

**LAWRENCE – DOUGLAS COUNTY HOUSING AUTHORITY  
MAINTENANCE SCHEDULE OF CHARGES FOR TENANT CAUSED DAMAGES**

<b>RESOLUTION 657</b>	<b>January 27, 1998</b>
<b>Revised: RESOLUTION 717</b>	<b>January 25, 2000</b>
<b>Revised: RESOLUTION 786</b>	<b>February 26, 2002</b>
<b>Revised: RESOLUTION 805</b>	<b>January 28, 2003</b>
<b>Revised: RESOLUTION 847</b>	<b>February 23, 2004</b>
<b>Revised: RESOLUTION 918</b>	<b>February 27, 2006</b>
<b>Revised: RESOLUTION 958</b>	<b>February 26, 2007</b>
<b>Revised: RESOLUTION 993</b>	<b>February 25, 2008</b>
<b>Revised: RESOLUTION 1023</b>	<b>February 23, 2009</b>

1. Charges listed are costs for the most commonly used items.
2. Labor charges for work done by LDCHA Maintenance staff is calculated at \$22.00 per hour for normal business hours. It will cost \$33.00 per hour for after-hours, evenings, and weekends. Charges will be \$55 per hour for holidays. There will be a 1 hour minimum charge then 15 minute increments thereafter.
3. All charges for work performed by outside contractors will be charged to the tenant for the full amount of the bill, plus the time accrued by the LDCHA Maintenance Staff.
4. Charges for services and items not listed here will be billed according to time and materials. (See #2)
5. All after-hours work will be billed at the cost of labor plus materials if not otherwise indicated.
6. If it is determined that a vacated unit must be painted and the tenant has occupied the unit less than one year, the cost of repainting shall be prorated and charged to the tenant based on the length of occupancy. The tenant shall also be charged for any repairs, material used and wall preparation.
7. If, on the basis of an inspection, it is determined that an occupied unit must be painted and if the tenant has occupied the unit less than five years, the cost of repainting shall be prorated and charged to the tenant based on the length of occupancy. The tenant shall also be charged for any repairs, material used and wall preparation.
8. These charges apply to tenant damages or tenant caused conditions.
9. Labor and materials are documented on the work order generated for each repair.

**TURNOVER CLEANING & SERVICES (Costs include Labor and Materials)**

Kitchen (complete)	\$198.00	Bathroom (complete per bathroom)	\$72.00
Stove & oven only	54.00	Tub/shower & tile (per bathroom)	36.00
Refrigerator only	54.00	Toilet, Sink, Mirror (Per bathroom)	18.00
Kitchen cabinets	72.00		
Sink & countertops	18.00	Abandoned Unit Item Removal/Trip to Dump	147.50
<b>Flooring</b>			
Carpet (Studio)	\$350.00		
Carpet (1 bedroom)	450.00		
Carpet (2 Bedroom)	650.00		
Vinyl tile (sweep/mop)	36.00		

**CLOGGED PLUMBING**

Repairs for clogged plumbing will be billed at labor charges identified under #2 above.

**LOCK CHANGES (Typical Costs include Labor and Materials)**

Rekey & master locks	\$ 36.00	Dummy door knob – closet	\$29.00
Replace key	6.50	Security chain	13.00
After hours rekey	66.00	Deadbolt (001)	60.50
Exterior door knob	96.00-157.00	Dead Bolt (003-004)	37.00
Interior door knob	32.00	Dead Bolt (006-007-008)	60.50
		One sided deadbolt w/cover	35.00
		Replace lock cylinder	34.00

**WINDOWS (Includes Labor and Materials)**

Cost of windows will be vendor charge plus charge for security

GLASS: (These items will be contracted out. The actual charge including labor and materials will be assessed to the tenant)

- Bath or Kitchen
- Bedroom or Dining Room
- Living room
- Storm door window
- Patio Door Glass

**SCREENS: REPLACEMENT DAMAGED FRAMES/SCREENS**

	<u>REPAIR</u>	<u>REPLACE</u>
Bath or Kitchen	\$ 20.00	\$ 41.00
Bedroom or Dining Room	20.00	41.00
Living room	20.00	41.00
Storm door screen	20.00	41.00
Sliding door screen	38.00	See #3 above –Contract work

**BLIND REPLACEMENT:**

Door blinds	\$ 21.00
Sliding patio door blinds	41.00
Mini blind (each window)	21.00
Mini blind wand	2.00

**DOOR REPLACEMENT (Labor and Materials) MATERIALS LABOR**

Prehung Hollow Core Door	<del>\$69.00</del>	<del>\$59.00-137.00</del>	<del>\$147.00</del>	1.5 hour remove & install/2 hours to stain & seal.
Hollow Core Slab Door only	<del>\$42.00</del>	<del>32.00-47.00</del>	<del>\$57.00</del>	1 hour paint /2.5 hours stain & seal/1 hour installation.
Bifold closet door (001, 006, 007)		<del>106.00</del> -(per set)	<del>\$116.00</del>	2-3 hours to stain/1 hour installation.
Prehung Metal Door		\$155.00-215.00		4 – 6 hours paint and installation.

