

TWIN FALLS HOUSING AUTHORITY

Updated * March 24, 2021

SCHEDULE OF MAINTENANCE CHARGES

These charges reflect the current cost of labor and materials to repair or replace items damaged by tenants. These items represent items that are the most frequently damaged but may not necessarily reflect all charges made to the tenants in maintaining the unit under the lease agreement.

Charges will be made at Housing Authority's established base rate of pay for labor plus materials.

The minimum charge figure represents the lowest feasible cost of repair based upon labor charges only. Maximum charges will reflect the cost of labor and materials to replace the damaged items. The prorated cost of normal wear and tear will be deducted from the charge.

In the situation where both a minimum and maximum charge is listed, the charge for repair may fall within these amounts but will not exceed the maximum charge.

TO REQUEST MAINTENANCE SERVICE CALL: 733-5765.

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<u>INTERIOR REPAIRS</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
Sink basin (Porcelain)	\$50.00	\$100.00
Sink basin basket	15.00	20.00
Soap dish	5.00	8.00
Faucet	50.00	100.00
Toilet paper dispenser	5.00	10.00
Toilet paper roller (only)	5.00	10.00
Towel bar (only)	15.00	20.00
Towel bar (complete)	20.00	30.00
Lavatory tank (lid)	20.00	40.00
Lavatory tank (complete)	35.00	70.00
Lavatory stool	80.00	125.00
Stool seat	15.00	30.00
Mirror	50.00	100.00
<u>KITCHEN AREA</u>		
<u>RANGE:</u>		
Range hood	40.00	80.00
Burner knob & oven knob	6.00	10.00
Oven handle	12.00	20.00
Burner drip pans (each)	3.00	8.00
Complete replacement (30", 15 yr. Prorate)		400.00
Complete replacement (20", 15 yr. Prorate)		400.00
Meat cutting board	25.00	50.00
<u>CABINET'S</u>		
Repairs based on time & materials	Actual cost + installation labor	
Counter surface (per sq. ft.) plus labor	Actual cost + installation labor	

<u>INTERIOR MISCELLANEOUS</u>		
Interior painting (per sq. ft. Prorate 5 yr.)	15.00	20.00
Interior Priming	15.00	20.00
Cleaning (due to condition the unit was vacated)	15.00	20.00
Disposal of items / trash to landfill (per item)	20.00	
Interior passage sets	12.00	30.00
Heaters – baseboard & space	40.00	100.00
Mini-Blind/Louvers replacement	20.00	50.00
Carpet replacement (10 yr Prorate)	Actual cost + installation labor	
Window operators	20.00	45.00
Operator handles only	6.00	15.00
Interior Doors (replacement)	50.00	200.00
Switch and receptacle covers		3.00
Thermostats	20.00	60.00
Wall/Ceiling repair – 3” & smaller hole	15.00	25.00
Larger than 3” hole	10.00	30.00
Bifold closet (each panel)	15.00	50.00
Siding hollow core (each panel)	15.00	50.00
Interior passage sets	12.00	30.00
Heaters – baseboard & space	40.00	100.00
Linoleum (sq. yd) Prorated 10 yr.		30.00
Tile (floor Prorated 10 yr.) sq. ft.		6.00
Rubber or wood base (1. ft.)		1.50
Wood case molding, door and window (1.ft.)	2.00	4.00
Underlayment subfloor (sq. ft.)		6.00
Thermostats	20.00	60.00
Wall/Ceiling repair – 3” & smaller hole	15.00	25.00
Larger than 3” hole	10.00	30.00
<u>EXTERIOR</u>		
Exterior Door	100.00	400.00
Storage doors, wood	50.00	125.00
Door peephole		10.00
Patio glass door	50.00	400.00
Replace door jambs	50.00	100.00
Re-screening (small)	6.00	8.00
Re-screening (large)	10.00	15.00
Re-screening (storm)	8.00	10.00
Partial Screen Re-build (Small)	10.00	15.00
Partial Screen Re-build (large)	15.00	20.00
Screen Re-build (small)	15.00	20.00
Screen Re-build (large)	20.00	25.00

Screen Re-build (storm)	10.00	15.00
Storm door-replacement	150.00	250.00
Exterior vinyl siding (sq. ft.) plus labor	2.00	4.00
Exterior siding, wood (sq. ft.) plus labor	2.00	4.00
Fence (per sq. ft.) plus labor	12.00	20.00
Siding (installed)	\$2.00/sq/ ft. + labor/materials	
Exterior lockset	80.00	120.00
Duplicate keys	1.50	3.00

EMERGENCY REPAIRS – AFTER HOURS

Normal Maintenance response hours are: Monday – Thursday from 8:00 a.m. to noon & 1:00 p.m. to 5:00 p.m. Fridays from 8:00 a.m. to noon. We are closed for Federal Holidays.

After hours work is done at the rate of 1 ½ normal rate for a minimum of 1 hour; (Housing Authority base rate for labor @ \$15.00 hour)

Plugged drains After hours:	22.50	100.00
Plugged toilet After hours:	22.50	100.00
Remove toilet to clear obstruction - After hours	37.50	100.00
Lock out – After Hours (1st event)	20.00	
Lock out - After Hours (2nd event)	30.00	
Lock out - After Hours (3rd event)	40.00	
Lock changes (per lock)	25.00 labor +Actual Cost of lock change	

ITEMS NOT LISTED WILL BE CHARGED AT LABOR COST PLUS MATERIALS