

Maintenance Charges

Maintenance Labor Charge \$12.50 Up To a ½ Hour \$25.00 per Hour

Listed below are some but not all of the maintenance charges. If a job you would like done is not listed please contact someone in the Management Office and they will have Maintenance get in touch with you.

Plumbing

Riser Shutdown	\$25.00
Replace Fluidmaster	\$30.00
Replace Toilet Seal	\$30.00
Replace Faucet Stem	\$ 7.50+ Labor
Replace Faucet Washers & Seats	\$15.00
Faucet Replacement	\$125.00 + Labor
Replace Toilet Seat	\$25.00 + Labor
Replace Pipe Extension	\$15.00 + Labor
Replace P Trap	\$50.00
Replace J Bend	\$27.50
Replace Tub Stopper	\$62.50
Replace Shower Head	\$7.50 + Labor
Replace Tub Diverter	\$62.00
Replace Garbage Disposal	\$125.00
Replace Shut Off Valve	\$15.00 + Labor
Replace Pop-Up Assembly	\$40.00 + Labor
Replace Flex Feed Lines	\$15.00 + Labor
Replace Washer Hoses	\$30.00 + Labor
Replace Tub Trap	\$300.00
Assorted Copper Pipe And Fittings	Prices Vary Per Size Needed

Electrical

Light Fixture	\$25.00 + Labor
Replace Fixture Globe	\$15.00 + Labor
Replace Light Switch	\$18.00
Install GFI Outlet	\$75.00 + Labor
Replace GFI Outlet	\$37.50
Replace Outlet	\$27.50

Replace Ballast 546B – 413C	\$18.00 + Labor
Other Ballasts Are Higher	
3 wire MC Cable	\$10.00 per Foot
Wall Plates	\$2.50 + Labor
Light Bulbs	
Florescent Energy Saver	\$5.50
Florescent & Heat Lamp	\$4.50
Appliance	\$2.25 Each
Install Chandelier	Labor for 2 Men

Carpentry

Rescreen Screen Door	\$50.00
Replace Screen Door	\$80.00
Rescreen Window Screen	\$25.00
Replace Window Screen	\$30.00
Replace Window Balancer(pr)	\$25.00 + Labor
Replace Balcony Door Handle	\$15.00 + Labor
Caulk, Or Grouting	\$7.50 per Tube + Labor
Reglue Ceramic Tiles	\$7.50 per Tube + Labor

Inspections

The Maintenance Department will perform inspections on empty Units for Investor Owners. We will give a detailed report of Unit condition as well as repairs needed. At this time we will also replace any burnt out bulbs.

Units 2, 3, 4, 15A, 15B	\$50.00
Units 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18	\$65.00
Units 1, 5, 6, 10	\$75.00

Charges may change without notice.