

SCHEDULE OF MAINTENANCE CHARGES

v04/25/2024

AHP PROGRAM

TO BE ASSESSED FOR REPAIR OF DAMAGE TO DWELLING UNITS IN EXCESS OF NORMAL WEAR AND TEAR
BRENTWOOD MANOR AND PRAIRIELAND APARTMENTS

			TOTAL COST
220 PLUG (FOR DRYER)			\$ -
SINGLE POLE LIGHT SWITCH			\$ 5.00
3 WAY SWITCH			\$ -
SWITCH COVER			\$ 2.00
RECEPTACLE - SINGLE			\$ 5.00
RECEPTACLE - DUPLEX			\$ 5.00
GFI RECEPTACLE			\$ 20.00
GFI PLATE			\$ 4.00
CABLE PLATE			\$ 4.00
P-KITCHEN LIGHT ABOVE SINK (COMPLETE)			\$ 38.00
FLUORESCENT LIGHT BULB			\$ 8.00
B-KITCHEN UNDER CABINET LIGHT (COMPLETE)			\$ 38.00
FLUORESCENT LIGHT BULB			\$ 8.00
OVERHEAD KITCHEN LIGHT (3br PRA)			\$ 15.00
OVERHEAD K LIGHT LENS ONLY			\$ 8.00
KITCHEN CEILING FAN W/ LIGHT			\$ -
CEILING FAN LIGHT GLOBE			\$ 12.00
CEILING FAN PADDLE - USED each			\$ 8.00
P-HALL LIGHT FIXTURE			\$ 22.00
P-HALL LIGHT GLOBE			\$ 5.00
P-HALL LIGHT GLOBE - New style			\$ 8.00
P-UTILITY ROOM CEILING LIGHT FIXTURE			\$ 22.00
P-UTILITY ROOM CEILING LIGHT FIXTURE LENS			\$ 12.00
P-UTILITY ROOM LIGHT CORD/PULL SWITCH			\$ 8.00
B-ENTRY CLOSET LIGHT FIXTURE			\$ 8.00
APPLIANCE BULB			\$ 4.00
REGULAR LIGHT BULB 40W			\$ 2.00
B- ROUND BATH FIXTURE LIGHT BULBS			\$ 4.00
SMOKE DETECTOR BATTERY			\$ 5.00
SMOKE DETECTOR - 10 yr battery			\$ 26.00
CO DETECTOR BATTERY			\$ 5.00
CO DETECTOR			\$ 20.00
FURNACE WALL THERMOSTAT (heat/cold)			\$ 30.00
FURNACE WALL THERMOSTAT (heat only)			\$ 25.00
Furnace Filter			\$ 3.00
KITCHEN			TOTAL COST
FAUCET			\$ 37.00
FAUCET WITH SPRAYER			\$ 43.00
DRAIN OBSTRUCTION			\$ 25.00
AERATOR			\$ 3.00
SPOUT			\$ 20.00
HOT STEM			\$ 5.00
COLD STEM			\$ 5.00
SPRAY ASSEMBLY			\$ 15.00
SPRAY HEAD ONLY			\$ 5.00
BASKET STOPPER			\$ 4.00
DISPOSAL STOPPER			\$ 2.00

