

CATSKILL HOUSING AUTHORITY
SALES & SERVICE CHARGES

Charges are for damage and/or repair/replacement resulting from negligence, move-out damage, misuse, and vandalism of CHA property. These charges will be posted to your account, or back-charged to your security deposit in the event of move-out, and are due and collectible by the first day of the month following the month in which charges are incurred. CHA reserves the right to charge labor for the repair/replacement of any item caused by tenant damage. There is no cost (material or labor) for normal wear and tear of items. All labor will be charged at \$16.00 per hour.

<u>ITEM</u>	<u>MATERIAL COST</u>	<u>HOURS OF LABOR</u>
<u>BATHROOM</u>		
Complete toilet replacement (water vessel type)	325.00	1
Toilet bowl (only) replacement	130.00	½
Toilet tank (only) replacement	130.00	½
Tank cover (only)	65.00	¼
Toilet seat replacement	12.00	¼
Ceramic toilet tissue holder	7.00	1
Ceramic toothbrush & cup holder	7.00	1
Ceramic towel bar bracket (for 1)	5.00	1
Towel bar 24" replacement	3.00	¼
Towel bar/bracket replacement	12.00	½
Ceramic soap dish	7.00	1
Ceramic field & trim tile replacement	1.00/tile	¼/tile
Bathroom sink	58.00	1
Medicine cabinet	30.00	1
Bathroom flooring 5' x 6' sheet	90.00	8
Bathroom sink faucet & pop-up drain	52.00	1
Supply tubes	4.00	¼
Shower door sliders (complete unit)	85.00	2
Bathroom 2'-0" birch solid core door	63.00	4
Bathroom exhaust fan grill cover	5.00	¼
Plugged toilet: auger or plunger	15.00	¼
Pull toilet bowl to clear	25.00	1
Tub Stopper	1.00	¼
<u>FLOORS</u>		
3" ranch base & ½" x ¾" shoe	1.00/ft.	¼/ft.
4" vinyl cove base - 4'	2.00	¼
Floor tile replacement	2.00/sq. ft.	¼
Stair non-skid safety tread strips 3'	1.00/3'	¼
<u>SMOKE DETECTORS</u>		
All unit smoke detectors (ac/battery back-up)	11.00	¼
CO/Smoke detector combo	39.00	¼

KITCHEN

Stainless steel sink 22" x 33"	70.00	1/2
Crumb cups	3.00	1/4
Range hood vent replacement	40.00	1/2
Range; 30" gas - complete	323.00	1/2
Parts: Burner knob	8.00	1/4
Thermostat knob	10.00	1/4
Rear burner	18.00	1/4
Front burner	16.00	1/4
Oven igniter	41.00	1/4
Rack	19.00	1/4
Grate	11.00	1/4
Refrigerator - complete	376.00	1/2
Parts: Vegetable bin acrylic shelf	22.00	1/4
Shelf rack	30.00	1/4
Freezer gasket	19.00	1/4
Refrigerator gasket	28.00	1/4
Dairy door	5.00	1/4
Freezer & refrigerator rack	3.00	1/4
Vegetable bin	41.00	1/4
Ice cube tray	2.00	1/4
Inner plastic panel WW	81.00	1
Kitchen cabinet box, counter top, lazy-Susan, cutting top: actual time & material for replacement		
Formica backsplash: \$3.50/sq. ft. plus actual time & material for replacement		
Cabinet drawers & drawer front & doors	25.00	1

LIGHTS AND COVERS

Porch light bulb	n/c	1/4
Fluorescent "U" tube (front entrance)	12.00	1/4
Fluorescent 3' tube (bathroom)	5.00	1/4
Fluorescent 4' tube (pantry, kitchen, halls)	3.00	1/4
Electrical Switch/outlet (replacement)	2.00	1/4
Electrical cover plate		
single gang	1.00	1/4
double gang	1.00	1/4
triple gang	1.00	1/4
Ground fault outlet	9.00	1/4
GFI cover plate	1.00	1/4
GFI & switch plate	1.00	1/4
Fluorescent fixtures acrylic lens cover		
2' x 2' (entrances)	49.00	1/4
2' x 4' (all other)	70.00	1/4
bathroom	9.00	1/4
Porch light	28.00	1/2

DOORS/WINDOWS

Benchmark prime door (replacement)	300.00		1
Bedroom & downstairs closet 3' solid core birch doors	90.00		4
Master bedroom "cubby" door replacement	65.00		2
Bifold pantry doors (birch)			
2'-0" x 1 3/8"	43.00		1/4
2'-6" x 1 3/8"	45.00		1/4
3'-0" x 1 3/8"	48.00		1/4
4'-0" x 1 3/8"	81.00		1/4
Bifold door pull handles	2.00		1/4
Interior passage & privacy lockset	18.00		1/4
Prime door deadbolt lockset	65.00		1/4
Prime door lock core	15.00		1/4
Passage lockset	99.00	1/4	
Steel storm door	180.00		2
Door parts			
31" x 30" stainless steel security screens	114.00		1/4
lower door panel 31" x 21 1/4"	36.00		1
35" mullion	5.00		1
36" x 80" top frame	4.00		1
36" x 80" side frame	10.00		1
36" bottom expander	1.00		1/4
hinges	3.00		1/4
Locks changed	15.00		1/4
Lockout (after hours)	30.00		1/4
Lockout (working hours)	10.00		1/4
Best Keys, cut	1.00		1/4
All window glass dbl glazed (upstairs & downstairs)	52.00		1
All window screens – screening insert; material only	5.00		1/2
screen material and new replacement frame	20.00		1
Window handles/locks	5.00		1/2
Window spring balances			
12" balance	3.00		1/4
17" balance	3.50		1/4
24" balance	4.50		1/4
Shades			
68 3/4" x 5' living room & kitchen	26.00		1/4
52 1/2" x 5' all others	20.00		1/4
Curtain rods	5.00		1/4
Closet rod	1.00/ft.	1/4	
Fir banister handrail 14'	25.00		1
Handrail bracket	1.00	1/4	
Sheet rock wall/ceiling repair: \$15.00/sq. ft. (1 hour per sq. ft.) (cut out, repair, tape, sand, prime, topcoat)			

All convector cabinets and covers: actual time & material for replacement

DISPOSALS

Appliance disposal 7.50 1
(or current GC transfer station cost)

Bulk furniture disposal
mattresses, box springs, tires, TV etc. 7.50 1
(or current GC transfer station cost)

Small household items intentionally left in unit after move-out or transfer:
\$4.00/33 gal. bag (½ hour)

Front or rear yard clean-up: actual time & disposal costs

Garbage intentionally left outside unit entrances: \$10.00/bag

Snow removal of front porch, steps and lead into main walk: \$20.00

Car towing: vendor market rate

All prices and costs are direct from manufacturer or dealer/vendor for that product. Labor costs from R.S. Means Residential Cost Data.

30 October, 2013