

Schedule of Maintenance Fees

Effective December 1, 2018

It is the policy of the Housing Authority of Murray not to charge for NORMAL wear and tear. However, the Housing Authority reserves the right in every case to make a determination as to whether the replacement or repair is necessary due to wear and tear or damages resulting from tenant abuse or neglect. The following charges apply to tenant damages or tenant caused conditions.

As item prices are subject to change, the Housing Authority of Murray has the right to make adjustments to this fee schedule as deemed necessary.

1) 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 Housing Authority of Murray Maintenance Staff.

2) Charges for services and items not listed here will be billed according to time and materials used by the HAM Maintenance Staff.

Maintenance Work Order
 Call in Procedure
 Call 270.753.5000
 Monday through Friday
 8:00 a.m. to 3:30 p.m
 After hours emergency: 270.293.3550

LOCKS

Locked out after regular hours *	\$50.00
Door Locks Changed (8:00 – 3:30)	\$10.00
Door Locks Changed - After Regular Hours by Management Approval	\$50.00
Key – Additional	\$3.00

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

WINDOWS and SCREENS

Complete Security Screen (security screens can't be repaired must be replaced)	\$50.00
Remount Screen On Apartment (when removed other than by maintenance)	\$20.00
Replace Window Screen	\$32.00
Replace Window Lock	\$15.00
Replace Broken Window	\$55.00

SCREEN DOORS

Replace Screen	\$50.00
Replace Screen Door Closer	\$13.00
Replace Screen Door Handle	\$15.00
Replace Screen Door	\$150.00

DOORS

Replace Exterior Door	\$396 plus \$16 per hour
Replace Interior Door (18" - \$51, 24" - \$59, 28" - \$61, 30" - \$64, 32" - \$67, 36" - \$71)	\$51.00 to \$71.00
Repair Interior Door	\$16.00 per hour
Replace Exterior Door Entry Lock Body No Cylinder	\$43.00
Replace Exterior Door Entry Lock Cylinder	\$28.50
Replace Passage Knob	\$22.00
Replace Privacy Knob	\$25.00
Replace Exterior Passage Knob	\$25.00
Replace Passage Knob Lever Handle	\$32.00
Replace Privacy Lock Lever Handle	\$35.00
Replace Door Guard	\$15.00
Repair Exterior Damaged Door	\$16.00 per hour
Replace Door Sweep	\$18.00
Replace Threshold Complete	\$35.00
Replace Handicap Threshold	\$40.00
Replace Threshold Rubber Strip	\$10.00
Replace Weather Stripping - Bulb Type	\$41.00

PAINT and REPAIR WALLS

Wall Protector (round stick on)	\$2.00
Wall Repair	\$16.00 per hour plus materials
Wall Primer	\$40.00 per gallon
Wall Paint	\$19.00 per gallon
Patch-Sand-Paint (6"X6")	\$25.00
Patch-Sand-Paint (12"x12")	\$30.00
Patch-Sand Paint (24"X24")	\$40.00
Paint Apartment or Room	\$16 per hour plus materials

FLOORS

Replace Vinyl Floor Tiles More Than 10 Pieces	\$16 per hour plus materials
Replace Vinyl Floor Tiles (per sq. foot) Up to 10 Pieces	\$6.50
Replace Cover Base (per foot)	\$4.25
Floor Stripper	\$25.00 per gallon
Floor Wax	\$50.00 per gallon
Clean and Wax Floor Only	\$16 per hour plus materials
Carpet Cleaner Only	\$10.00 per gallon

CABINETS

Replace Door (complete)	\$45.00
Hang Door (when off hinges only)	\$10.00
Replace Door Hinge	\$8.00
Replace Drawer (complete)	\$40.00
Replace Drawer (front only)	\$30.00
Repair Drawer (wood frame)	\$20.00
Replace Drawer Slide (single)	\$16.00
Replace Drawer Slide (double)	\$21.00
Replace Drawer Glide/Roller	\$8.00
Replace Counter Top (per foot)	\$30.00 per foot