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DISPOSAL			\$ 2.00
DISPOSAL OBSTRUCTION			\$ 15.00
KITCHEN - CONTINUED	TOTAL COST		TOTAL COST
CABINET DOOR LATCH			\$ 5.00
CABINET DOOR HANDLE			\$ 4.00
CABINET DOOR HINGE			\$ 5.00
DRAWER GUIDE			\$ 10.00
CABINET DOOR (varied sizes)	Cabinetry components routinely become obsolete. If replacement		
CABINET DRAWER (varied sizes)	parts are available they will be used and charged out at cost. It		
CABINET DRAWER FRONT (varied sizes)	may be necessary, however, to purchase complete new units to		
DRAWER GUIDE	replace damaged components. New units will be charged at cost		
COUNTER TOP	and labor will be charged at the applicable rate.		
Range hood fan assembly			\$ 54.00
RANGE HOOD			\$ 50.00
RANGE HOOD FILTER			\$ 8.00
RANGE REPLACE (less depreciation if applicable)			\$ 350.00
8" DRIP PAN			\$ 4.00
6" DRIP PAN			\$ 4.00
6" ELECTRIC STOVE TOP ELEMENT			\$ 15.00
8" ELECTRIC STOVE TOP ELEMENT			\$ 18.00
BURNER SWITCH			\$ 35.00
BURNER SURFACE RECEPTACLE/CONNECTOR			\$ 5.00
BROILER PAN			\$ 12.00
BROILER DOOR - NEW actual cost from mfg			COST
BROILER DOOR - USED (if available)			\$ 30.00
RANGE KNOB			\$ 2.00
OVEN DOOR - USED (if available)			\$ 30.00
OVEN DOOR - NEW actual cost from mfg			COST
OVEN RACK			\$ 7.00
OVEN HANDLE			\$ 25.00
OVEN KNOB			\$ 11.00
B - ELECTRIC STOVE 30"			\$ 287.00
P - GAS STOVE 30"			\$ 369.00
REFRIGERATOR DOOR			\$ 160.00
REFRIGERATOR DOOR HANDLE			\$ 18.00
REFRIGERATOR DOOR LINER (if available)			\$ 125.00
FREEZER DOOR LINER (if available)			\$ 75.00
REFRIGERATOR SEAL - NEW			COST
REFRIGERATOR SEAL - USED (if available)			\$ 45.00
REFRIGERATOR SEAL REPAIR (labor only)			\$ 10.00
REFRIGERATOR SHELF RAIL			COST
REFRIGERATOR KICK PLATE			COST
REFRIGERATOR CRISPER DRAWER			COST
REFRIGERATOR CRISPER SHELF			COST
REFRIGERATOR TEMP. CONTROL KNOB			\$ 10.00
P - REFRIGERATOR - 1, 2 or 3 BR (less depr)			\$ 443.00
B - REFRIGERATOR - 1 OR 2 BR (less depr)			\$ 355.00
B - REFRIGERATOR - 3 BR (less depreciation)			\$ 355.00
REFRIGERATOR DOOR - SHELF BAR normal			\$ 25.00
REFRIGERATOR DOOR - SHELF BAR special			COST

