

SCHEDULE OF CHARGES

EFFECTIVE JANUARY 1, 2025

The following is a schedule of estimated Labor and Material Charges which residents may be assessed for cost of cleaning and/or repair and replacement of non-consumable items damaged due to neglect or abuse by the resident, a family member, or a guest of the resident. The Schedule of Charges lists the most common routine and non-routine repairs and replacements. An asterisk (*) denotes non-priced repairs and replacements caused by resident abuse or neglect and will be charged at the actual cost at the time expenses are incurred. Washington State Sales Tax may be added to materials and services provided at rental properties subject to sales tax. Items not listed will be charged at current market rates and appropriate labor charges.

Labor charges are based on the following rate revisions:

		<u>2024</u>	<u>2025</u>
MAINTENANCE	(M)	\$65.75 PER HOUR	\$69.21 PER HOUR
JANITORIAL	(J)	\$50.60 PER HOUR	\$50.98 PER HOUR
GROUND	(G)	\$55.40 PER HOUR	\$59.70 PER HOUR

Each item on the Schedule of Charges will have the appropriate trade initial placed beside the item that will signify the rate that will be charged for repair or replacement.

Exceptions: Expenses related to consumable items (i.e. light bulbs, range drip pans, oven broiler pans) are the sole responsibility of the resident. Repair or replacement of consumable items by the Bellingham Housing Authority will be charged to the resident at the noted rates.

Note: Labor rates noted herein apply to normal business hours (M – F), 8:00 AM to 4:30 PM. Maintenance call-outs after normal business hours, weekends and holidays will be charged at the overtime rate of time and one half (1.5 hours) for each hour worked.

CARPENTRY

CARPENTRY WORK ITEM		2024	2025		HUD LABOR CHARGE
		MAT COST	MAT COST		
DOORS					
DOOR - 2/0 INT. MILLED HOLLOW CORE	20FFDOOR-13	\$119.78	\$129.36	M	\$69.21
DOOR - 2/4 INT. MILLED HOLLOW CORE	24FFDOOR-13	\$128.17	\$138.42	M	\$69.21
DOOR - 2/6 INT. MILLED HOLLOW CORE	26FFDOOR-13	\$132.00	\$142.56	M	\$69.21
DOOR - 2/8 INT. MILLED HOLLOW CORE	28FFDOOR-13	\$136.00	\$146.88	M	\$69.21
DOOR - 3/0 INT. MILLED HOLLOW CORE	30FFDOOR-13	\$141.27	\$152.57	M	\$69.21
DOOR - 2/0 INT. SLAB HOLLOW CORE	20FFSLAB	\$71.72	\$77.46	M	\$69.21
DOOR - 2/4 INT. SLAB HOLLOW CORE	24FFSLAB	\$78.21	\$84.47	M	\$69.21
DOOR - 2/6 INT. SLAB HOLLOW CORE	26FFSLAB-13	\$81.34	\$87.85	M	\$69.21
DOOR - 2/8 INT. SLAB HOLLOW CORE	28FFSLAB-13	\$84.89	\$91.68	M	\$69.21
DOOR - 3/0 INT. SLAB HOLLOW CORE	30FFSLAB-13	\$105.60	\$114.05	M	\$69.21
DOOR - 2/0 BI-FOLD HOLLOW CORE	20FFBIFOLD	\$100.58	\$108.63	M	\$69.21
DOOR - 2/6 BI-FOLD HOLLOW CORE	26FFBIFOLD	\$113.28	\$122.34	M	\$69.21
DOOR - 3/0 BI-FOLD HOLLOW CORE	30FFBIFOLD	\$127.97	\$138.21	M	\$69.21
DOOR - EXTERIOR		*	*	M	\$173.03
DOOR HARDWARE - EXTERIOR					
DOOR - ENTRY KNOB-SET - KEYED	6K37ABCSTK626	\$163.40	\$171.00	M	\$34.61
DOOR - ENTRY KNOB-SET - PASSAGE	6K30N4CSTK626	\$98.80	\$103.55	M	\$34.61
DOOR - ENTRY LEVER SET - KEYED	7KC27AB15STK626	\$201.40	\$259.29	M	\$34.61
DOOR - ENTRY LEVER SET - PASSAGE	7KC27N15STK626	\$247.72	\$154.34	M	\$34.61
DOOR - DEADBOLT LOCK	7T37KSTK626	\$89.30	\$190.43	M	\$34.61
DOOR - BEST CORE	1C6A1626	\$29.93	\$31.35	M	*
DOOR - KEY	1A1A1KS473KS800	\$2.23	\$2.38	M	*
DOOR - ELECT. KEY CARD	P10SHL	\$4.00	\$4.00	M	*
DOOR - ELECT. KEYCHAIN DEVICE	P40KEY	\$8.00	\$8.00	M	*
LOCKOUT CHARGE				M	\$55.00
LOCK CHANGE 2 OR FEWER CORES				M	\$34.61
LOCK CHANGE >2 CORES				M	\$69.21
MAILBOX LOCK Family	PTR-656UN-000	\$8.24	\$7.68	M	\$34.61
MAILBOX LOCK Varsity	K30809	\$12.10	\$12.10	M	\$34.61
DOOR - CHIME & VIEWER	334354/334353	\$21.66	\$26.85	M	\$34.61
DOOR - CHIME BUTTON	334520	\$8.24	\$8.74	M	\$17.30
DOOR - PEEPHOLE	874135	\$12.70	\$12.82	M	\$34.61
DOOR - SEAL - STANDARD WHITE/BROWN	808142/808144	\$8.23	\$8.23	M	\$34.61
DOOR - SEAL - LARGE					
DOOR - SWEEP	808212	\$14.55	\$14.55	M	\$34.61
DOOR - DOORSTOP - WALL (SPRING)	806390	\$0.87	\$0.88	M	\$17.30
DOOR HARDWARE - INTERIOR					
INTERIOR KNOB - SET PASSAGE	913880	\$8.94	\$8.94	M	\$34.61
INTERIOR KNOB - SET PRIVACY	913885	\$9.45	\$16.01	M	\$34.61
BY-PASS DOOR CUP PULL - SMALL BRASS	123824	\$1.76	\$1.76	M	\$17.30
BY-PASS DOOR CUP PULL - LARGE NICKLE	830565	\$1.47	\$1.51	M	\$17.30
BY-PASS DOOR GUIDE	838500	\$0.85	\$0.87	M	\$34.61
BY-PASS ROLLERS 7/8"	833250/833500	\$1.33	\$1.40	M	\$34.61
BI-FOLD DOOR PULL	800560	\$1.14	\$1.14	M	\$17.30
BI-FOLD TOP GUIDE - 2 1/2"	828125	\$1.27	\$1.40	M	\$34.61
BI-FOLD TOP PIVOT - 2 1/2"	828150	\$1.58	\$1.72	M	\$34.61
JOHN STERLING BY-PASS KIT COMPLETE	4310916	\$44.49	\$49.99	M	\$34.61
BI-FOLD BOTTOM PIVOT - 1 3/4"	828250	\$1.94	\$1.94	M	\$34.61

