

Tifton Housing Authority
Maintenance Charges for Residents
 Effective: November 1, 2016

The schedule of maintenance charges listed below represents the material and labor cost for most of the potential repair cost that our residents may incur. These charges will be applied only if resident negligence is apparent. In the case of normal wear and tear, no charges will be made to the resident. It is possible that damages, which are not covered by this list of maintenance charges, may occur in an apartment. Such repairs during normal work hours will be based upon an actual material cost and a labor rate of \$25.00 per hour. All cleaning charges not specifically addressed in this list will be charged out by an hourly rate of \$25.00. Labor will be charged at a rate of \$35.00 per hour outside of normal working hours.

<u>REPAIR</u>	<u>CHARGE</u>
<u>Screens/Screen Door</u>	
New Window Screen - Full/ New Window Screen - Half	Full 18.00/Half - 9.00
Re-Screen Window Screens – Full	11.00
New Screen Door – Complete	230.00
Screen Door Closure	16.50
Re-Screen Door – Half	13.00
Re-Screen Door – Full	26.00
Replace Screen Door Handle	13.00
Replace Screen Door Guard	24.00

<u>Windows</u>	
Replace Mini Blinds/ (per single or double window)	Single 25.00/ Double 50.00
Sash Locks	8.00
Window Closures / Balances (per side of window)	15.00
Window Panes – Insulated	Material + Labor
Window Panes – Noninsulated	Material + Labor
Curtain Rods (per foot)	2.00

<u>Doors</u>	
Exterior Door Complete (Metal)	400.00
Exterior Door Complete (Wood)	200.00
Interior Door Complete (Metal)	300.00
Interior Door Complete (Wood)/Solid Core	75.00
Repair Door Hinges	15.00
Replace Door Stop	5.00
Closet Rods	15.00

<u>Doors Continued</u>	
Replace bi-fold closet doors	30.00 per width foot
Repair bi-fold closet doors	Material + Labor
Replace bi-fold closet door knobs (each)	6.00
Replace bi-fold closet door pins (each)	10.00
Mechanical Closet Door Lock	10.00
Hole in door (if repairable)	15.00
Replace entry locks (front/rear)	100.00
Replace interior passage lock	15.00
Unlock door during office hours	25.00
Unlock door after office hours	35.00
Replace mailbox locks	15.00
Re-key exterior locks (front/rear)	50.00

<u>Cabinets</u>	
Replace cabinet door – with new hardware	45.00
Replace cabinet door – w/out new hardware	35.00
Replace cabinet drawer – front only	20.00
Replace cabinet drawer – complete drawer	35.00
Replace cabinet drawer – complete drawer w/hardware	45.00
Replace cabinet door latch or hinge (each)	5.00
Replace medicine cabinet	40.00
Replace entire cabinet assembly (per foot)	85.00
Replace counter tops (per foot)	26.00

<u>Ranges</u>	
New 24” Electric Range	450.00
New 24” Gas Range	500.00
New 30” Electric Range	400.00
New 30” Gas Range	450.00
Replace Broiler Pan	23.00
Replace Oven Rack (each)	16.00
Replace Oven Door Hinges (pair)	30.00
Replace Range Knobs (each)	10.00
Clean Range – On Site	50.00
Repair Range Equipment not Listed	Material + Labor

Refrigerators*	
New Refrigerator	570.00
Clean Refrigerator – On Site	35.00
Replace Crisper Drawer	30.00
Replace Crisper Cover	18.00
Replace Drip Pan	13.50
Replace Door Bar	12.00
Replace Bar Clips (each)	4.00
Replace Butter Dish	4.00
Replace Ice Tray	2.00
Replace Toe Grille	16.00
Replace Any Parts Not Listed	Material + Labor

***Residents should be advised, that while they are defrosting their refrigerator, not to use sharp objects to remove ice from the walls of the unit. In the event they do so and puncture the casing, they will be responsible for the cost of the adjusted value of the used unit.**

