

MAINTENANCE CHARGES

(Effective January 20, 2019)

Maintenance Task	Item	Cost	
Labor Rate		17.00 per hour	
After Hours Call		25.50 per hour	
Screen Doors	Steel Door (complete)	Market Cost	
	Door Closure	20.00	
	Security Screen Door	Market Cost	
	Handle Kit	14.00	
Window Screens	Replace Screen	22.00	
	Repair Screen	11.00	
Entrance Doors	New Door	Market Cost	
	Passage Locks	20.00	
	Change Locks – Dead Bolts	20.00	
Keys/Lock Outs	Door Key	5.00	
	Mailbox Key	5.00	
	Unlock Doors (During Working Hours)	7.00	
	Unlock Door (After Working Hours)	25.19	
		Solid Core	Hollow Core
Interior Doors	18" Birch	82.00	79.00
	24" Birch	83.00	79.00
	28" Birch	83.00	79.00
	30" Birch	85.00	79.00
	32" Birch	85.00	79.00
	Passage Lock	18.00	18.00
	Install-A-Lock Repair Kit (short)	18.00	25.00
	Intstall-A-Lock Repair Kit (long)		27.00
	Back Set Latch		25.00
	Privacy Lock		20.00
Windows	Curtain Rods		.50 ft.
	Window Glass		Market Cost
Window Blinds	Faux Wood Blinds (33 inch blind) (\$25.35)		Market Cost
Floor/Walls	Vinyl Floor Tile (Sq. Ft.)		2.00
	Cover Base (Run Ft.)		1.00
	Ceramic Floor or Wall Tile		3.50
	Holes-in-Wall (Up to 16")		30.00

Maintenance Task	Item	Cost
Paint	0-5 years living in same unit (per gallon)	H/A off White 12.00
		Masterpiece 12.00
		Tan
	After 5 years living in the same unit (per gallon)	-0-
	<i>*Plus hourly rate(s) of painter(s) on top of the cost of paint</i>	
<i>**Painting must be done in accordance with NWGHA Regulations</i>		
Appliances	New 20" Range	479.00
	New 24" Range (gas)	467.00
	New 30" Range (gas)	426.00
	New Refrigerator 16 cubic ft.	468.00
	New Refrigerator 18 cubic ft.	533.00
<i>**Cost will be prorated over a twelve (12) year useful life</i>		
Appliance Parts	Range Control Knob	12.50
	Oven Door Handle (20")	18.67
	Oven Door Handle (30")	24.46
Market	Stove Burner – 20" Electric (6") (\$24-\$25)	Market Cost
	Stove Burner – 20" Electric (8") (\$26-\$29)	Market Cost
	Stove Burner – 20" Gas (Front)	21.33
	Stove Burner – 20" Gas (Rear)	24.00
	Stove Burner – 30" Gas (Front)	29.28
	Stove Burner – 30" Gas (Rear)	29.28
	30 Inch Oven Gasket (Gas)	33.98
	Refrigerator Door Handle	27.21
	Refrigerator Door Gasket – Refrigerator	\$70.00
	Refrigerator Door Gasket – Freezer	\$70.00
	Refrigerator Ice Tray	2.44
	Refrigerator Kick Plate	29.54
	Refrigerator Shelf	27.05
	Refrigerator Crisper	50.71
	Refrigerator Door Bar	15.33
	Refrigerator Clips	7.93
	Hood Range Bulb	6.00
	Silver Drip Pans	6 inch 2.21
		8 inch 2.89
Black Drip Pans	6 inch 2.21	
	8 inch 2.89	
Romex Connector	10.00 (includes parts and labor)	
Range Hood Exhaust Fan Filter	13.96	
Range Hood Exhaust Fan Filter (Joe Wright Village)	34.97	
Kitchen Cabinets & Sink	Drawer Font	27.74
	Door Hinges	16.49
	Replace Cabinet Doors (each)	29.48
	Basket Strainer (metal bottom)	8.55
	Basket Strainer (rubber bottom)	4.81