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BATHROOM			TOTAL COST
SINK FAUCET			\$ 33.00
HOT STEM			\$ 8.00
COLD STEM			\$ 8.00
POP UP			\$ 4.00
POP UP ASSEMBLY COMPLETE			\$ 18.00
SINK OBSTRUCTION			\$ 15.00
TUB FAUCET			\$ 90.00
BATHTUB SPOUT			\$ 30.00
BATH FAUCET HOT STEM			\$ 15.00
BATH FAUCET COLD STEM			\$ 15.00
BATH FAUCET HOT KNOB			\$ 15.00
BATH FAUCET COLD KNOB			\$ 10.00
SHOWER HEAD			\$ 20.00
TUB OBSTRUCTION			\$ 20.00
SHOWER CURTAIN ROD			\$ 20.00
REPAIR CHIP IN BATHTUB (per chip)			\$ 8.00
TOILET OBSTRUCTION			\$ 25.00
TOILET OBSTRUCTION requiring pulling the toilet			\$ 50.00
TOILET SEAT			\$ 14.00
FLUSH ARM			\$ 5.00
TOILET FLUSH VALVE			\$ 6.00
TOILET TANK - USED			\$ 20.00
TOILET TANK LID			\$ 25.00
TOILET STOOL - WITHOUT SEAT			\$ 100.00
P - TOILET - COMPLETE REPLACEMENT			\$ 140.00
METAL TOOTHBRUSH/CUPHOLDER			\$ 7.00
METAL SOAP DISH HOLDER			\$ 7.00
TOWEL BAR - SHORT			\$ 7.00
TOWEL BAR - LONG			\$ 9.00
TOWEL BAR BRACKETS (PER SET)			\$ 4.00
TOILET PAPER HOLDER (PER SET)			\$ 5.00
TOILET PAPER ROLLER			\$ 2.00
MEDICINE CABINET MIRROR			\$ 25.00
MEDICINE CABINET MIRROR KNOB			\$ 5.00
MEDICINE CABINET SHELF			\$ 5.00
P - MEDICINE CABINET LIGHT LENS			\$ 15.00
P - COMPLETE MEDICINE CABINET			\$ 87.00
B - COMPLETE MEDICINE CABINET			\$ 98.00
SHOWER GUARD SET			\$ 15.00
DOORS, LOCKS and DOOR SCREENS			TOTAL COST
P - ENTRANCE MAIN DOOR			\$ 380.00
ENTRY DOOR KNOB - EACH			\$ 70.00
LOCK CHANGE - FRONT & BACK			\$ 30.00
DEADBOLT INSTALLED - EACH			\$ 55.00
PEEP HOLE			\$ 7.00
DOOR FRAME (remove & replace)			\$ 115.00
KEY REPLACEMENT			\$ 15.00
P - STORM DOOR			\$ 280.00
STORM DOOR HANDLE COMPLETE (push button style)			\$ 10.00
STORM DOOR HANDLE EXTERIOR ONLY			\$ 25.00
STORM DOOR HANDLE INSIDE LEVER ONLY			\$ 15.00
STORM DOOR STRIKER PLATE			\$ 4.00

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HYDRAULIC DOOR CLOSER			\$ 14.00
DOOR CLOSER BRACKET			\$ 4.00
DOOR CHAIN			\$ 7.00
HINGE REPLACEMENT - STORM DOOR ALL			\$ 52.00
HINGE REPLACEMENT - per hinge			\$ 12.00
METAL PLATES (mounting reinforcements) each			\$ 25.00
STORM DOOR SCREEN RE-SCREEN			\$ 15.00
STORM DOOR SCREEN REPLACE (all frame/screen)			\$ 50.00
STORM DOOR SCREEN REPLACE (1frame pc/scrn)			\$ 20.00
STORM DOOR SCREEN FRAME			.15 per running inch
STORM DOOR SCREEN CORNERS (each)			\$ 2.00
STORM DOOR WINDOW SLIDEBOLT			\$ 4.00
STORM DOOR GLASS REPLACEMENT			\$ 68.00
B - ENTRANCE MAIN DOOR			\$ 150.00
ENTRY DOOR KNOB & CORE - EACH			\$ 88.00
DOOR CORE LOCK ASSEMBLY			\$ 30.00
LOCK CHANGE			\$ 30.00
DEADBOLT INSTALLED - EACH			\$ 55.00
LOCK CHANGE AFTER HOURS			\$ 70.00
KEY REPLACEMENT			\$ 15.00
DOOR BELL/PEEP HOLE			\$ 20.00
B - STORM DOOR			\$ 115.00
STORM DOOR HANDLE COMPLETE			\$ 24.00
STORM DOOR HANDLE INSIDE LEVER ONLY			\$ 15.00
STORM DOOR STRIKER PLATE			\$ 4.00
HYDRAULIC DOOR CLOSER			\$ 14.00
DOOR CLOSER BRACKET			\$ 4.00
DOOR CHAIN			\$ 7.00
METAL PLATES (mounting reinforcements)			\$ 25.00
STORM DOOR SCREEN RE-SCREEN			\$ 15.00
STORM DOOR SCREEN REPLACE (frame/screen)			\$ 35.00
STORM DOOR GLASS REPLACEMENT			\$ 68.00
MISC DOOR RELATED CHARGES			\$ -
INTERIOR DOOR - BR OR BATH			\$ 65.00
PASSAGE LOCK SET			\$ 15.00
PRIVACY LOCK SET			\$ 20.00
HOLE/NICK IN INTERIOR DOOR (each nick)			COST: Matl/Labor
STRIKER PLATE			\$ 5.00
DOOR STOP			\$ 3.00
7" KNOB WALL PROTECTOR			\$ 5.00
INTERIOR DOOR METAL WRAP AROUND			\$ 25.00
DOOR JAM CASE AND STOP			COST
INTERIOR LOUVER DOOR - util rm			\$ 130.00
P - BI-FOLD CLOSET DOOR WOOD - 1 SIDE each			\$ 36.00
P - VINYL CLOSET DOOR - 1 opening			\$ 30.00
P - 2 PANEL SLIDER CLOSET DOOR - 1 panel each			\$ 66.00
B - 2 PANEL SLIDER CLOSET DOOR - 1 panel each			\$ 66.00
CLOSET DOOR KNOB			\$ 4.00
METAL FURNACE DOOR			\$ 92.00