Electrical	
Replace Heat Thermostat	20.00
Replace Heat/AC Thermostat	75.00
Replace Switch or Receptacle Cover	2.00
Replace Switch	5.00
Replace Receptacle	5.00
Replace Hall Fixture	15.00
Replace Hall Globe	7.00
Replace Bath Fixture	18.00
Replace Bath Globe	7.00
Replace Exterior Fixture	28.00
Replace Exterior Globe	7.00
Replace 4' fluorescent 2-bulb Fixture	45.00
Replace lens for fluorescent Fixture	14.00
Replace living room/bedroom Fixture	12.00
Replace LR/BR globe	4.00
Replace Globe Lock Nut	1.00
Vandal-Proof Exterior Globe	28.00
Replace Smoke Alarm	35.00
Reinstall Existing Smoke Alarm	35.00

Plumbing	
Unstopping w/chemicals	
Kitchen Sink	14.00
Lavatory	14.00
Commode	20.00
Unstopping w/o chemicals	
Kitchen	16.00
Lavatory	16.00
Commode	22.00
Remove / Reinstall Commode	30.00
Replace Commode Tank	38.00
Replace Tank Lid	17.00
Replace Complete Commode	105.00
Replace Commode Seat	12.00
Replace Towel Bar – Bar Only	8.00
Replace Towel Bar – Bar with Ends	20.00
Replace Shower Head	12.00
Replace Shower Rod – Rod Only	5.00
Replace Shower Rod – Rod with Ends	10.00
Replace Lavatory/Tub Stopper	2.50
Replace Lavatory Handle	5.00
Replace Soap Dish/Toothbrush Holder	10.00
Replace Basket/Strainer Unit	20.00
Replace Sink Strainer	6.00
Replace Lavatory Faucet – With Pop-Up	42.00
Replace Lavatory Faucet – W/O Pop-Up	34.00
Replace Kitchen Faucet	40.00
Replace Tissue Holder Complete	10.00
Replace Tissue Roller	2.00
Replace Sill Cock	10.00
Replace Flush Tank Handle	10.00
Replace P-Trap	12.00
Replace Aerator	3.00
Replace Lavatory	75.00

Miscellaneous	
Vinyl Composition Tile (VCT) (each piece)	3.00
Vinyl Base (per foot)	5.00
Clean Plumbing Fixtures (each)	10.00
Clean Shower Unit	30.00
Clean Floors (Move-Out Only)	50.00
All Other Cleaning (per hour / per employee)	20.00
Replace Clothes Line (per line)	4.50
Replace Clothes Line Poles (each)	40.00

Miscellaneous Continued	
Install Rodent Glue Traps (Pairs)	6.00
Pest Control	Provided by HA
Additional Pest Control	15.00
Remove Trash From Yards	35.00
Remove Furniture from Premises by Resident Request (Per Employee)	25.00
Remove Trash From Roof	25.00
Remove Grocery Cart	15.00
Replace Garbage Can	50.00
Return Check Cost	20.00
Re-light gas pilots after cut-off for non-payment	20.00
Replace Broken Shrub	Material + Labor

Other	
Any Items Or Additional Repairs Not Listed	Material + Labor
Labor Per Hour Per Employee	25.00
Any Additional After Hours Repairs Not Listed	35.00 + Material
Unnecessary Calls After Working Hours	35.00

Fines	
Excessive Yard Trash	1st offense 25.00/2nd offense 50.00
Fine For Removal Or Tampering With A Smoke Alarm	50.00
Fine for Blocked Egress	50.00
Fine For Indoor Furniture Being Stored Or Used Outside Or On The Front Porch Or Back Porch Area	50.00
Unauthorized swings, swimming pools, trampolines, satellite dishes, or other non housing authority structures	50.00
Unauthorized Painting of Apartment	50.00
Unauthorized Wallpaper in Apartment	50.00
Removal of Adhesive Tile	10.00 per tile
Lawn Damage Caused by Vehicles	Materials + Labor
Grease poured outside and in drains	50.00
Illegal Parking	
First Offense	Warning
Second Offense	50.00
Third Offense	Vehicle Towed
Fourth Offense	Eviction

Payment on Maintenance Charges

All charges will be due in full no later than 14 days after the charge is posted to the resident's account.