pole Center Support Bracket	\$10.76	\$ 4.42
53	Closet Pole End Brackets	\$10.76	\$ 2.72
54	Door Bumpers, Common Replace	\$3.59	\$ 2.41
55	Door Casing (per stick) *	\$64.77	\$ 16.58
56	Door Jamb, Repair	\$43.04	\$ 67.50
57	Door Viewer, Replace	\$7.17	\$ 4.79
58	Door, Metal, Replacement*	\$156.27	\$ 432.00
59	Door, Wood, Interior*	\$156.27	\$ 139.50
60	Door, Pocket HC, Replace*	\$129.11	\$ 64.83
61	Door, Weather Stripping	\$21.52	\$ 14.68
	Electrical & Lighting	Labor	Materials
62	Electric Outlet Cover	\$3.59	\$0.88
63	Electric Switch Cover	\$3.59	\$0.88
64	Light Bulb/Appliances	\$3.59	\$1.57
65	Lamp (Light Bulb, Replace (60 watt)	\$3.59	\$1.75
66	Light Bulb/2' T-12	\$3.59	\$6.68
67	Light Bulb/2' T-8	\$3.59	\$6.83
68	Light Bulb/4' T-12	\$3.59	\$7.23
69	Light Bulb/4' T-8	\$3.59	\$7.53
70	Light Bulb/6" Circline	\$3.59	\$9.98
71	Light Bulb/8" Circline	\$3.59	\$20.80

	<i>Item</i>	2025 <i>Labor Charge (per each)</i>	2025 <i>Materials Charge (per each)</i>
	Electrical & Lighting	Labor	Materials
72	Light Bulb/12" Circline	\$3.59	\$24.60
73	Light Bulb, 28 Watt Quad	\$3.59	\$26.87
74	Light Diffuser, Circline	\$3.59	\$15.99
75	Light Diffuser, Glass Drum	\$3.59	\$27.26
76	Light Diffuser, 4 ft.	\$3.59	\$44.81
77	Light Diffuser, Exporior Porch	\$3.59	\$9.99
78	Light Fixture, 2' or 4' Bulb, Flourescent	\$43.04	\$72.84
79	Light Fixture, Circline	\$21.52	\$86.35
80	Light Fixture, Emergency Exit	\$43.04	\$84.90
81	Exterior Wall Pack (Light Fixture)	\$43.04	\$210.82
82	Porch Light Shade/Plastic	\$3.59	\$5.65
83	Porch Light Shade/Glass	\$3.59	\$26.02
84	Receptacle, Replace: 110 Basic	\$21.52	\$1.52
85	Receptacle, Replace: GFI	\$21.52	\$26.98
86	Receptacle, Replace: Appliance	\$43.04	\$8.29
87	CO/Smoke Detector, Tampering	\$54.34	Flat Rate
88	Carbon Dioxide/Smoke Detector	\$10.76	\$87.88
89	Battery Smoke Detector/CO	\$10.76	\$78.67
90	Switch, Replace	\$10.76	\$3.10
91	Splitter/TV	\$7.17	\$3.75
92	Telephone, Jack Replacement	\$10.76	\$1.25
	Floor Coverings & Accessories	Labor	Materials
93	Floor Tile, Replace 12" X 12" (each)	\$7.17	\$1.76
94	Carpet/Glue Down (or actual cost)	Actual cost	\$18.73
95	Carpet w/Pad (actual cost or pro rate)	Actual cost or pro rate	\$12.53
96	2 1/2" or 4" Base/per Foot	\$7.17	\$2.07
	Glazing & Hardware	Labor	Materials
97	Patio Sliding Door Handle	\$0.76	Special Order
98	Patio Sliding Door Latch	\$10.76	Special Order
99	Window Board up/Clean-Up (per Task Order pricing)	\$43.04	Service Only
100	Window Glass 20" X 20"/single pane	\$92.37	\$23.70
101	Window Glass 24" X 24"/single pane	\$92.37	\$31.60
102	Window Glass 24" X 60"/single pane	\$92.37	\$79.00
103	Window Glass 36" X 36"/single pane	\$92.37	\$45.52
104	Window Glass 36" X 60"/single pane	\$92.37	\$91.59
105	Window Glass 50" X 50"/single pane	\$92.37	\$96.23

	<i>Item</i>	2025 <i>Labor Charge (per each)</i>	2025 <i>Materials Charge (per each)</i>
	Glazing & Hardware	Labor	Materials
106	Window Glass 20" X 20"/dual pane	\$124.98	\$48.15
107	Window Glass 24" X 24"/dual pane	\$124.98	\$64.20
108	Window Glass 24" X 60"/dual pane	\$124.98	\$160.50
109	Window Glass 36" X 36"/dual pane	\$124.98	\$101.25
110	Window Glass 36" X 60"/dual pane	\$124.98	\$168.75
111	Window Glass 50" X 50"/dual pane	\$190.18	\$195.30
112	Window 20" X 20"/Screen	\$21.52	\$17.60
113	Window 24" X 24"/Screen	\$21.52	\$20.72
114	Window 24" X 60"/Screen	\$21.52	\$34.76
115	Window 36" X 36"/Screen	\$21.52	\$30.08
116	Window 36" X 60"/Screen	\$21.52	\$39.44
117	Window 50" X 50"/Screen	\$21.52	\$41.00
118	Window Lock, Casement	\$10.76	Special Order
119	Window Operator, Casement	\$21.52	Special Order
	Heating & Air	Labor	Materials
120	A/C Thermostat	\$10.76	\$39.39
121	Furnace, Thermostat	\$10.76	\$39.39
122	Exhaust Fan Cover	\$10.76	\$9.85
	Locks, Keys & Hardware	Labor	Materials
123	Eviction Lockout	\$43.04	Service Only
124	Combo Lock Repair	\$21.52	Service Only
125	Combo Lock Replace	\$21.52	\$78.69
126	Deadbolt, Replace Smart Lock	\$21.52	\$41.30
127	Door Lever Knobset (interior)	\$10.76	\$25.19
128	Door Standard Knobset (exterior)	\$10.76	\$33.49
129	Drawer Pulls	\$10.76	\$3.99
130	Gate Hinge	\$21.52	\$29.11
131	Gate Latch	\$10.76	\$8.52
132	Garage OH Door Handle	\$21.52	\$10.99
133	Garage Door, Bolt Lock	\$21.52	\$22.16
134	Key (Best Replacement)	\$10.76	\$7.50
135	Key (Unit Replacement)	\$10.76	\$0.50
136	Key (Unit Replacement/Delivered)	\$10.76	\$0.50
137	Lock, Install-a-Lock Wrap Around (single)	\$21.52	\$37.78
138	Lock, Install-a-Lock Wrap Around (combo)	\$21.52	\$46.17
139	Lock/Key in Knob/Entry	\$21.52	\$18.99
	Item	2025 <i>Labor Charge (per each)</i>	2025 <i>Materials Charge (per each)</i>