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PATCH WORK (UP TO 4" X 8" HOLE)			TOTAL COST
DRYWALL & MUDD			\$ 20.00
PRIMER & PAINT			\$ 16.00
LARGER AREAS OR MULTIPLE			COST: Matl/Labor
WINDOWS & SCREENS			TOTAL COST
P - SLIDER Glass Replacement each			\$ 250.00
SLIDER Glass & Frame Replacement each			COST
STATIONARY WINDOW GLASS replacement			COST
STATIONARY Window & Frame Replacement			COST
MINI-BLIND			\$ 15.00
WINDOW SCREEN & FRAME			\$ 55.00
WINDOW RE-SCREEN ONLY			\$ 20.00
WINDOW RE-SCREEN & 1 FRAME PIECE			\$ 27.00
WINDOW SCREEN FRAME			.15 per running inch
WINDOW SCREEN FRAME CORNERS (each)			\$ 2.00
B - new KITCHEN SLIDER GLASS REPLACEMENT each			\$ 45.00
new 1&2 BR - BR & LR SLIDER GLASS REPL. each			\$ 55.00
new 3BR - BR SLIDER GLASS REPL each			\$ 55.00
new 3BR - LR SLIDER GLASS REPL each			\$ 65.00
new WINDOW LOCK each			\$ 5.00
any stationary window			cost
K window SCREEN & FRAME			\$ 20.00
K window RE-SCREEN ONLY			\$ 10.00
BR/LR window SCREEN & FRAME			\$ 30.00
BR/LR window RE-SCREEN ONLY			\$ 15.00
orig KITCHEN SLIDER GLASS REPLACEMENT each			\$ 30.00
orig 1&2 BR - BR & LR SLIDER GLASS REPL. each			\$ 50.00
orig 3BR - BR SLIDER GLASS REPL each			\$ 50.00
orig 3BR - LR SLIDER GLASS REPL each			\$ 60.00
K window SCREEN & FRAME			\$ 20.00
K window RE-SCREEN ONLY			\$ 10.00
BR/LR window SCREEN & FRAME			\$ 20.00
BR/LR window RE-SCREEN ONLY			\$ 10.00
PATIO DOOR WINDOW REPL.			COST
PATIO DOOR SCREEN RE-SCREEN ONLY			\$ 20.00
PATIO DOOR SCREEN REPLACEMENT			\$ 50.00
BLINDS			
KITCHEN MINI-BLIND - PRA			\$ 30.00
KITCHEN MINI-BLIND - BRE			\$ 15.00
LR & BR MINI-BLINDS - PRA			\$ 30.00
LR & BR MINI-BLINDS - BRE			\$ 30.00
LR VERTICAL BLIND - BRE 3 BR units			\$ 100.00
1&2 BR - PATIO DOOR VERTICAL BLIND each			\$ 75.00
3 BR - PATIO DOOR VERTICAL BLIND			\$ 100.00
VERTICAL BLIND REPLACEMENT PANEL each			\$ 3.00
CURTAIN ROD			\$ 8.00
WAND PIVOT			\$ 5.00
OTHER ITEMS			TOTAL COST
DRYER FLEX VENT HOSE			\$ 30.00
FLEX VENT HOSE BRACKETS			\$ 2.00

