

MINIMUM MAINTENANCE CHARGE SCHEDULE

EFFECTIVE: OCTOBER 2021

**MINIMUM LABOR CHARGE \$25.00 (1 HOUR OR LESS)
\$25.00 PER PERSON PER HOUR FOR ADDITIONAL HOURS**

DOORS

COST PLUS LABOR

NEW SCREEN DOORS (77-1 & 77-2)	COST PLUS LABOR
NEW SCREEN DOOR (77-3)	COST PLUS LABOR
OUTSIDE DOOR	COST PLUS LABOR
INTERIOR DOOR	COST PLUS LABOR
NEW DOOR SCREEN (77-3)	COST PLUS LABOR
NEW DOOR SCREEN (w/ aluminum frame per section) (77-1 & 77-2)	LABOR ONLY
NEW WIRE (an old frame per section)	LABOR ONLY

DOOR LOCKS

SCREEN DOOR LOCKS	COST PLUS LABOR
INTERIOR LOCKS	COST PLUS LABOR
DOOR LOCK (77-3)	COST PLUS LABOR
STORM DOOR HANDLE (77-3)	COST PLUS LABOR
STORM HANDLE (77-1 & 77-2)	COST PLUS LABOR
ENCLOSURES (77-3)	COST PLUS LABOR
ENCLOSURES (77-1 & 77-2)	COST PLUS LABOR
DOOR LOCK (77-1, 77-2 & 77-4)	COST PLUS LABOR
DOOR LOCK CORES	COST PLUS LABOR

DOOR GLASS

DOOR GLASS	COST PLUS LABOR
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WINDOWS

WINDOWS	COST PLUS LABOR
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WINDOW GLASS

WINDOW GLASS REPLACEMENT

REGULAR GLASS PER LITE (77-1 & 77-2)	COST PLUS LABOR
REGULAR GLASS PER LITE (77-4)	COST PLUS LABOR
OBSURE GLASS PER LITE	COST PLUS LABOR
DOUBLE-PANE GLASS (77-3)	COST PLUS LABOR
REMOUNT WINDOW GLASS	COST PLUS LABOR

WINDOW SCREEN

NEW HALF SCREEN (with new frame)	LABOR ONLY
NEW WIRE (on old frame)	LABOR ONLY
UNSTOP COMMUNE (working hours)	\$25.00
UNSTOP COMMUNE (after hours)	\$50.00
COMMUNE SEAT	COST PLUS LABOR
NEW COMMUNE	COST PLUS LABOR
NEW SEAL	COST PLUS LABOR

BATH ACCESSORIES

REPLACE TOWEL BAR	COST PLUS LABOR
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REPLACE TISSUE PAPER HOLDER	COST PLUS LABOR	
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CLEAN

RANGE	N/A	LABOR ONLY
REFRIGERATOR	N/A	LABOR ONLY

KEYS

KEYS (working hours)	\$10.00	N/A
LOCK OUTS (after hours/weekends)	N/A	\$75.00

LIGHTS

REPLACE PORCH LIGHT	COST PLUS LABOR	
REPLACE BATHROOM GLOBE	COST PLUS LABOR	
REPLACE OTHER LIGHT GLOBES	COST PLUS LABOR	
CEILING LIGHT FIXTURE	COST PLUS LABOR	
LIGHT BULBS	COST PLUS LABOR	
<i>(EXCLUDING TIMBER RIDGE BULBS AND ANY FLUORESCENT BULBS IN UNITS)</i>	NO COST	
LIGHT SWITCH COVER	COST PLUS LABOR	
RECEPTICAL COVER	COST PLUS LABOR	
DOUBLE SWITCH COVER	COST PLUS LABOR	

OTHER CHARGES

HOLES IN WALL	COST PLUS LABOR	
UNSTOP SINK (working hours)	N/A	\$25.00
UNSTOP SINK (after hours)	N/A	\$50.00
UNSTOP TUB (after hours)	N/A	\$50.00
TRASH PICK-UP	N/A	\$25.00
DOOR SAVER (small)	COST PLUS LABOR	
DOOR SAVER (large)	COST PLUS LABOR	
REFRIGERATOR TRAYS	COST PLUS LABOR	
THERMOSTAT REPLACEMENT	COST PLUS LABOR	
HEATER CONTROL KNOBS	COST PLUS LABOR	
RECONNECT HEATER	N/A	LABOR ONLY
STOVE KNOB REPLACEMENT	COST PLUS LABOR	
STOVE VALVE REPLACEMENT	COST PLUS LABOR	
VENT HOOD REPLACEMENT	COST PLUS LABOR	
GREASE FILTER (for Vent Hood)	COST PLUS LABOR	
SMOKE DETECTOR REPLACEMENT	N/A	\$50.00
RECONNECT SMOKE DETECTOR	N/A	\$50.00
SPRINKLER HEAD REPLACEMENT	N/A	\$50.00
CARS PARKED IN YARD	N/A	\$25.00 FINE
CLOTHESLINE REPLACEMENT	COST PLUS LABOR	
WALLPAPER REMOVAL (per room)	COST	\$40.00
REPAINTING (per room)	COST	\$50.00
GFI COVER	COST PLUS LABOR	
CABLE COVER	COST PLUS LABOR	
A/C COVER	COST PLUS LABOR	
DRYER RECEPTICAL COVER	COST PLUS LABOR	
BLANK COVER	COST PLUS LABOR	
3-WAY SWITCH	COST PLUS LABOR	
STANDARD SWITCH	COST PLUS LABOR	

GROUND FAULT RECEPTICAL	COST PLUS LABOR
STANDARD RECEPTICAL	COST PLUS LABOR
PHONE JACK	COST PLUS LABOR

HVAC FILTER REPLACEMENT (DURING PREVENTIVE MAINTENANCE SCHEDULE: NO CHARGE)
COST + LABOR

LABOR SHOULD BE BILLED AT \$25.00 AN HOUR ON ALL ITEMS EXCEPT FOR THOSE
ITEMS WHERE LABOR COSTS ARE MARKED AS N/A. THE MINIMUM LABOR CHARGE
SHOULD BE FOR ONE (1) HOUR \$25.00 PER PERSON PER HOUR.

MINIMUM CHARGE FOR NON EMERGENCY AFTER HOURS SERVICE CALL IS \$50.00

MINIMUM CHARGE FOR SERVICE CALL WHERE NO MAINTENANCE ISSUE FOUND
1ST OFFENSE: NO CHARGE

MINIMUM CHARGE FOR SERVICE CALL WHERE NO MAINTENANCE ISSUE FOUND
2ND OFFENSE: \$25.00

NOTE: PARTS FOR ITEMS NOT LISTED SHOULD BE BILLED AT COST + LABOR CHARGES

ALL REQUEST FOR MAINTENANCE SERVICE FOR ITEMS NOT NEEDING REPAIRED OR REPLACED
RESIDENT WILL BE CHARGED FOR COST PLUS LABOR