

MATERIAL & LABOR CHARGES

TO BE ASSESSED FOR REPAIR OF DAMAGE TO DWELLING UNITS IN EXCESS OF NORMAL WEAR AND TEAR

ELECTRICAL	MATERIAL COST	LABOR COST	TOTAL COST
220 PLUG (FOR DRYER)	\$ 15.00	\$ 15.00	\$ 30.00
TV CABLE	\$ 4.58	\$ 3.75	\$ 8.33
TV RECEPTACLE & PLATE	\$ 3.50	\$ 15.00	\$ 18.50
TRANSFORMER / TV	\$ 2.50	\$ 3.75	\$ 6.25
S/P LIGHT SWITCH	\$ 2.25	\$ 7.50	\$ 9.75
3-WAY SWITCH	\$ 3.50	\$ 7.50	\$ 11.00
SWITCH COVER	\$ 1.00	\$ 3.75	\$ 4.75
RECEPTACLE - SINGLE	\$ 2.50	\$ 7.50	\$ 10.00
RECEPTACLE - DUPLEX	\$ 3.75	\$ 7.50	\$ 11.25
GFI PLATE	\$ 1.00	\$ 3.75	\$ 4.75
RECEPTACLE COVER TV & ELECT.	\$ 1.00	\$ 3.75	\$ 4.75
UNDER CABINET LIGHT (COMPLETE)	\$ 40.00	\$ 15.00	\$ 55.00
UNDER CABINET LIGHT COVER	\$ 20.00	\$ 3.75	\$ 23.75
BATHROOM LIGHT LENSES COVER	\$ 30.00	\$ 3.75	\$ 33.75
OUTSIDE LIGHT COVERS - FAMILY (including frame)	\$ 35.00	\$ 3.75	\$ 38.75
OUTSIDE LIGHT COVERS - FAMILY (wi/out frame)	\$ 10.00	\$ 3.75	\$ 13.75
RANGE HOOD LIGHT COVERS	\$ 5.00	\$ 3.75	\$ 8.75
6" LIGHT GLOBE	\$ 13.00	\$ 3.75	\$ 16.75
6" LIGHT GLOBE FIXTURE	\$ 15.00	\$ 3.75	\$ 18.75
8" LIGHT GLOBE	\$ 13.00	\$ 3.75	\$ 16.75
BEDROOM LIGHT GLOBE	\$ 3.54	\$ 3.75	\$ 7.29
24" FLUORESCENT LIGHT BULB (17w & 20w)	\$ 3.00	\$ 3.75	\$ 6.75
48" - 34w & 32w FLUORESCENT LIGHT BULB	\$ 2.25	\$ 3.75	\$ 6.00
F13DTT - LIGHT BULBS - FAM HALLWAY	\$ 6.00	\$ 3.75	\$ 9.75
LIGHT BULBS - FAM PORCH	\$ 3.00	\$ 3.75	\$ 6.75
KITCHEN OVERHEAD LT LENSES - FAM	\$ 13.50	\$ 3.75	\$ 17.25
APPLIANCE BULB	\$ 2.25	\$ 3.75	\$ 6.00
REGULAR LIGHT BULB & 13w compact floor	\$ 1.05	\$ 3.75	\$ 4.80
TELEPHONE JACK BOXES	\$ 3.25	\$ 7.50	\$ 10.75
8" & 12" ROUND FLUORESCENT LIGHT BULB - MT	\$ 3.50	\$ 3.75	\$ 7.25
F20T12CW - BLUEBELL LIGHT BULB	\$ 2.17	\$ 3.75	\$ 5.92
FC6T9CW - BLUEBELL LIGHT BULB	\$ 3.39	\$ 3.75	\$ 7.14
F40 CW - BLUEBELL LIGHT BULB	\$ 1.16	\$ 3.75	\$ 4.91
SMOKE DETECTOR BATTERY /CO2 DETECTOR BATTERY	\$ 2.50	\$ 3.75	\$ 6.25
SMOKE DETECTOR - BATTERY OPERATED	\$ 10.50	\$ 3.75	\$ 14.25
SMOKE DETECTOR - HARD WIRED	\$ 12.00	\$ 5.00	\$ 17.00
SMOKE DETECTOR - HANDICAP	\$ 75.54	\$ 5.00	\$ 80.54
CARBON MONOXIDE DETECTOR (BATTERY OPERATED)	\$ 20.00	\$ 5.00	\$ 25.00
FURNACE THERMOSTAT	\$ 30.00	\$ 5.00	\$ 35.00
FURNACE THERMOSTAT (HANDICAP)	\$ 55.00	\$ 7.50	\$ 62.50

