

# HOUSING AUTHORITY OF THE CITY OF PASCO AND FRANKLIN COUNTY

## Schedule of Maintenance Charges

Effective: June 1, 2022

<i>Labor &amp; Janitorial Rates</i>			<i>Appliances (cont'd)</i>		<i>Hardware</i>		<i>Plumbing / Bathroom Items</i>		
			<i>Cost</i>			<i>Cost</i>			
Labor will be charged at actual hours logged with a 1/2 hour minimum charge during business hours and a 1 hour minimum charge after business hours.			New Refrigerator / 12 CF	550	Entry Door / 3' Metal Pre-Hung	400	Toilet (Complete) / American Standard	225	
<b>Hours</b>	<b>Maintenance</b>	<b>Janitorial</b>	New Refrigerator / 15CF	525	Interior Door / Solid Core Slab	182	Toilet Tank / American Standard	113	
.5 hr	17.50	X	Refrigerator Door Gasket	25	Interior Doors / Hollow Core	65	Toilet Bowl / American Standard	110	
.75 hr	26.25	X	Refrigerator / Freezer Door Gasket	20	Deadbolt / Removable Core Type	75	Toilet Seat / Round Bowl	12	
1 hr	35.00	\$24.00	Refrigerator Crisper Cover	25	Deadbolt	25	Toilet Seat / Elongated Bowl	17	
			Refrigerator Crisper Drawer (s)	25	Privacy Door Latch	19	Toilet Tank Lid	25	
			Refrigerator Door Bars	45	Passage Door Latch	18	Toilet Flush Handle / American Standard	4	
					Storm Door	150	Toilet Flush Handle / AS Champion 4	19	
					Patio Door Handle	24	Lav Sink	38	
<i>Services</i>		<i>Cost</i>	<i>Electrical Items</i>		<i>Cost</i>	Patio Door Handle Replacement Latch	12	Lav Faucet	53
Lockout (Business Hours)		15	Light Bulbs / 40w Appliance Bulb	1	Screens / Window & Storm doors	5	Lav Faucet Aerator	1	
Lockout (After Hours)		45	Light Bulbs / 13w LED	2	Screens / Patio	12	Lav Drain Pop-Up Plug / Stopper	2	
Rekey Unit (Per Tenant Request)		35	Light Bulbs / CFL Flood Light	4	Door Bumpers / Wall Type	1	Tub Drain Cover Plate	2	
Cancellation of Key Pod from HR System		35	Light Bulbs / 22w Circline	7	Door Bumpers / Floor Type	5	Tub Diverter Spout	30	
Lawn Mowing		Per HAor Contractor Rate	Light Bulbs / 32w Circline	7	Shower Curtain	12	Tub Splash Guards	8	
Clean Exterior (Garbage/etc)			Light Bulbs / 4' Flour Tubes (T8/Elec)	2	Medicine Cabinet / Cosmetic Box	63	Tub Shower Curtain	12	
Dumping Service			Heat Lamp / 125w	4	Medicine Cabinet Shelf	2	Tub Shower Curtain Rod	5	
Graffiti Removal			Light Fixture / 12" Square	11	Medicine Cabinet Mirror	5			
Painting and/or Wall Repair			Light Fixture / Bathroom - 14" Channel	11	Medicine Cabinet Mirror Finger Pulls	2			
Oil Spill Clean-up			Light Fixture / Exterior Vandal Resistant	85			<i>Plumbing / Kitchen Items</i>		
Glass Breakage (Repair / Replacement)			Light Fixture / 54w Circline	58	<i>Cabinets</i>		<i>Cost</i>	Kitchen Faucet	63
Sewer Drain Cleaning			Light Fixture / 22w Circline	44	Kitchen Cabinet - Repair / Replace	Per Inv	Kitchen Faucet Aerator	1	
Siding Repair			Light Fixture / T8 Flour.Troffer Light	100	Kitchen Countertop - Repair / Replace	Per Inv	Kitchen Sink / Dbl Bowl SS	220	
Roof Repair			Replacement Lens for all Fixtures	7	Cabinet Drawer - Repair / Replace	75	Kitchen Sink / Single Bowl SS	140	
<i>Appliances</i>		<i>Cost</i>	Light Switch	1	Cabinet Door - Repair / Replace	75	Sink Strainer Basket	2	
New Range / 20"		350	Wall Receptacle	1	Cabinet Door Handles	4	Sink Strainer Basket	2	
New Range / 30"		330	Light Switch / Wall Plates	1	Cabinet Door Magnetic Catch	3			
Range Top / Replacement		100	Baseboard Heater / 8'	103	Cabinet Door Hinge	10	<i>Misc. Items</i>		
Control Panel / Replacement		100	Baseboard Heater / 6'	82	Cabinet Door Guides / Tracks (per set)	20	<i>Cost</i>	Hearing Impaired Smoke Detector	90
8" Burners / GE		27	Baseboard Heater / 5'	64			Hearing Impaired Doorbell	47	
8" Burners / GE w/sensor		44	Baseboard Heater / 4'	61			Handicap Bar (Floor to Ceiling)	225	
8" Burners / GE w/sensor		44	Baseboard Heater / 30"	46	<i>Blinds</i>		<i>Cost</i>		
8" Burners / WP		11	Baseboard Mount 240v Thermostat	14	Mini-Blind / 22" x 48"	7			
8" Burner Pan		4	Baseboard 240v Wall Thermostat	10	Mini-Blind / 28" x 48"	10	<i>Sprinklers</i>		
6" Burners / GE		25	Baseboard Thermostat Knobs	5	Mini-Blind / 34" x 48"	12	Toro Spray / 570 Series	5	
6" Burners / GE w/sensor		40	Thermostat / 24v Heat Only	22	Mini-Blind / 40" x 48"	15	Rainbird / Maxi-Paw	17	
6" Burners / WP		7	Thermostat / 24v Heat Pump Thermostat	28	Mini-Blind / 46" x 48"	14	Hunter / I-20	19	
6" Burner Pans		3	Smoke alarm / 9v	7	Mini-Blind / 58" x 48"	18	Hunter / I-40	54	
Burner Switch		14	Smoke Alarm / 120v	14	Mini-Blind / 70" x 48"	21			
Burner Knobs or Receptacle		7	CO Detector	26	Blind Wand	2			
Rangehood		75			Patio Blind / 6'	29			
Rangehood Filter		9			Patio Blind / 8'	50			
New Air-Conditioner		400							
New Heat/Cool Unit (Locals)		600							
Air-Conditioner Repair		Per Inv							

Painting Depreciation Schedule					
Number of Months in Occupancy					
Period of Time	0-12	13-24	25-36	37-48	49-60
% Payable by Tenant	100%	80%	60%	40%	20%

Depreciation/Average Life Schedule		
Item Description	Senior Units	Family Units
Window Shades	4	4
Drapes/Mini-Blinds	6	6
Refrigerators	15	15
Ranges	12	9
Baseboard Heaters	15	15
Doors	20	20
Windows	20	20
Smoke Detectors	4	4
Asphalt Tile Squares	10	10
Carpeting	10	8
Painting	5	5