

Flint Hills Improvement (FHI)

Maintenance Department

Schedule of Charges For Tenant Caused Damages

Effective July 1, 2024



**Manhattan Housing Authority
300 N. 5th Street, PO Box 1024
Manhattan, KS 66505-1024
785-776-8588**

LABOR RATE IS \$36.00 PER HOUR. BILLING MINIMUM OF 15 MINUTES (MINIMUM LABOR CHARGE IS \$10.00)

0-15min - \$10.00

16-30min - \$18.00

31-45min - \$27.00

46-60min - \$36.00

SCHEDULE OF CHARGES

SCHEDULE OF APPROXIMATE CHARGES TO RESIDENTS FOR SPECIAL SERVICES

The Housing Authority Maintenance Department makes no charge for repairs or replacements in a resident's home when such services are due to fair wear and tear over a reasonable period of time. Fair wear and tear are defined as any item that deteriorates through average usage as determined by Manhattan Housing Authority. If, however, there is evidence of abuse, misuse or negligence on the part of the resident and changes made by non-Housing Authority personnel, a charge will be made for repair and/or replacement to the original status.

All charges will be explained to the resident at the time of repair. If the resident is not at home, a copy of the work order or a door hanger will be left explaining the charges. If the resident disagrees with said charges, the resident may request a Grievance Hearing in accordance with the Grievance Procedure to discuss the disputed charges.

The resident has thirty (30) days from the date of the move-in inspection in which the resident shall report all items in disrepair, missing, or not working properly, that were not noted on the move-in inspection form. No charge will be made for such repairs during this thirty (30) day period.

REPAIR COST

ALL CHARGES LISTED ARE MAXIMUM BASE CHARGES. ON MOVE-OUTS THE CONDITION OF THE UNIT IS TAKEN INTO CONSIDERATION REGARDING MAXIMUM BASE CHARGES. A LESSER BASE CHARGE MAY BE USED AS A STARTING POINT FOR COMPUTING CHARGES ACCORDING TO FAIR WEAR AND TEAR. IF AN ITEM IS NOT LISTED, WE WILL CHARGE LABOR PLUS MATERIALS and EQUIPMENT USES.

Flint Hills Improvement

Painting - Ceilings and Walls

	<u>1 BEDROOM</u>	<u>2 BEDROOM</u>	<u>3 BEDROOM</u>	<u>4 BEDROOM</u>
Labor	\$650.00	\$700.00	\$750.00	\$800.00
Materials	\$200.00	\$250.00	\$300.00	\$350.00
TOTAL	\$850.00	\$950.00	\$1,050.00	\$1,150.00

MONTHLY DEPRECIATION (over 5 years)

\$14.00	\$16.00	\$18.00	\$20.00
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Linoleum Floor replacement

Kitchen

Materials plus Labor

Bathrooms

Materials plus Labor

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Carpet Replacement

Through past contacts for carpet replacement, we will use the following cost estimations for carpet replacement for move out

Flint Hills Improvement

<u>1 BEDROOM</u>	<u>2 BEDROOM</u>	<u>3 BEDROOM</u>	<u>4 BEDROOM</u>
\$1,750.00	\$2,560.00	\$3,175.00	\$4,000.00

We will charge materials plus Labor for partial replacement of carpets

CARPET CLEANING

Through past contacts for cleaning carpets the base price for move out will be as follow:

Flint Hills Improvement

<u>1 BEDROOM</u>	<u>2 BEDROOM</u>	<u>3 BEDROOM</u>	<u>4BEDROOM</u>
\$200.00	\$269.00	\$329.00	\$369.00

REPLACEMENT DOORS AND PARTS

Labor not included

Interior passage doorknob	\$30.00
Interior bathroom doorknob (Locking)	\$35.00
Deadbolts locks	\$250.00
Exterior six panel steel clad 36" Front door	\$415.20
Interior wood doors 30-32" bed & bath	\$135.00
Interior wood doors 20" closet	\$125.00
Replacement door jams	Materials plus Labor

REPLACEMENT KEY COST

Apartment Entry Key	\$5.00 + \$15.00 deposit
Mailbox Key	\$5.00

Windows, Mini blinds, Screens and screen doors.

43" mini blind (Special Cut) 39"1/4"-3/4" X 72"	\$45.00
23" mini blind	\$18.00
Bedroom screen (FHI)	\$50.00
Living Room screen (FHI)	\$25.00
Screen Door screen (FHI)	\$30.00
Repair for all screens (for small holes only)	\$5.00/per hole
Screen door handle	\$20.00
Screen door closure & chain	\$25.00
Window lock	\$10.00

PLUMBING

Snake or Plunge Toilet	\$15.00
Unstop Toilet	Working Hours Labor + Materials: Min. \$50.00
Unstop Kitchen Sink	Minimum \$30.00 Labor + Materials
Unstop Bathroom Sink	Minimum \$20.00 Labor + Materials
Unstop bathtub	Minimum \$45.00 Labor + Materials

ALL Plumbing Issues (After Hours)

After Hours Labor + Materials: Min. \$75.00

All other plumbing repairs will be materials plus labor

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REFRIGERATOR PARTS*

*PRICES MAY VARY ACCORDING TO STOVE/REFRIGERATOR MODEL

Replacement parts will be charged Materials plus labor

ELECTRIC RANGE PARTS

Burner Element (plug-in), Small	\$35.00
Burner Element (plug-in), Large	\$40.00
Control Knobs EACH	\$18.00
Drip Pan or (Reflector Bowl) Large	\$8.00
Drip Pan or (Reflector Bowl) Small	\$6.00
Oven Element	\$50.00
Burner Receptacle	\$5.00

ELECTRICAL

Because of the location the light bulb replacement charge for the fixture over the stair casing at Flint Hill Improvements will be **material only**.

The following costs are only for materials; minimum labor rates will be added if maintenance performs tasks

Chandelier 40Watt (LED)	\$3.00
Light Bulb, 60 Watt (LED)	\$3.00
Appliance Bulb	\$5.00

MISCELLANEOUS ELECTRICAL

Light Switch	\$5.00
Outlet (receptacle)	\$5.00
GFCI Outlet	\$15.00
Front porch light Fixture	\$30.00
Kitchen light fixture LED	\$85.00
Porcelain Lamp Holder	\$10.00
Thermostat	\$60.00
Light Fixture Cover (Clear ribbed glass blow)	\$30.00
Outlet Cover	\$2.00
Switch Cover	\$2.00
Smoke Detector (10YR sealed battery)	\$35.00
Carbon Monoxide Detector (10YR sealed battery)	\$65.00

MISCELLANEOUS

Lockouts, during and after hours:

Lockouts (7:30 a.m. to 4:30 p.m.)	\$12.00
Lockouts (After 4:30 p.m., weekends & holidays)	\$45.00

Graffiti Removal (per square foot)	\$100.00
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NOTE:

THIS IS NOT A COMPLETE LIST.

ALL ITEMS NOT LISTED WILL BE CHARGED AT MATERIALS + LABOR.

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