ELECTRICAL, LIGHT FIXTURES AND BULBS

Replace Wall Switch/Receptacle Cover Single or Double	\$2.00
Replace Outside Electrical Cover	\$10.50
Replace Cable Cover	\$4.00
Replace Wall Light Switch	\$3.00
Replace 3 Way Wall Switch	\$5.00
Replace Receptacle	\$3.00
Replace Spec Grade Wall Switch/ Receptacle	\$10.00
Replace Spec Grade 3 Way Wall Switch	\$11.75
Replace GFCI Cover	\$2.00
Replace GFCI Receptacle	\$12.00
Replace Dryer Receptacle	\$15.00
Replace 9 ¼ Round Ceiling Light Fixture (no bulbs)	\$30.00
Replace Bathroom 2' Fluorescent Fixture	\$35.00
Replace 4' Fluorescent Fixture	\$57.00
Replace 4' Fluorescent Cover	\$34.00
Replace Ballast	\$25.00
Replace Bathroom Globe	\$14.00
Replace Mushroom Globe	\$19.00
Replace Bedroom Globe Square	\$14.00
Replace Hall Globe	\$15.00
Replace Kitchen Globe	\$22.00
Replace Porch Light Fixture	\$20.00
Replace Outside Light Globe	\$12.50
Replace Light Bulb (60 watt)	\$4.00
Replace Light Bulb (fluorescent)	\$4.00
Replace Light Bulb (appliance)	\$2.00
Replace Heat Lamp Bulb	\$6.00
Replace Fluorescent Bulb (2', 4', or 13wt)	\$6.00
Replace Attach Light Fixture to Ceiling (when pulled away by other than staff)	\$20.00
Repair Damage to Electrical System - work done by maintenance staff	\$16.00 per hour plus materials
Electrical work requiring an Electrician	\$65-\$70 per hour
Replace Smoke Alarm Battery - 9 volt	\$4.00
Repair/Attach Smoke Alarm to Ceiling or Wall (when removed by anyone other than maintenance)	\$15.00
Replace Smoke Alarm (electric with battery backup)	\$14.00
Replace Auto-Timer Switch	\$25.00
Replace Bathroom Exhaust Fan Motor (3 ¼" frame)	\$35.00 to \$100.00

HEATER and FURNACES

Replace Thermostat (White Rodgers)	\$45.00
Repair Damage to Gas Furnace or Heater	\$16.00 per hour
Repair Damage to Heater or Furnace (due to misuse)	\$16.00 per hour
Replace Registers and Vent Covers (average cost of parts)	\$10.00

PLUMBING

Clear clogged drain or commode	\$20.00
Replace Commode	\$90.00
Replace Commode Bowl	\$45.00
Replace Commode Tank	\$45.00
Replace Commode Tank Lid	\$15.00
Replace Commode (complete handicap)	\$150.00
Replace Commode Bowl (handicap)	\$100.00
Replace Commode Handle	\$5.00
Replace Commode Flush Valve	\$21.45
Replace Commode Seat (regular)	\$20.00
Replace Commode Seat (handicap)	\$25.00
Replace Commode Supply Line	\$14.00
Replace Commode Supply Line Cutoff	\$8.00
Replace Commode Wax Seal and Bolts	\$10.00
Replace Commode Flange, Wax Seal and Bolts	\$45.00
Pull Commode	\$38.00
Replace Commode Flapper	\$5.00
Replace Commode Fluidmaster	\$16.00
Replace Commode Flush Valve	\$42.00
Replace Lavatory (Complete)	\$150.00
Replace Lavatory (only)	\$50.00
Replace Lavatory P.O. Plug	\$39.00
Replace Lavatory Drain Pipes	\$28.00
Replace Lavatory Faucet Set	\$34.00
Replace Toothbrush Holder	\$8.00
Replace Soapdish	\$12.00
Replace Faucet Handles (kitchen, lavatory, tub)	\$3.00 to \$12.00
Clean/Caulk Bathtub	\$35.00
Replacement Bathtub Stopper	\$2.00
Replace Tub/Shower Faucet	\$75.00
Replace Tub Spout/Diverter	\$35.00
Replace Bathtub/Shower Surround	\$200.00
Replace Water Heater	approximately \$700.00
Repair Shower Walls	\$16 per hour plus materials
Replace Hand Held Shower (complete)	\$20.00
Replace Hand Held Shower Head	\$10.00
Replace Hand Held Shower Hose 72"	\$9.00
Replace Hand Held Shower Bracket	\$28.00
Replace Shower Arm	\$10.00
Replace Shower Head	\$10.00
Replace Shower Rod	\$20.00
Replace Medicine Cabinet	\$50.00
Replace Medicine Cabinet Shelf	\$10.00
Replace Toilet Tissue Holder	\$10.00

