

Housing Authority of the City of Lumberton

Schedule of Maintenance Charges

Charges for items not covered in this list will consist of current cost of materials plus labor.

Prices ARE subject to change as process of materials increase.

Damages to Units due to abuse or carelessness WILL be charged to the resident

Damages to Appliances due to abuse or carelessness WILL be charged to the resident

Damages to Grounds caused by automobiles, digging holes, etc. WILL be charged to the resident.

When an HACL Unit is damaged from FIRE/VANDALISM (Insurance Claim) due to neglect by the resident; the resident CAN be charged up to \$1,000 for damages.

TRASH IN YARD-The resident IS required to maintain the yard in front, rear, and/or sides of the dwelling in a neat and orderly manner. If the HACL staff finds it is necessary to clean your yard (except of those exempted due to age or disability) the following charges and/or actions WILL apply during the calendar year.

Description	Current Charge	Proposed Charge
Trash in Yard		
FIRST charge for cleaning yard	\$20.00	\$25.00
SECOND charge for cleaning yard	\$30.00	\$30.00
THIRD charge for cleaning yard	\$50.00	\$50.00
Vehicle on Lawn		
First charge	\$50.00	
Second charge	\$100.00	
Swimming Pool		
First charge for not removing	\$50.00	
Second charge for not removing	\$100.00	
Trash Can		
Failure to move Trash Can to back of unit, within 24 hours of trash pick-up.		\$20.00 (per incident)
Replacement due to tenant negligence	\$95.00	
GENERAL CHARGES		
Unlock door during working hours	\$15.00	\$25.00
Unlock door after working hours (must show ID)	\$30.00	\$50.00
House key additional key or replacement	\$7.00 each	
Mailbox key additional key or replacement	\$7.00 each	
Mohr Plaza magnetic key additional key or replacement	\$25.00 each	
Unnecessary (Nuisance) call for after working hours	\$30.00	
Pick up furniture/trash inside or outside vacated unit	\$35.00	
Special treatment for bedbugs in OCCUPIED unit - Spray/Powder		Cost+Labor
Special treatment for roaches in OCCUPIED unit - Bomb/Spray/Powder		Cost+Labor
Roach treatment in vacant units		
Fill in holes in yard	Cost+Labor	
Repair hole in wall	Cost+Labor	\$50 per hole
Wall damage by tenant and (1) board or more of sheetrock used	Cost+Labor	
Replace vinyl floor tile - 12" X 12" piece	\$4.00 each	
Clothes Line post	Cost+Labor	
Clean stove in occupied unit	Cost+Labor	
Clean stove in move-out unit - Good Condition	\$20.00	
Clean stove in move-out unit - Fair Condition	\$25.00	
Clean stove in move-out unit - Poor Condition	\$30.00	
Clean refrigerator in occupied unit	Cost+Labor	
Clean refrigerator in move-out unit - Good Condition	\$20.00	
Clean refrigerator in move-out unit - Fair Condition	\$25.00	
Clean refrigerator in move-out unit - Poor Condition	\$30.00	
Clean move-out unit - Good Condition	Cost+Labor	
Clean move-out unit - Fair Condition	Cost+Labor	
Clean move-out unit - Poor Condition	Cost+Labor	
Heating and Cooling unit damaged by resident - Repairs or replacement of unit	Cost+Labor	