KITCHEN SINK	MATERIAL COST	LABOR COST	TOTAL COST
FAUCET	\$ 108.00	\$ 15.00	\$ 123.00
FAUCET OBSTRUCTION	\$ -	\$ 15.00	\$ 15.00
AERATOR	\$ 2.50	\$ 3.75	\$ 6.25
SPOUT	\$ 41.00	\$ 7.50	\$ 48.50
HOT STEM	\$ 13.07	\$ 7.50	\$ 20.57
COLD STEM	\$ 13.07	\$ 7.50	\$ 20.57
SPRAY ASSEMBLY	\$ 13.21	\$ 7.50	\$ 20.71
BASKET STOPPER	\$ 2.00	\$ 3.75	\$ 5.75

BATHROOM - LAVATORY	MATERIAL COST	LABOR COST	TOTAL COST
OBSTRUCTION	\$ -	\$ 15.00	\$ 15.00
LAVY SINK	\$ 25.00	\$ 15.00	\$ 40.00
LAVY FAUCET	\$ 80.00	\$ 15.00	\$ 95.00
STOPPER	\$ 5.00	\$ 3.75	\$ 8.75
HOT STEM	\$ 13.07	\$ 7.50	\$ 20.57
COLD STEM	\$ 13.07	\$ 7.50	\$ 20.57

BATHROOM - BATHTUB	MATERIAL COST	LABOR COST	TOTAL COST
OBSTRUCTION	\$ -	\$ 15.00	\$ 15.00
SHOWER KNOB (COMPLETE)	\$ 41.82	\$ 3.75	\$ 45.57
STOPPER	\$ 0.98	\$ 3.75	\$ 4.73
BATHTUB SPOUT	\$ 15.00	\$ 3.75	\$ 18.75
SHOWER HEAD (REGULAR)	\$ 5.00	\$ 3.75	\$ 8.75
SHOWER HEAD (HANDICAP)	\$ 7.00	\$ 3.75	\$ 10.75
SHOWER CURT ROD (STEEL) - FAM	\$ 15.75	\$ 7.50	\$ 23.25
CERAMIC BAL. MODULES (ACTUAL LABOR)	\$ 90.00	\$ 7.50	\$ 97.50
SPINDLE (ACTUAL LABOR)	\$ 13.19	\$ 3.75	\$ 16.94
REPAIR CHIP IN BATHTUB (PRICE PER CHIP)	\$ -	\$ 15.00	\$ 15.00

BATHROOM - STOOL	MATERIAL COST	LABOR COST	TOTAL COST
OBSTRUCTION	\$ -	\$ 15.00	\$ 15.00
OBSTRUCTION - AFTER HOURS	\$ -	\$ 36.00	\$ 36.00
FLUSH ARM	\$ 2.55	\$ 3.75	\$ 6.30
TOILET TANK - FAMILY (MATERIAL - ACTUAL COST)	ACTUAL COST	\$ 22.50	\$ -
TOILET TANK LID	\$ 20.00	\$ 3.75	\$ 23.75
TOILET FLUSH VALVE	\$ 2.73	\$ 7.50	\$ 10.23
TOILET SEAT	\$ 9.00	\$ 3.75	\$ 12.75
TOILET STOOL - WITHOUT SEAT	\$ 70.00	\$ 22.50	\$ 92.50

PATCH WORK (UP TO 4 x 8 HOLE)	MATERIAL COST	LABOR COST	TOTAL COST
DRYWALL	\$ 6.00	\$ 15.00	\$ 21.00
MUD	\$ 6.00	\$ 15.00	\$ 21.00
PAINT	\$ 6.00	\$ 15.00	\$ 21.00
PRIMER	\$ 6.00	\$ 15.00	\$ 21.00

