

**David City Housing Authority**  
**"Sunshine Court"**  
**Maintenance Charges**

**KITCHEN**

Refrigerator - Clean	\$25 & up
Refrigerator - Crisper Cover	\$35 & up
Refrigerator - Door Handles	\$10 & up
Refrigerator - Minor damage	\$10 & up
Refrigerator - Replace due to damages.	Cost of Replacement
Stove - Clean	\$15 -\$45
Stove - Exhaust Fan (Clean)	\$25 & up
Stove - Drip pans - Replace	\$4 ea.
Cupboard - Clean	\$15 - \$30
Cupboard - Hardware	\$6 ea.
Cupboard - Drawer replacement	\$25 - \$50
Counter Top - (determined by length)	\$50 - \$300 per foot
Sink - Clean	\$5 - \$10
Sink - Plugged	\$15
Sink - Replace basket & strainer	\$5 ea.

**BATHROOM**

Shower Rod	\$20 & up
Shower - Clean	\$25 & up
Toilet - Clean	\$25 & up
Toilet - Replacement seat	\$15 & up
Towel Rack	\$10 & up
Medicine Cabinet - Replacement	\$75 & up
Bathroom Light Fixtures - Clean	\$15 - \$20
Exhaust fan cover (replace)	\$15 & up
Paper holder/soap dish/toothbrush holder	\$8 ea.
Burns in fixtures/ countertops	\$10 ea.

**WALLS**

Dry wall repair (\$20 minimum)	\$30 per hour
Painting - Walls	\$100 per room
Painting - Ceilings	\$50 per room
Painting - Other	Pre-determined at time
Refinish Woodwork	\$30 per hour (\$20 min.)
Remove Wallpaper	\$30 per hour (\$20 min.)
Nail holes filled	\$\$0.50 per hole

**FLOORS**

Remove tenant's old carpet (non DCHA carpet)	\$30 per room
Burns or tears	\$25 ea.
Replace vinyl	\$20 yard
Replace carpet / tile	\$20 yard & up
Remove stains from carpets	\$40 ea.
Clean carpet	\$50 & up

**WINDOWS & SCREENS**

Replace single pane glass + labor of \$30.00 per hour	DCHA cost plus labor
Storm window (frame/glass) + labor of \$30.00 per hour	DCHA cost plus labor
Replace screen - for window or storm doors	\$20 ea.
Replace screen and frame	\$30 & up
Replace/rebuild window frame (wood/metal)	DCHA cost plus labor

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<b>MAINTENANCE LABOR</b>	\$30 per hour
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**DOORS**

Dent/damage to exterior entry door	\$15 per dent
Replace entry door	\$175 & up
Replace storm door complete	\$200 plus labor
Interior door - replace	Cost plus labor
Replace door jamb (complete)	\$150
Replace bi-fold doors (pair mandatory)	\$60 set
Re-key	\$25
Replace deadbolt lock	\$30 ea.
Replace door knob/handle (interior)	\$20 ea.

**LIGHTS (materials only) Could have maintenance charge**

Replace appliance light bulbs	\$2 & up
Replace 4 ft florescent bulbs	\$2.50 ea.
Replace compact & candelabra base bulbs	\$3 ea.
Replace short florescent bulbs	\$8.50 ea.
Replace ceiling fan glass shade	\$7 ea.
Replace cover plates (switch/outlets)	\$1 ea.
Electrical switch/outlet (complete)	\$5 ea. & up

**MINI BLINDS**

Mini Blinds (replace or clean)	\$10 ea.
Install Blinds purchased by tenants	\$5-\$20 ea.

**MISCELLANEOUS**

Replace damaged or missing smoke alarm	\$40 ea.
Permanent vinyl siding (replace damage) + labor of \$30.00 per hour	\$20 per piece plus labor
Thermostat damage	\$25 ea.
Replace or repair A/C remote	DCHA cost
Clean Garage	\$25 & up
Clean Ceiling Fans	\$25 ea.
Abandoned property in apartment and garage	\$20 per item
Air Conditioning - if someone other than current Housing Authority Employees turn A/C on without permission of Executive Director	\$50 per occurrence
Open Windows/Doors - if we find that the windows and/or doors are open and the air conditioner and/or heat is running at the same time	\$50 per occurrence
Heating/Air Conditioning - for excessive or misuse of A/C and/or heating	\$50 per occurrence

**PEST INFESTATION**

See Pest Control Policy	
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At move-out no painting charges will be assessed for normal wear and tear if tenant has occupied unit at least one year. If occupancy is less than one year, painting costs will be prorated. Tenants are not permitted to alter the units. Tenants who alter the painted surfaces are assessed actual costs to return unit to its original color. **ITEMS NOT COVERED IN THE ABOVE LIST ARE CHARGE AT THE HOUSING AUTHORITY'S ACTUAL COST TO THE RESIDENT.**