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BI-FOLD PIVOT TRACK BRACKET	491124	\$2.68	\$2.68	M	\$34.61
BI-FOLD TOP GUIDE WHEEL	828725	\$1.20	\$1.27	M	\$34.61
BI-FOLD SLIDE GUIDE - 4"	829500	\$1.20	\$1.27	M	\$34.61
CARPET RISER	838355	\$0.41	\$0.43	M	\$17.30
DOOR HARDWARE - INTERIOR					
THREE WHEEL DOOR ROLLER	830175	\$10.58	\$10.79	M	\$34.61
DOOR - BALL CATCH	802150	\$4.37	\$4.37	M	\$17.30
POCKET DOOR HANDLE (Nickle)	830455	\$14.98	\$27.28	M	\$17.30
CLOSET HARDWARE					
CLOSET SHELF 97"x15 1/4"	256651	\$31.98	\$31.98	M	\$69.21
CLOSET SHELF 97"x15 1/4" PER FOOT	256651	\$3.99	\$3.99	M	\$17.30
CLOSET SHELF SUPPORT					
CLOSET ROD METAL HEAVY DUTY WHITE	27774PHOLG	\$27.98	\$27.98	M	\$69.21
CLOSET ROD	111353	\$16.91	\$16.91	M	\$17.30
CLOSET ROD SOCKET- 1 3/8"		\$4.67	\$4.67	M	\$17.30
CLOSET ROD BRACKET	905535	\$5.27	\$5.43	M	\$17.30
GENERAL					
CABINET FALSE FRONT CLIPS (PAIR)		\$4.90	\$4.90	M	\$17.30
CABINET HINGE			*	M	\$17.30
CABINET PULL			*	M	\$17.30
HANDRAIL BRACKET	805800	\$7.82	\$8.62	M	\$34.61
CAULK TUB/SHOWER (5.5 OZ. TUBE)	108705	\$5.88	\$5.88	M	*
CAULK TUB/SHOWER (10.1 OZ. TUBE)	108730	\$7.03	\$8.26	M	*
SILICONE - CLEAR 2.8OZ TUBE	108606	\$6.15	\$6.15	M	*
ADHESIVE - POWER GRAB	108713	\$5.51	\$5.52	M	*
VINYL PLANK ea		\$4.08	\$4.08	M	\$34.61
THRESHOLD - 4"	808265	\$26.59	\$26.76	M	\$34.61
WALL CORNER PROTECTORS	805961	\$14.70	\$15.91	M	\$17.30
WALL PROTECTOR 5" ROUND	807838	\$2.34	\$2.34	M	\$17.30
WALL PATCH 4 X 4	131407	\$2.42	\$2.42	M	\$34.61
WALL PATCH 6 X 6	131408	\$3.20	\$3.25	M	\$34.61
WALL PATCH 8 X 8	131409	\$5.84	\$5.93	M	\$34.61
PAINT GALLON SHELL WHITE SEMIGLOSS		\$43.67	\$45.86	M	*
WALL TEXTURE-ORANGE PEEL	920023	\$17.00	\$18.69	M	\$34.61
WALL TEXTURE-KNOCK DOWN	920015	\$18.69	\$18.69	M	\$34.61
FIRE EXTINGUISHER ABC - 2.5 LB	126402	\$57.75	\$62.50	J	\$17.30
FIRE EXTINGUISHER ABC - 5 LB	126453	\$75.04	\$81.21	J	\$17.30
BATHROOM					
MIRROR - BATHROOM	737950	\$44.44	\$44.44	M	\$69.21
MEDICINE CABINET 24x36	404442	\$91.19	\$91.19	M	\$69.21
MEDICINE MIRROR PULL	404392	\$6.29	\$6.29	M	\$17.30
MIRROR CLIP (PAIR)	840048	\$3.64	\$3.73	M	\$17.30
SHOWER ROD- 40" ADJUSTABLE	249433	\$11.89	\$12.59	M	\$17.30
SHOWER ROD- 60" ADJUSTABLE	249436	\$14.69	\$14.39	M	\$17.30
GRAB BAR - 16"	731211	\$38.51	\$30.59	M	\$34.61
GRAB BAR - 18"	731222	\$27.89	\$35.09	M	\$34.61
GRAB BAR - 24"	731213	\$44.18	\$37.79	M	\$34.61
GRAB BAR - 32"	731214	\$56.06	\$44.99	M	\$34.61
TOILET TISSUE BRACKET (PAIR)	818475	\$4.49	\$4.66	M	\$17.30
TOILET TISSUE ROLLER ONLY	818700	\$0.73	\$0.73	J	\$12.75
TOWEL BAR	818335	\$3.64	\$3.81	M	\$17.30
TOWEL BAR BRACKET (PAIR)	818475	\$4.49	\$4.66	M	\$17.30