BATHROOM	MATERIAL COST	LABOR COST	TOTAL COST
COMPLETE MEDICINE CABINET	\$ 25.00	\$ 15.00	\$ 40.00
MEDICINE CABINET SHELF	\$ 2.00	\$ 3.75	\$ 5.75
MEDICINE CABINET MIRROR	\$ 15.00	\$ 7.50	\$ 22.50
GLASS HOLDER, TOOTHBRUSH & METAL SOAP DISH (BY SINK)	\$ 7.50	\$ 3.75	\$ 11.25
SOAP DISH (CERAMIC FOR BATHTUB)	\$ 10.00	\$ 7.50	\$ 17.50
TOWEL BAR (18")	\$ 4.00	\$ 3.75	\$ 7.75
TOWEL BAR BRACKETS (PER SET)	\$ 4.00	\$ 3.75	\$ 7.75
TOILET PAPER HOLDER (PER SET)	\$ 4.00	\$ 3.75	\$ 7.75
TOILET PAPER ROLLER	\$ 0.95	\$ 3.75	\$ 4.70

KITCHEN CABINETS/COUNTERTOPS	MATERIAL COST	LABOR COST	TOTAL COST
CABINET DOOR - 22 X 9 1/2	Cabinetry components routinely become		
CABINET DOOR - 22 X 12 1/2	obsolete. If replacement parts are available		
CABINET DOOR - 22 X 18 1/2	they will be used and charged out at cost.		
CABINET DOOR - 22 X 21 1/2	It may be necessary, however to purchase		
CABINET DOOR HANDLE	complete new units to replace damaged		
CABINET DOOR HINGE	components. New units will be charged at		
CABINET DOOR LATCH	cost and labor will be charged at the applicable rate		
CABINET DRAWER - 12 1/2 X 4 1/2			
CABINET DRAWER FRONT			
ANGLE GUIDE			
COUNTER TOP			
KITCHEN PANTRY SHELF	\$ 5.00	\$ 3.75	\$ 8.75

RANGE	MATERIAL COST	LABOR COST	TOTAL COST
OVEN KNOB	\$ 8.00	\$ 3.75	\$ 11.75
OVEN HANDLE	\$ 25.00	\$ 3.75	\$ 28.75
OVEN RACK	\$ 7.00	\$ 3.75	\$ 10.75
OVEN DOOR - USED (if available)	\$ 25.00	\$ 7.50	\$ 32.50
OVEN DOOR - NEW actual cost from mfr	Actual		Actual + Labor
DOOR GASKET	\$ 27.00	\$ 3.75	\$ 30.75
RANGE KNOB	\$ 2.00	\$ 3.75	\$ 5.75
BROILER DOOR - USED (if available)	\$ 25.00	\$ 7.50	\$ 32.50
BROILER DOOR - NEW actual cost from mfr			
BROILER HANDLE	\$ 25.00	\$ 3.75	\$ 28.75
BROILER PAN	\$ 9.00	\$ 3.75	\$ 12.75
CAP BURNER	\$ 2.25	\$ 3.75	\$ 6.00
BURNER SWITCH	\$ 29.00	\$ 15.00	\$ 44.00
RACKS	\$ 5.00	\$ 3.75	\$ 8.75
6" DRIP PAN	\$ 1.00	\$ 3.75	\$ 4.75
8" DRIP PAN	\$ 1.50	\$ 3.75	\$ 5.25
RANGE - FAM (less depreciation if applicable)	\$ 308.00	\$ 15.00	\$ 323.00
RANGE - MT (less depreciation if applicable)	\$ 201.00	\$ 15.00	\$ 216.00
RANGE HOOD FILTER	\$ 5.00	\$ 3.75	\$ 8.75
RANGE HOOD - MOON TOWERS / BLUEBELL	\$ 37.00	\$ 7.50	\$ 44.50
RANGE HOOD - STAINLESS STEEL - FAM	\$ 95.00	\$ 15.00	\$ 110.00