		<u>MATERIALS</u>
Door trim		20.00
Paint door		3.00
Cabinet door		37.00
Storm Door		155.00
<b><u>LOCKOUTS</u></b>		
<b>During Office Hours (8am - 5pm)</b>		
Edgewood Homes		\$ 4.50
Scattered Sites		11.00
Babcock Place		no charge
<b>After Hours and Weekends (5 pm to 8 am)</b>		
Edgewood Homes		\$ 33.00
Scattered Sites		33.00
Babcock Place		33.00 when in-house security is <b>not</b>
available		
Babcock Place		5.00 when in-house security is available

**REPLACEMENT AND/OR REPAIR (for tenant caused damages)**

		<u>MATERIALS</u>
Nightlight bulbs (Babcock)		<del>\$0.65</del> \$0.70
60 watt bulb		0.50
Fluorescent bulb – standard 40 watt / 4 ft.		2.00
3” light globe		5.25
4” light globe		7.25
6” light globe		6.00
10” light globe		8.25
12” light shade		5.50
Medicine chest light shade		11.00
Porch light shade		6.00
13 ½ Glass shade		6.75
Fire extinguisher replacement		<del>28.00</del> 38.00
Smoke detector batteries		1.50
Smoke detector (01)		8.00
Smoke detector (02)		8.00
Smoke detector (hearing impaired)		16.00
Broiler pan		30.00
Broiler grid for pan		10.00
Counter end cap		7.00
Drawer replacement		20.00
Drawer Guide		4.00
Drawer repair		0.00
Drip pans for elec. range (small)		<del>2.00</del> 2.50
Drip pans for elec. range (large)		4.00
Faucet aerator		2.00
Garbage disposal		54.00
Garbage disposal splashguard		4.00
Garbage disposal stopper		2.00
Ice cube tray		.50
Range hood		40.00
Range hood filter		6.00
Range hood light cover		5.00
Refrigerator crisper shelf		34.00
Refrigerator handle trim cap		10.00
Refrigerator door shelf bar		12.00
Refrigerator door shelf bar bracket		6.00
Stove burner knob		<del>11.00</del> 12.00
Stove oven knob		<del>11.00</del> 12.00
Stove end trim		3.00-16.50
Basket strainer - sink		2.00
Bathroom mirror		24.00
Bathroom sink legs (06)		15.00 pair
Bathroom sink pop up assembly		10.00
Faucet handle: American Standard		14.00
Delta		11.00
Moen		5.00
Crane		12.00
Moen-shower (Babcock)		30.00
Delta-tub/shower		30.00
Medicine chest w/ mirror		50.00
Plexiglas medicine shelf		6.00
Bathroom vanity w/ sink		105.00

**REPLACEMENT AND/OR REPAIR (for tenant caused damages)**

		<u>MATERIALS</u>
Shower curtain rod		\$6.00

Shower head	3.50	
Shower head – hand held	25.00	
Soap dish	9.00	
Toilet – regular	60.00	
Toilet – handicapped	120.00	
Toilet handle	6.00	
Toilet handle - Kohler (Babcock)	18.00	
Toilet paper holder-recessed	<del>47.00</del>	18.00
Toilet paper holder roller	4.00	
Toilet seat - regular	<del>40.00</del>	11.00
Toilet seat - handicapped	16.00	
Toilet tank lid	26.00	
Towel bar	3.00	
Towel bar bracket	3.50	
Attic fan cover	\$90.00	
Attic fan knob	2.00	
Closet bar	5.00	
Closet shelf replacement	24.00	
Closet door closer – heavy duty magnet	3.00	
Closet door guide	3.00	
Cove base (up to 4' + glue)	5.00	
Door weather strip	<del>7.50</del>	8.50
Door viewer	<del>3.00</del>	5.00
Floor tile (Up to 6 tiles in one area)	6.00	
Kilz spray can	3.50	
Outlet 15amp	1.00	
Outlet 20amp	2.00	
Outlet Plate	.50	
GFCI outlet (ground fault circuit interrupter)	10.00	
GFCI plate	1.00	
GFCI plate w/ switch	1.00	
Phone jack	3.00	
Stair handrail bracket	<del>1.25</del>	1.75
Switch	1.00	
3-way switch	1.50	
Switch plate – single or double	.50	
Cable TV wall plate w/ connector	3.00	
Wall repair – cut hole out	10.00	
Wall repair – patch hole	5.00	
Window sill replacement	5.00	
Window lock	3.00	
Floor vent (01)	\$5.00	
Floor vent (03-04-06-07)	7.00	
Thermostat digital	35.00	
Thermostat (pneumatic)	95.00	
Thermostat cover (Babcock)	5.50	
Downspout - 10' section	7.00	
Downspout adapter (splice, straps, end caps, hopper)	3.00	
Downspout elbow or corner	8.00	
Guttering - 10' section	7.00	
Splash blocks	6.00	
Strike plate	\$3.00	
Storm door handle	10.00	
Storm door closure	9.00	
Storm door brace	8.00	

**SCATTERED SITE LAWNS WILL BE CHARGED A FLAT RATE OF \$35.00 FOR MOWING**

**TENANTS WHOSE HOUSEKEEPING HABITS CAUSE ROACH INFESTATION WILL BE CHARGED AT THE CONTRACTOR'S COST FOR PEST CONTROL SERVICES PER TREATMENT**

All exterior lighting shall be provided at no charge as a security feature.