	Locks, Keys & Hardware	Labor	Materials
140	Lock Change (non-damaged lock) + 2 Keys	\$21.52	\$4.00
141	Lockout After Regular Business Hours	Call Locksmith	Locksmith Charge
142	Mailbox Lock Replace	\$10.76	\$7.10
143	Mechanical Door Chime	\$21.52	\$29.79
144	Privacy/Passage/Patio Locks, Replace	\$10.76	\$10.99
145	Store Room/Community Room Locks	\$21.52	\$76.00
146	Auto Gate Clickers	N/A	\$44.00
147	Pedestrian CARD Readers	N/A	\$12.00
	Paint & Preparation	Labor	Materials
148	Paint, Interior/Exterior Door Stain Finish	\$43.04	\$9.99
149	Paint/Interior/Exterior Door Paint Finish	\$43.04	\$9.99
	Plumbing	Labor	Materials
150	Basin Faucet, Replace	\$21.52	\$77.39
151	Basin Stopper	\$3.59	\$37.00
152	Basin, Replace	\$64.55	\$88.65
153	Basin, P-Trap, Replace	\$10.76	\$34.46
154	Basket Strainer (crumb cup)	\$3.59	\$6.85
155	Drain Stoppage, Tub/Shower	\$43.04	Service Only
156	Drain Stoppage, Sink	\$43.04	Service Only
157	Flush Tank (Toilet)	\$43.04	\$98.10
158	Garbage Disposal Stopper	\$3.59	\$2.65
159	Garbage Disposal, Replace	\$43.04	\$99.98
160	Garbage Disposal, Splash Guard	\$10.76	\$4.51
161	Garbage Disposal, Stoppage	\$10.76	\$1.89
162	Gas Connector, Replace	\$21.52	\$22.30
163	Hand Held Shower Head (Wand only)	\$10.76	\$79.98
164	Hose Bibs, Replace	\$21.52	\$7.98
165	Kitchen Faucet, Replace	\$21.52	\$50.99
166	Laundry Faucet, Replace	\$21.52	\$32.62
167	Lavatory	\$129.11	\$34.49
168	Toilet Bowl, Std. Only	\$43.04	\$56.00
169	Toilet Bowl, Elongated	\$43.04	\$125.10
170	Toilet Bowl, ADA	\$43.04	\$112.50
171	Toilet Stoppage/Local	\$21.52	Service Only
172	Toilet Standard, Replace	\$43.04	\$149.99
	Item	2025 Labor Charge (per each)	2025 Materials Charge (per each)

	Plumbing	Labor	Materials
173	Shower Head	\$7.17	\$16.46
	Window Coverings & Screens	Labor	Materials
174	Screen Door Closer	\$10.76	\$13.68
175	Screen Door Grill 36" X 36"	\$9.78	\$22.99
176	Screen Door Kick Panel	\$43.04	\$22.99
177	Screen Door Latch	\$7.17	\$7.47
178	Screen Door/Passage	\$43.04	\$52.36
179	Screen Door, Storm Door/Replace	\$64.55	\$128.00
180	Screen Door/Std./Rescreen	\$43.04	\$50.40
181	Shower Door Kit/Towel Bar	\$10.76	\$26.87
182	Sliding Screen Door/Rescreen	\$10.76	\$20.10
183	Patio Door Vertical Blind	\$21.52	\$55.99
184	Vertical Blind - 0-53"	\$10.76	\$48.91
185	Vertical Blind - 53-78"	\$10.76	\$74.70
186	Vertical Blind - 78-104"	\$10.76	\$91.85
187	Vertical Blind Slats	\$10.76	\$2.00

Explanation of Charges Not Covered

- 1) The adjusted rate in this Schedule of Fees and Charges does not reflect the trip charge. A trip charge will apply to all work determined to be resident-caused. All resident requested repairs also receive a trip charge when maintenance staff is denied access into the unit to complete the repairs. Trip charges will be \$15.00 during normal business hours and \$23.00 for after-hours and weekends.
- 2) All charges for repairs performed by vendors will be determined by actual cost.

3) Services not described in this Schedule of Fees & Charges will be charged \$39.60/hour during normal business hours and \$41.58/hour for all work completed after hours. Both rates are subject to a trip charge. Parts and materials are charged at the actual cost.

* The charge is for more than one trade.