Housing Authority of Dry Ridge

Schedule of Repairs and Other Charges

Listed below are the prices for maintenance repairs and services outside of NORMAL wear and tear. The Housing Authority of Dry Ridge reserves the right to assess charges for other work performed, not listed below, or for property maliciously and/or willfully abused by a tenant. Charges will be based on time and materials and at $25.00 per hour per employee for all labor which includes move-out cleaning charges. The Housing Authority reserves the right in every case to decide as to whether the replacement or repair is necessary. All charges for work performed by outside contractors will be charges to the tenant for the full amount of the bill, plus the time accrued by HADR staff.

As item prices are subject to change, the Housing Authority of Dry Ridge has the right to adjust this fee schedule as deemed necessary. Charges for services and items not listed here will be billed according to time and materials used by the HADR Maintenance Staff.

LOCKS

Lockout (after regular hours	$50.00
Lockout (office hours)	$15.00
Lock Change	$35.00
Child Safety Lock	$20.00
Additional/Replacement Key	$ 6.00
Replace Deadbolt	$45.00

*You will be charged for having your door unlocked even if you get into your unit before maintenance arrives and/or are not present when they arrive.

WINDOWS and SCREENS

Replace Security Screen (security screens cannot be repaired)	$ Cost
Remount Screen (when not removed by maintenance)	$20.00
Replace Window Lock	$ 4.00
Replace Broken Window	$ Cost
Replace Blinds (price goes up with size)	$15.00

SCREEN DOORS

Replace Screen	$ Cost
Replace Screen Door Glass	$ Cost
Replace Screen Door Closure	$19.00
Replace Screen Door Handle	$ Cost
Replace Latch Plate	$ 3.50
Replace Screen Door	$ Cost

DOORS

Replace Exterior Steel Door	$ Cost
Replace Interior Door (solid core)	$ Cost
Repair Interior Door	$ Cost
Replace Exterior Door Lock and Cylinder	$55.00
Replace Doorstop	$ 2.00
Replace Passage Knob	$18.00
Replace Privacy Knob	$20.00

Replace Door Latch Plate	$ 4.00
Replace Door Hinge	$ 8.00
Replace Exterior Passage Lever	$45.00
Door Reinforcement 36”	$30.00
Door Reinforcement 48”	$60.00
Repair Exterior Door	$ Cost
Replace Door Sweep	$17.00
Replace Threshold	$ Cost
Replace Threshold Rubber Strip	$10.00
Replace Weather Stripping	$37.00

PAINT/WALL REPAIRS

Wall Protector	$ 3.00
1” – 5” Hole Repair (per hole)	$30.00
6” or Larger Hole Repair (per hole)	$40.00
Sheet Drywall ½”	$ Cost
Sheet Drywall 5/8”	$ Cost
Replace Access Panel	$30.00
Replace Baseboard (per foot)	$ Cost
Paint Room	$ Cost
Paint (Resident Use 1gallon)	$40.00

FLOORS

Replace Floor Tiles (each)	$ 2.00
Strip, Wax and Buff Tile	$ Cost
Replace Cove Base (per piece)	$ 5.00
Stair Tread (each piece)	$ 7.00
Floor Wax (per gallon)	$25.00
Floor Stripper (per gallon)	$20.00

CABINETS

Replace Door	$ Cost
Hang Door (when off hinges only)	$10.00
Repair Drawer	$25.00
Replace Door Hinge	$ 8.00
Replace Drawer	$ Cost
Replace Drawer (face)	$ Cost
Replace Drawer Frame	$ Cost
Replace Drawer Slide (single)	$ Cost
Replace Drawer Handle	$21.00
Replace Drawer Glide/Roller	$ 8.00
Replace Countertop/backsplash (per foot)	$ Cost
Replace Medicine Cabinet	$41.00
Replace Medicine Cabinet Mirror	$10.00
Replace Medicine Cabinet Shelf	$ 5.00
Replace Medicine Cabinet Handle	$ 2.00
Replace Vanity	$100.00

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ELECTRICAL, LIGHTS AND BULBS

Replace Wall Switch Plate	$ 1.00
Replace Blank Switch Plate	$ 2.00
Replace Double Switch Plate	$ 1.50
Replace Light Switch	$ 3.00
Replace Outlet Cover	$ 1.00
Replace Receptacle	$10.00
Replace GFI Plate	$ 2.00
Replace GFI	$20.00
Replace Bathroom Light Fixture	$33.00
Replace 6” LED Light Fixture	$16.00
Replace Outside Light	$30.00
Replace Outside Light Globe	$ 9.00
Replace/Install Bulb (60 watt)	$ 2.00
Replace Fluorescent Bulb (tenant abuse)	$30.00
Replace Bulb (LED)	$ 4.00
Appliance Bulb	$ 3.00
Attach Light Fixture to Ceiling (when pulled away)	$10.00
Repair Electrical System (performed by staff)	$ Cost
Replace Smoke Alarm Battery (9v)	$ 3.00
Install Battery AA/AAA	$ 1.50
Attach Smoke Alarm to Ceiling	$15.00
Replace Smoke Alarm	$18.00
Replace Combo Smoke/CO2	$54.00
Replace Bathroom Exhaust	$ Cost
Replace Exhaust Cover	$11.00