Maintenance Task	Item	Cost
Bathroom	Towel Rack (metal)	9.36
	Towel Rack (ceramic)	13.13
	Medicine Cabinet Mirror	18.47
	Shower Curtain Rod	9.46
	Toilet Seat	14.00
	Toilet Tank Lid	41.49
	Toilet Bowl Complete	99.00
	Toilet Tank Complete	95.00
	Toilet ADA Flush Button	5.19
	Toilet Tank Gasket	6.39
	Toilet Flush Valve	16.99
	Toilet Vessel	17.99
	Toilet Flush Tower Seal Disc	2.09
	Shower Head	10.41
	Shower Head (Hand Held)	32.00
	Ceramic Tub Soap Dish	15.28
	Metal Soap Dish	9.85
	Tooth Brush Holder	9.66
	Lavatory Stopper	2.68
	Plumbing	Unclog washing machine, kitchen sink, bathtub drain
Unclog toilet (without removing toilet)		15.00
Unclog by removing toilet or P-Trap		30.00
Electrical	Outlet Cover (Decorator)	1.49
	Outlet Cover	.35
	Switch (replace)	5.51
	Outlet (replace)	5.44
	Change Fluorescent Bulb (4")	7.97
	Change Fluorescent Bulb (2")	7.92
	Change Heat Lamp	8.20
	Change Appliance Bulb	5.27
	Porch Light Glove	21.01
	Porch Light Fixture	27.41
	6" Drum (glass only)	7.24
	8" Drum (glass only)	7.67
	10 Drum (glass only)	13.60
	6" Drum Fixture	14.05
	8" Drum Fixture	16.76
	10" Drum Fixture	20.59
	Bathroom Globe (glass only)	14.69
	Bathroom Fixture	21.41
	Bathroom Fixture (High-rise only)	58.21
	Bathroom Fixture (glass only)	13.06
	14" Bent Channel (glass only)	25.56

	Phone Jacks		9.93
	Light Bulb (60 Watt) (11.20)		Market Cost/Labor
	2 Prong Bulb		Market Rate
Maintenance Task	Item		Cost
	Circular Light Bulb		Market Cost
Heating	Thermostat (horizontal or vertical)		38.50
	Thermostat (round)		35.00
	Thermostat at Village Green		Market Cost
Smoke Alarms or CO Detectors	**If resident takes down smoke alarm and/or CO Detectors or removes batteries, there will be a charge:	1 st violation	75.00
		2 nd violation	EVICTION
	*NOTE: If smoke alarm or CO Detector is missing or damaged, charges will include above charges plus cost of the detector. (\$34.14)		
Yards	Replace Sod		2.00 sq.ft.
	Replace Plants or Trees	5 Gallon	30.00
		3 Gallon	20.00
Other Frequent Charges	Clean Stove/Oven		35.00
	Clean Refrigerator		25.00
	Re-Key Locks		Market Cost
	Keys		5.00
	Trash in Yard		25.00 each occurrence
	Remove items form roof		10.00
	Household trash (furniture & large items not on scheduled garbage pickup day)		50.00 each occurrence
	Garbage pickup-High-rise Only		2.50 month
	-Other Properties/Developments-		5.00 month
	Car Parked in Yard	1 st violation	25.00
		2 nd violation	50.00
		3 rd violation	75.00
			with possible EVICTION
	Buggies/Shopping Carts left in apartment, on porch or other inappropriate location:	1 st violation	25.00
		2 nd violation	50.00
		3 rd violation	75.00
			with possible EVICTION
	Tripping hazards and/or exposed wiring – as a result of resident actions – on the floor, walls, over doors, along stairways, or from room to room	1 st violation	25.00
		2 nd violation	50.00
		3 rd violation	75.00
			with possible EVICTION
	Blocked Egress	1 st violation	75.00
		2 nd violation	EVICTION
	Improperly vented dryer vents:		

1 st violation - Verbal warning with 24-hours to correct	2 nd violation	50.00
	3 rd violation	EVICTION

Maintenance Task	Item	Cost
High-rises ONLY	Stand-alone freezer	2.00/month
	Additional refrigerator	6.00/month
	Window air conditioner	4.00/month
	<i>*ADDITIONAL CHARGES (EXCESS CHARGES FOR NON-STANDARD EQUIPMENT)</i>	
Alarm & Security System - John Graham Homes	L3000 Alarm Panel	168.75
	5816 Doro Transmitter	36.99
	5800 Motion Detector	81.99
	GSMVLP4G	155.99
Access Control Doors - High-rises	Key Cards	5.00

- Any item not listed will be charged actual cost of item plus labor charges (if applicable)