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FLOOR REGISTER			\$ 12.00
FLOOR TILE per 1 tile			\$ 1.00
FLOOR TILE remove and replace LABOR			time
COLD AIR REGISTER			\$ 30.00
VINYL COVE BASE -PER FOOT			\$ 5.00
VINYL COVE BASE CORNER			\$ 5.00
RANCH TRIM - 7 FT			\$ 10.00
LABOR to INSTALL COVE BASE & TRIM			COST: Labor
STAIRWAY HANDRAIL - 12'			\$ 40.00
STAIRWEAY HANDRAIL BRACKETS (each)			\$ 5.00
STAIRWAY BANISTER WOOD			COST: Matl/Labor
INTERIOR A/C COVER (Fabricated in-house)			\$ 40.00
CLOSET SHELF			\$ 28.00
CLOSET ROD			\$ 18.00
CLOSET ROD SUPPORT			\$ 8.00
LINEN CLOSET SHELF			\$ 16.00
CLOSET DOOR GUIDE PIN			\$ 5.00
LOCK OUTS			
LOCK OUT - DURING BUSINESS HOURS			\$ 10.00
LOCK OUT-DURING BUSINESS HOURS (after 3x in 12 mos)			\$ 25.00
LOCK OUT - AFTER HOURS			\$ 70.00
LOCK CHANGE AFTER HOURS			\$ 80.00
LIGHT PILOTS DUE TO NON-PAY SHUTOFF ON HRS			\$ 10.00
LIGHT PILOTS DUE TO NON-PAY SHUTOFF OFF HRS			\$ 60.00
BIG ITEM PICK UP - EACH			\$ 25.00
NON-RETURNED KEY each			\$ 15.00
A/C INSTALL or REMOVAL			\$ 25.00
BASIC LABOR CHARGE PER HOUR cost per hour			\$ 30.00
AFTER HOURS CALLS minimum			\$ 70.00

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MOVE OUT CHARGES	HOURS	LIGHT CLEANING	HEAVY CLEANING
GENERAL CLEANING			
Kitchen General	2 / 4	\$ 40.00	\$ 80.00
Stove	2 / 6	\$ 40.00	\$ 120.00
Refrigerator	1 / 4	\$ 20.00	\$ 80.00
Ceiling Fan	1 / 1	\$ 20.00	\$ 20.00
Hallway	1 / 2	\$ 20.00	\$ 40.00
Utility Room	1 / 2.5	\$ 20.00	\$ 50.00
Living Room	1 / 3	\$ 20.00	\$ 60.00
Stairwell	1 / 2	\$ 20.00	\$ 40.00
Bathroom General	1 / 4	\$ 20.00	\$ 80.00
Tub/Shower Wall	1/4	\$ 20.00	\$ 80.00
Toilet	.5 / 2	\$ 10.00	\$ 40.00
Bedroom	1 / 4	\$ 20.00	\$ 80.00
PAINTING (patching is extra)			
		PAINT	PRIME & PAINT
1 bedroom - P		\$ 115.00	\$ 230.00
2 bedroom - P		\$ 165.00	\$ 330.00
3 bedroom - P		\$ 180.00	\$ 360.00
1 bedroom - B		\$ 85.00	\$ 170.00
2 bedroom - B		\$ 135.00	\$ 270.00
3 bedroom - B		\$ 150.00	\$ 300.00

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 that a 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 \$60.00.