HVAC

Replace Thermostat	$50.00
Repair Damage to in/out unit	$ Cost
Replace Vent Covers	$ 9.00
Return Air Vent	$ Cost

PLUMBING

Unstop Drain/Commode	$20.00
Unstop Drain (requiring pulling toilet)	$75.00
Replace Toilet	$ Cost
Replace Bowl (only)	$ Cost
Replace Tank	$ Cost
Replace Tank Lid	$12.00
Replace Commode Handle	$ 5.00
Replace Flush Valve	$21.00
Replace Toilet Seat	$20.00
Red Toilet Flapper	$ 4.00
Toilet Fill Valve	$12.00
Wax-free Gasket	$13.00
2” Flush Valve Kit	$20.00
Resurface Fiberglass tub/shower	$125.0
Resurface Porcelain	$275.0

Replace Lavatory	$ Cost
Replace Lavatory Screen Plug	$30.00
Replace Lavatory Faucet	$44.00
Replace Lavatory Faucet Handles	$18.00
Caulk Bathroom	$35.00
Replace Bath Overflow Plate	$ 8.00
Replace Showerhead	$10.00
Replace Tub/Shower Faucet	$55.00
Replace Tub/Shower Diverter	$35.00
Replace Faucet Aerator	$ 3.00
Crumb Cup	$ 2.00
Kitchen Faucet (two handle)	$44.00
Replace Kitchen Sink Sprayer	$12.00
Unfreeze Pipes	$ Cost

RANGE AND HOODS

Replace Stove	$ Cost
Clean Range	$75.00
Range Top Replacement	$ Cost
Range Door Replacement	$ Cost
8” Burner	$20.00
8” Burner Pan	$ 5.00
8” Pan & Ring	$10.00
6” Burner	$25.00
6” Burner Pan	$ 3.00
6” Pan & Ring	$ 7.00
Oven Element	$ Cost
Burner Knob	$ Cost
Oven Door Handle	$ Cost
Oven Door Gasket	$ Cost
Stove Hood	$ Cost
Hood/Range Filter	$12.00

REFRIGERATORS

Replace Refrigerator	$ Cost
Clean Refrigerator	$90.00
Repair Refrigerator	$ Cost
Replace Refrigerator handle	$ Cost
Replace Food Door Gasket	$ Cost
Replace Freezer Door Gasket	$ Cost
Replace Door Shelf Bar	$ Cost
Refrigerator Shelves/Racks (each)	$ Cost
Crisper Shelf	$ Cost
Crisper Drawers	$ Cost

MISCELLANEOUS

Bedbug Mattress Cover (price goes up with bed size)	$40.00
Towel Bar	$ 5.00
Towel Bar Brackets (each)	$ 4.00

Toilet Paper Holder	$ 7.50
Toilet Paper Spindle	$ 1.00
Shower Rod	$ 8.00
Shower Rod Bracket	$ 1.00
Peep Hole	$ 8.00
Install Dryer Hose	$Labor
Extermination (Refusal or No Prep)	$75.00
Non-Emergency After Hours Call	$25.00

Parking Violation Charges

a) Parking violation charges will be assessed to the Tenant's account in accordance with the Housing Authority of Dry Ridge Authority financial procedures.
b) Parking violation charges will be assessed according to the schedule below:

Parking in unauthorized areas	$10.00
Improperly Parked	$10.00
Invalid, Expired, or Missing Permit	$10.00, Tow at Owner's Expense
Vehicle not in Acceptable Condition / Inoperable	$10.00, Tow at Owner's Expense
Parking Tag	$ 2.00
Oil Spill (per spot)	$35.00
Rut Repair	$ Cost

Trash/Waste Management Violation Charges

a) Trash/Waste Management violation charges will be assessed to the Tenant's account in accordance with Housing Authority financial procedures.
b) Trash/Waste Management violation charges will be assessed according to the schedule below:

Garbage Improperly Placed for Pickup (ie on top of dumpster, on ground by dumpster	$25.00
Cleanup of Garbage in Tenant Assigned Area	$10.00
Big Item Removal	$75.00
Placing Garbage in Inappropriate Locations (ie outside door)	$5.00
Disposal of Large Items (per trip)	75.00
Glass Breakage Cleanup (per bag)	$20.00
Removal of Pet Feces (per spot)	$35.00