

MAINTENANCE CHARGE SCHEDULE

BUFFALO HOUSING AUTHORITY

As described in the Tenant's lease, the Authority charges Tenants for the cost to repair Tenant damage in excess of normal wear and tear. Examples of the types of charges for Tenant-Caused Damage are listed below.

RANGES	
Cleaning	100.00
Replacement	550.00
Replace burner element 6"	30.00
Replace burner element 8"	35.00
Replace drip pan 6"	20.00
Replace drip pan 8"	25.00
Replace oven rack	42.00

RANGE HOOD	
Cleaning	70.00
Replacement	140.00
Filter replacement	45.00
Range hood knob	32.00

REFRIGERATORS	
Clean	110.00
Replace	660.00
Replace shelf bars	115.00
Replace door skin - includes molded shelf, butter dish	225.00
Replace crisper drawer	140.00
Replace door handle	100.00
Replace shelf	120.00
Disposal of refrigerator	150.00

PLUMBING REPAIRS	
Unstop drain - using machine	90.00
Unstop drain – using plunger or chemical	70.00
Unstop drain (after hours) - using machine or chemical	135.00
Unstop drain (after hours)	120.00
Unstop toilet drain - pull stool	120.00
Unstop toilet drain - pull stool after hours	175.00
Toilet replacement	250.00
Toilet replacement - pressure model	475.00
Toilet replacement (after hours)	310.00
Toilet replacement-pressure model (after hours)	525.00
Replace aerator	15.00
Replace sink strainer	22.00

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Toilet seat replacement	60.00
Towel rack replacement	65.00
Medicine cabinet replacement	190.00
Shower head replacement	60.00
Shower rod replacement	45.00
Toilet paper holder, replacement	15.00
Bathroom sink, rehang	70.00
Kitchen sink, replace	180.00
Replace sink stopper	25.00
Replace toilet ball valve	70.00
Replace toilet flush handle	35.00
Replace bath vanity	300.00

ELECTRICAL	
Switch replacement	35.00
Outlet replacement	35.00
Replace GFI outlet	45.00
Replace fuse/reset breaker	70.00
Replace fuse/reset breakers (after Hours)	96.00
Furnace, replace thermostat	70.00
Smoke/CO detector replacement	130.00
Ceramic pull chain fixture replacement	35.00
Outlet/switch cover replacement (single)	14.00
Outlet/switch cover replacement (double)	15.00
Replace globe/diffuser on light fixture	28.00
Replace LED light bulb	15.00
Porch light fixture replacement	38.00
Replace LED light fixture	70.00

DOORS AND LOCKS	
Replace (fire rated door)	1,400.00
Replace (solid core entry door)	400.00
Replace (solid core slab door)	250.00
Replace interior door	120.00
Replace interior door jamb	95.00
Replace exterior door lock	166.00
Replace exterior back set	40.00
Rekey Entrance / Mailbox lock (1 st lock)	75.00
Additional Replacement key (each)	20.00
Replace finger pull knob	25.00
Lock out	80.00
Lock out (after hours)	125.00

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Replace door guides	50.00
Passage door lock replacement	50.00
Replace closet rod	75.00

GLASS AND WINDOW REPAIRS	
Replace screen only	55.00
Replace screen and frame	75.00
Window blind replacement (each)	50.00

HEATING	
Replace missing floor or wall vent diffuser	50.00
Replace base board heat register	120.00

FLOOR COVERING	
Clean floor (carpet or LVP, each room)	70.00
Replace luxury vinyl planks	Labor + Materials
Charge for replacement cost of sheet vinyl and carpet is prorated based upon the serviceable life of those items listed below. See Proration Examples at end of Maintenance Charge Schedule.	100% Proration
Replace luxury vinyl (serviceable life = 20 years or 240 months) <ul style="list-style-type: none"> • If work is performed by BHA • If work is performed by BHA's contractor 	40.00 Contractor's cost less proration
Replace carpet (serviceable life = 10 years or 120 months) <ul style="list-style-type: none"> • If work is performed by BHA • If work is performed by BHA's contractor 	35.00 Contractor's cost less proration