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Replace Toilet Tissue Roller	\$6.00
Replace Towel Bar (complete)	\$15.00
Replace Towel Bar (bar only)	\$8.75
Replace Towel Bar Brackets	\$13.00
Replace Faucet Aerator	\$3.00
Replacement Kitchen Sink Stopper	\$5.00
Replace Kitchen Sink Basket (attached, holds stopper)	\$20.00
Replace Kitchen Sink Sprayer Head	\$8.00
Replace Kitchen Sink Sprayer Hose	\$8.00
Replace Kitchen Sink	\$90.00
Replace Kitchen Faucet Set	\$78.00
Replace Kitchen Supply Line	\$15.00
Replace Kitchen Drain Pipes	\$50.00
Unstop Kitchen Sink (**)	\$20.00
Unstop Washer Drain (**)	\$20.00
Replace Outside Sillcock (complete)	\$70.00
Replace Outside Sillcock Stem	\$45.00
Unfreeze pipes	\$16.00 per hour

STOVES and VENT HOODS

Repair Stove	\$16.00 per hour
Replace Stove	\$320-385 plus \$16 per hour
Replace Stove Hood Bulb Cover	\$6.00
Replace Stove Hood Vent Screen	\$6.00
Replace Stove Pan - one 6" or one 8"	\$6.00
Replace Stove Pan with Ring - one 6" or one 8"	\$7.00
Replace Stove Pans & Rings (set)	\$20.00
Replace Stove Hood	\$125.00
Replace Stove Knob	\$5.00
Replace Burner (surface)	\$18.50
Replace Oven Door Hinge (each)	\$24.00
Replace Oven Door Handle	\$9.50
Replace Oven Door Gasket	\$9.00
Replace ON/OFF switch	\$20.00
Replace Oven Control Thermostat	\$40.00 to \$100.00
Replace Range Hood Fan Switch	\$15.00
Replace Range Hood Light Switch	\$15.00
Clean Range Hood	\$16.00 per hour plus materials

REFRIGERATORS

Replace Refrigerator	\$389.00
Repair Refrigerator	\$16.00 per hour
Clean Refrigerator	\$16.00 per hour plus materials
Replace Refrigerator Handle Complete (\$25.00 to \$40.00)	\$25.00 to \$40.00
Replace Refrigerator Shelves and Racks (each)	\$20.00 to \$65.00
Replace Vegetable Bin	\$25.00 to \$65.00
Replace Vegetable Bin Cover	\$25.00 to \$65.00
Replace Food Door Gasket	\$30.00 to \$50.00
Replace Freezer Door Gasket	\$30.00 to \$50.00
Replace Door Shelf Bar	\$7.00 - \$20.00
Replace Door Shelf Bracket	\$3.00 - \$20.00 each

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MISCELLANEOUS

Moving Trash Can From the Curb	\$10.00
Remove Tires (plus disposal fee)	\$15.00
Remove Trash From Yards	\$25.00
Remove Trash From Roof (plus disposal fee)	\$25.00
Remove Trash From Apartment (plus disposal fee)	\$16.00 per hour
Trip to Landfill	\$50.00 + dump fee
General Cleaning at Moveout	\$16.00 per hour
Pest Infestation	\$75.00 to \$200.00
Replace Mailbox	\$10.00
Replace Clothes Line	\$75.00
Clothes Line (each strand)	\$7.25
Damage Due to Smoking Within Unit	\$16 per hour plus materials
Packing, Moving & Storage of Abandoned Personal Items after Moveout	\$16 per hour + \$50 Storage