REFRIGERATOR	MATERIAL COST	LABOR COST	TOTAL COST
REFRIGERATOR DOOR	\$ 145.00	\$ 15.00	\$ 160.00
REFRIGERATOR DOOR HANDLE	\$ 20.00	\$ 3.75	\$ 23.75
REFRIGERATOR DOOR LINER	\$ 75.90	\$ 15.00	\$ 90.90
REFRIGERATOR FREEZER DOOR LINER	\$ 40.00	\$ 15.00	\$ 55.00
REFRIGERATOR SEAL (NEW)	\$ 50.00	\$ 7.50	\$ 57.50
REFRIGERATOR SEAL (USED if available)	\$ 30.00	\$ 7.50	\$ 37.50
REFRIGERATOR SEAL REPAIR (LABOR ONLY)	\$ -	\$ 15.00	\$ 15.00
REFRIGERATOR SHELF RAIL/DOOR BAR	\$ 25.00	\$ 3.75	\$ 28.75
REFRIGERATOR KICK PLATE	\$ 10.64	\$ 3.75	\$ 14.39
REFRIGERATOR STRIP (FRAME MOLD)	\$ 15.57	\$ 3.75	\$ 19.32
REFRIGERATOR CRISPER DRAWER	\$ 35.00	\$ 3.75	\$ 38.75
REFRIGERATOR CRISPER SHELF	\$ 30.00	\$ 3.75	\$ 33.75
REFRIGERATOR TEMP. CONTROL KNOB	\$ 6.00	\$ 3.75	\$ 9.75
REFRIGERATOR - FAM (less deprecation if applicable)	\$ 524.00	\$ 15.00	\$ 539.00
REFRIGERATOR - MT (less deprecation if applicable)	\$ 338.00	\$ 15.00	\$ 353.00

ENTRANCE DOORS	MATERIAL COST	LABOR COST	TOTAL COST
ENTRANCE - STEEL - FAM (remove & replace only)	\$ 350.00	\$ 15.00	\$ 365.00
ENTRANCE-STEEL-FAM TOP WEATHER STRIPPING	\$ 10.00	\$ 7.50	\$ 17.50
ENTRANCE DOOR FRAME (remove & replace only)	\$ 85.00	\$ 24.00	\$ 109.00
PEEP HOLE FOR ENTRY DOOR	\$ 2.75	\$ 3.75	\$ 6.50
MORTISE LOCK FOR STEEL DOOR - FAM	\$ 150.00	\$ 15.00	\$ 165.00
MORTISE LOCK FOR WOODEN ENTRY DOOR	\$ 200.00	\$ 15.00	\$ 212.00
EXTERIOR DOOR HANDLE (PER SIDE)	\$ 15.00	\$ 3.75	\$ 18.75
LOCK CHANGE		\$ 25.00	\$ 25.00
Additional repair carpentry @ \$12.00 / hr			

INTERIOR DOORS	MATERIAL COST	LABOR COST	TOTAL COST
INTERIOR DOOR COMPLETE - W/O HANDLE	\$ 180.00	\$ 15.00	\$ 195.00
BIFOLD CLOSET DOOR - 1 SIDE	\$ 147.00	\$ 15.00	\$ 162.00
BY-PASS CLOSET DOOR, 1 SIDE	\$ 117.50	\$ 7.50	\$ 125.00
DOOR JAM CASE & STOP (PER SIDE)	\$ 11.00	\$ 15.00	\$ 26.00
METAL FURNACE DOOR - 1 SIDE	\$ 75.00	\$ 7.50	\$ 82.50
INTERIOR DOOR WRAP AROUND	\$ 18.00	\$ 7.50	\$ 25.50
STRIKER PLATE	\$ 1.00	\$ 3.75	\$ 4.75
DOOR STOP	\$ 1.00	\$ 3.75	\$ 4.75
PASSAGE LOCK SET	\$ 10.00	\$ 3.75	\$ 13.75
PRIVACY LOCK SET	\$ 10.00	\$ 3.75	\$ 13.75
LEVER TYPE PASSAGE / PRIVACY LOCK SET	\$ 23.00	\$ 3.75	\$ 26.75
CLOTHES BAR	\$ 7.50	\$ 3.75	\$ 11.25
HOLE/NICK IN NEW INTERIOR DOOR (EACH NICK)		\$ 15.00	\$ 15.00
CLOSET DOOR KNOB	\$ 2.50	\$ 3.75	\$ 6.25
STAIRWAY HANDRAIL (12')	\$ 25.00	\$ 30.00	\$ 40.00
Additional repair carpentry @\$12.00 / hr			