PAINT	
Charge for new paint is prorated based upon serviceable life of 10 years or 120 months. See Proration Examples at end of Maintenance Charge Schedule.	100% Proration
Paint unit, 1 bedroom	600.00

WASTE AND HAZARDOUS WASTE DISPOSAL	
Pickup load for dump per truck load (includes landfill, tarp, and mileage fees)	200.00
Removal of oversized items (i.e. hide-a-beds, king size mattress, china cabinets, freezer/frig) cost is per item removed from unit - doesn't include disposal fee	70.00
Roll off 15 Yard Disposal fee	493.00

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Oil disposal (per quart)	10.00
Anti-freeze disposal (per quart)	10.00
Battery disposal (each)	30.00
Tire disposal	30.00
Tire disposal w/rim	60.00
Cleanup and removal of top soil after oil spill (additional charge for time and materials may apply)	70.00
Cleanup of concrete stained with oil	70.00/hour plus supplies
Removal of aerosol paint cans or caustic household chemicals including pesticides (per 16oz container)	12.00
Removal of paint cans (quart)	12.00

MISCELLANEOUS

Replace or Dispose of Fire Extinguisher	50.00
Walls patch, (each) (less than 6" diameter)	120.00
Walls patch, (each) (greater than 6" diameter)	160.00
Kitchen cabinet, inspection and adjustment	Labor + Material
Kitchen cabinet surface refinishing	Labor + Material
Kitchen cabinet repair	Labor + Material
Kitchen drawer or face replacement	105.00
Replace drawer guides	50.00
Replace Countertop	35.00 per linear foot
Electronics (small) disposal (each) (mixer/toaster/radios)	35.00
Electronics (medium) disposal (each) (TV, microwave, computer)	70.00
Large electronics disposal (each) freezers/AC units/refrigerators	85.00
Satellite dish removal (improper or unauthorized installation)	\$ 70.00 + material
No defect (e.g. invalid work order requests, where no damage, defect or wear and tear exists)	Flat rate of 1 hour (see Hourly Rates below)
Trip charge (e.g. when unit entry is denied for a requested work order or scheduled inspection)	Flat rate of 1 hour (see Hourly Rates below)
Contract repaired items	Repair cost + 70.00 admin

HOURLY RATE – 1 hour minimum

Normal business hours	70.00
After-hours/overtime	90.00

EXCESS UTILITY CHARGE

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1. Tenant will be charged and obligated to pay for the additional utility consumption resulting from the operation of major tenant-supplied appliances such as air conditioners, freezers, and extra refrigerators. <i>Note that each appliance and unit installation must be approved by BHA Maintenance prior to use.</i>	21.00/month
2. Tenant shall be charged and is obligated to pay for excessive use of any Authority supplied utility that is determined by the Authority to be greater than normal consumption for similar type units.	Fee amount based on cost of excessive use

ADDITIONAL NOTES:

- All items not listed will be charged based on time and materials required to perform the work
- The cost of cleaning a unit that has been smoked in is typically 2-7 times more expensive than cleaning a unit that has never been smoked in

PRORATION EXAMPLES:

Carpet or Sheet Vinyl Flooring:

In January 2000 new carpeting was installed in a unit. The life expectancy of the carpet is 10 years or 120 months, therefore CHA would plan to replace the carpet in that unit in December 2010. In January 2003 a family moved into the unit and then moved out 24 months later in December 2005. At move-out, the entire carpet had to be replaced - 5 years or 60 months earlier than planned due to Tenant damage. Therefore, the family would be charged 50% of the cost to install new carpeting. Note that if the carpeting had been in service for 10 or more years at the time the family moved-out, none of the cost of replacing the carpet would be charged to the family.

Paint:

Paint is prorated in the same manner as described in the Carpet or Sheet vinyl example above.