Penalty for tampering with thermostat	\$30.00	\$50.00
Repair or replace thermostat	Cost+Labor	
Penalty for tampering smoke detector	\$30.00	\$50.00
Repair smoke detector	Cost+Labor	
Replace regular smoke detector	\$15.00	\$50.00
Replace combo smoke co detector	\$38.00	\$50.00
Replace Mohr Plaza smoke detector	\$49.00	\$50.00
PLUMBING CHARGES		
Commode unstop or replumb	Cost+Labor (Minimum \$40.00 charge)	
Kitchen Sink unstop or replumb	Cost+Labor (Minimum \$40.00 charge)	
Lavatory Sink unstop or replumb	Cost+Labor (Minimum \$40.00 charge)	
Bathtub unstop or replumb	Cost+Labor (Minimum \$40.00 charge)	
Washer Drain unstop and replumb	Cost+Labor (Minimum \$40.00 charge)	
Sewer Line unstop or replumb	Cost+Labor (Minimum \$40.00 charge)	
* All after work hour calls	Cost+ Overtime Labor (Minimum \$60.00 charge)	
WINDOW SHADES - CURTAIN RODS		
37" Shade	\$8.00	\$12.00
46" Shade	\$10.00	\$15.00
55" Shade	\$11.00	\$15.00
73" Shade	\$17.00	\$20.00
Curtain rod (up to 48")	\$4.00	
Curtain rod (up to 86")	\$5.00	
Shade/Curtain rod holder (pair)	\$7.00	
LOCKS/DOOR KNOBS		
Replace dead bolt due to damage	\$25.00 each door	\$50.00 each door
Change locks per tenant request (approved by asset manager)	\$30.00	
Replace privacy door knob	\$20.00	
Replace passage door knob	\$16.00	\$20.00
Replace mailbox lock due to tenant damage	Cost+ Labor	
Replace mailbox lock (approved by asset manager)	\$15.00	
LIGHT BULBS, SWITCHES, GLOBES and FIXTURES		
Light bulbs	\$3.00	
Appliance bulb	\$2.00	
Round bathroom bulb	\$2.00	
Fluorescent tube light	\$2.00	
Light switch	\$3.00	
Duplex receptacle	\$3.00	
GFI receptacle	\$15.00	
Wall plate cover	\$3.00	
Light globe #606	\$10.00	
Light globe #608	\$6.00	
Light globe #610	\$8.00	
U-channel globe 12"	\$7.00	
U-channel globe 7.5"	\$6.00	
Porch Light globe #051	\$4.50	
Stairway light globe #801	\$8.00	
Light fixture with globe #606	\$10.00	
Light fixture with globe #608	\$14.00	
Light fixture with globe #610	\$18.50	
U-channel fixture with globe 12"	Cost+ Labor	
U-channel fixture with globe 7.5"	Cost+ Labor	
Porch Light fixture with globe #051	\$16.50	
Stairway light fixture with globe #801	\$16.50	
PLUMBING REPLACEMENT - WHEN DAMAGED BY RESIDENT		
Commode	Cost+ Labor	
Commode Tank	Cost+ Labor	
Commode Tank Lid	Cost+ Labor	
Commode seat handicap	\$18.00	
Commode seat	\$12.00	
Kitchen faucet complete	Cost+ Labor	
Lavatory faucet complete	Cost+ Labor	
Kitchen faucet handle (single lever)	\$10.00	
Lavatory faucet handle (single lever)	\$15.00	
Bathtub spout	Cost+ Labor	
Shower head	\$8.00	\$10.00

Shower rod	\$5.00	
Shower rod holder	\$4.00	
Towel bar	\$4.00	
Towel bar post/pair	\$4.00	
Soap dish	\$5.00	
Toothbrush holder	\$5.00	
Toilet tissue pin	\$1.50	
Commode flush lever	Cost+ Labor	
Rubber stopper	\$1.50	
Kitchen sink basket strainer	\$2.00	
Medicine cabinet	Cost+ Labor	
Medicine cabinet mirror	Cost+ Labor	
REFRIGERATOR		
Shelf bar	Cost+ Labor	
End cap	Cost+ Labor	
Vegetable bin cover	Cost+ Labor	
Vegetable bin	Cost+ Labor	
Refrigerator gasket	Cost+ Labor	
Ice tray/ pair	\$1.50	
ELECTRIC STOVE		
Rewire stove when damaged by resident	Cost+ Labor	
Replace range hood	Cost+ Labor	
G.E. large burner	Cost+ Labor	
G.E. small burner	Cost+ Labor	
G.E. bake unit	Cost+ Labor	
G. E. broil unit	Cost+ Labor	
G.E. burner or oven knob	Cost+ Labor	
Drip pan - small	\$7.00	
Drip pan - large	\$8.00	
Drip pan - set (3 small 1 large)	\$29.00	
FireStop Replacement	\$25.00 each	
GAS STOVE		
Burner	Cost+ Labor	
Burner control	Cost+ Labor	
Oven thermostat	Cost+ Labor	
Oven safety valve	Cost+ Labor	
Burner/ oven knobs	Cost+ Labor	
DOORS, SCREEN DOORS, STORM DOORS, WINDOWS		
Exterior door	Cost+ Labor	
Interior Door	Cost+ Labor	
Security screen door latch	\$12.00	\$20.00
Security screen door closure	\$15.00	\$20.00
Repair door jam	Cost+ Labor	
Replace door	Cost+ Labor	
Door stop	\$5.00	
Door pad	\$2.00	
Replacement of security screen door	Cost+ Labor	
Replacement of security screen door insert	Cost+ Labor	
WINDOWS		
All security screens, screen wire	Cost+ Labor	
Complete Window	Cost+ Labor	
Replace broken window	Cost+ Labor	