STORM DOORS	MATERIAL COST	LABOR COST	TOTAL COST
STORM DOOR - FAM	\$ 148.95	\$ 15.00	\$ 163.95
STORM DOOR - STORM WINDOW	\$ 25.00	\$ 3.75	\$ 28.75
STORM DOOR CLOSER PLATE	\$ 5.00	\$ 3.75	\$ 8.75
STORM DOOR HANDLE - COMPLETE	\$ 12.50	\$ 3.75	\$ 16.25
STORM DOOR HANDLE - 1/2	\$ 7.00	\$ 3.75	\$ 10.75
STORM DOOR - Z BAR	\$ 11.20	\$ 3.75	\$ 14.95
STORM DOOR - LATCH (STRIKER PLATE)	\$ 2.00	\$ 3.75	\$ 5.75
STORM DOOR CHAIN	\$ 5.00	\$ 3.75	\$ 8.75
STORM DOOR CLOSER BRACKET	\$ 2.50	\$ 3.75	\$ 6.25
STORM DOOR CLOSER	\$ 12.00	\$ 3.75	\$ 15.75
STORM DOOR BOTTOM KICK PLATE	\$ 20.00	\$ 3.75	\$ 23.75
STORM DOOR SCREEN REPAIR	\$ 3.50	\$ 3.75	\$ 7.25
STORM DOOR GLASS REPAIR	\$ 20.00	\$ 7.50	\$ 27.50

WINDOWS	MATERIAL COST	LABOR COST	TOTAL COST
GLASS W/NO FRAME - INTERIOR	\$ 15.00	\$ 7.50	\$ 22.50
GLASS W/FRAME - UPPER OR LOWER STORM	\$ 45.75	\$ 3.75	\$ 49.50
GLASS W/FRAME - UPPER AND LOWER INTERIOR ***	\$ 75.00	\$ 7.50	\$ 82.50
SCREEN W/FRAME	\$ 25.00	\$ 3.75	\$ 28.75
SCREEN W/FRAME - SECURITY	\$ 41.00	\$ 3.75	\$ 44.75
SCREEN REPAIR - STORM WINDOW	\$ 3.50	\$ 3.75	\$ 7.25
SCREEN REPAIR - DOWNSTAIRS SECURITY SCREEN	\$ 24.00	\$ 7.50	\$ 31.50
SCREEN REPAIR - PLATE FOR SECURITY SCREEN	\$ 5.00	\$ 3.75	\$ 8.75
NEW WINDOW	\$ 30.00	\$ 15.00	\$ 45.00
WINDOW BLANK SPACER	\$ 20.00	\$ 3.75	\$ 23.75
WINDOW BALLAST (2 per window needed)	\$ 7.50	\$ 3.75	\$ 11.25
WINDOW LOCK	\$ 4.00	\$ 3.75	\$ 7.75
LOCK, SASH	\$ 4.00	\$ 3.75	\$ 7.75
BLANK WINDOW FRAME	\$ 17.00	\$ 3.75	\$ 20.75
MINI BLIND	\$ 7.00	\$ 3.75	\$ 10.75
WINDOW SHADE BRACKETS - SET	\$ 1.50	\$ 3.75	\$ 5.25
CURTAIN ROD - PER 3 1/2 FT	\$ 4.50	\$ 3.75	\$ 8.25

AIR CONDITIONER	MATERIAL COST	LABOR COST	TOTAL COST
NEW AIR CONDITIONER (less depreciation if applicable)	\$ 310.00	\$ 15.00	\$ 325.00
COVER A/C (IF NOT DONE AT ANNUAL INSPECTION TIME)	\$ 8.00	\$ 3.75	\$ 11.75
NEW A/C COVER	\$ 12.00	\$ 10.00	\$ 22.00

MISCELLANEOUS ITEMS	MATERIAL COST	LABOR COST	TOTAL COST
MAIL BOX	\$ 15.00	\$ 7.50	\$ 22.50
DRYER VENT	\$ 25.00	\$ 7.50	\$ 32.50
GARBAGE CAN	\$ 48.00	\$ -	\$ 48.00
HOUSE NUMBERS - EACH	\$ 3.00	\$ 3.75	\$ 6.75
OUTSIDE WATER SPIGOT HANDLE	\$ 3.00	\$ 3.75	\$ 6.75
OUTSIDE HOSE BIBB	\$ -	\$ 3.75	\$ 3.75
FLOOR REGISTER	\$ 12.00	\$ 3.75	\$ 15.75
FLOOR TILE (1/8 OR 3/32) (USE ACTUAL LABOR)	\$ 1.00	\$ -	\$ 1.00
COLD AIR REGISTER	\$ 25.00	\$ 3.75	\$ 28.75
VINYL COVE BASE - PER FOOT	\$ 0.50	Hourly rate	
VINYL COVE BASE - CORNER - EACH	\$ 2.00	Hourly rate	
RANCH TRIM - SEVEN FOOT	\$ 7.20	\$ 3.75	\$ 10.95
BANNISTER	\$ 35.45	\$ 30.00	\$ 65.45
HANDRAIL	\$ 25.00	Hourly rate	
STAIRWAY SPINDLES	\$ 20.00	Hourly rate	
BRACKETS	\$ 1.10	\$ 3.75	
LOCK OUT - DURING BUSINESS HOURS		\$ 15.00	
LOCK OUT - DURING BUSINESS HOURS (After 3X in 12 mos.)		\$ 25.00	
LOCK OUT - AFTER HOURS	\$ -	\$ 36.00	
LOCK CHANGE-AFTER HOURS	\$ -	\$ 50.00	
LIGHT PILOTS-ON HRS- DUE TO NON-PAY SHUTOFF		\$ 25.00	
LIGHT PILOTS-OFF HRS-DUE TO NONPAY SHUTOFF		\$ 36.00	
GARBAGE REMOVAL - PER TRUCK LOAD		\$ 65.00	
DUMP FEES FOR TRUCK LOAD (land fill fee)		\$ 15.00	
BIG ITEM PICK UP (WITHOUT COUPON)		\$ 20.00	
I.D. NOT RETURNED @ MOVE OUT - EACH	\$ 2.00		
BASIC LABOR CHARGE PER HOUR	\$ 15.00		

MOVE OUT CHARGES	HOURS	CLEANING CHARGE	
CLEANING			
Bedroom	2.5 - 4.0	\$ 25.00	All charges listed are for "Heavy Cleaning" above normal wear and tear.
Bathroom	3.5 - 5.5	\$ 35.00	
Kitchen	4.5 - 7.5	\$ 35.00	
Living Room	3.5 - 5.5	\$ 25.00	
Utility Room	2.0 - 4.0	\$ 25.00	
Hallway	2.0 - 4.0	\$ 25.00	
Stairwell	2.5 - 5.0	\$ 25.00	
Stove	3.0 - 6.0	\$12.00 up to \$48.00	
Refrigerator	2.0 - 4.0	\$12.00 up to \$48.00	
SCRUB & BUFF FLOORS			
	HOURS	Charge	
Efficiency	1.25	\$ 25.00	If tenancy is under one year, or damage is above normal wear & tear, bill tenant accordingly. If over one year and no tenant damage, do not bill tenant.
1 Bedroom	2.0	\$ 40.00	
2 Bedroom	3.5	\$ 42.00	
3 Bedroom	4.5	\$ 54.00	
4 Bedroom	4.5	\$ 54.00	
5 Bedroom	5.0	\$ 60.00	
CLEAN ENTIRE UNIT (including floors)			
		CLEANING CHARGE	
Efficiency		\$ 75.00	All charges listed are for "Heavy Cleaning" above normal wear and tear.
1 Bedroom		\$ 100.00	
MT Handicapped		\$ 125.00	
2 Bedroom		\$ 150.00	
3 Bedroom		\$ 175.00	
4 Bedroom		\$ 200.00	
5 Bedroom		\$ 225.00	
PAINTING (patching extra)			
	PER ROOM	PAINT	
Efficiency	\$ 25.00	\$ 75.00	If tenancy is under two years, and unit was completely painted prior to move-in, tenant will be billed accordingly. If over two years, and no tenant damage, do not bill tenant.
1 Bedroom	\$ 25.00	\$ 85.00	
MT Handicapped	\$ 25.00	\$ 100.00	
2 Bedroom	\$ 25.00	\$ 125.00	
3 Bedroom	\$ 25.00	\$ 150.00	
4 Bedroom	\$ 25.00	\$ 200.00	
5 Bedroom	\$ 25.00	\$ 250.00	

Notes:

Above listed charges shall be applied for work done either while apartments are occupied or during unit turn-around between tenants.

Listed charges are for repair/replacement of tenant-caused damage in excess of normal wear and tear and assume that the repair process is not hampered by unusual circumstances such as a necessity to relocate tenant belongings or other conditions that prevent timely accomplishment of work. Additional charges may be made when any such unusual circumstances are encountered in a dwelling unit.

Labor charges shown by each work item assume the service call was for that item only.

When multiple work items are accomplished in one call the lesser of the actual hours spent on the entire call or the cumulative total of the per item charges for work done will be assessed. However, the minimum charge for an overtime call to repair a condition arising from tenant abuse or neglect will be \$36.00.