CARPENTRY

TOWEL RING	514698	\$7.64	\$7.64	M	\$17.30
COUNTER TOP					
PLYWOOD (1 SHEET/ .5 SHEET MIN)		*	*	M	*
LAMINENT 4X8 KALAHARI (1 SHEET/ .5 SHEET MIN)		\$160.00	\$172.80	M	*
BACK SPLASH (PER LINEAL FOOT)		\$8.00	\$8.00	M	\$69.21
COUNTER TOP WITH KITCHEN SINK		*	*	M	\$415.26
COUNTER TOP ISLAND		*	*	M	\$173.03
COUNTER TOP SMALL END		*	*	M	\$242.24
COUNTER TOP WITH BATH SINK		*	*	M	\$121.12
WINDOWS					
WINDOW LOCK ASSEMBLY	868715	\$5.40	\$5.40	M	\$17.30
MINI-BLIND AND PATIO BLINDS (CUSTOM)		*	*	M	\$17.30
MINI-BLIND - UP TO 28.5" (<64" DROP)		\$14.98	\$16.49	M	\$17.30
MINI-BLIND 29" TO 34.5" (<64" DROP)		\$18.07	\$20.48	M	\$17.30
MINI-BLIND 35" TO 40.5" (<64" DROP)		\$22.32	\$26.16	M	\$17.30
MINI-BLIND 41" TO 52.5" (<64" DROP)		\$27.37	\$33.28	M	\$17.30
MINI-BLIND 53" TO 58.5" (<64" DROP)		\$30.47	\$35.84	M	\$17.30
MINI-BLIND 59 TO 64.5 (<64" DROP)		\$33.57	\$36.97	M	\$17.30
MINI-BLIND 65" AND UP (<64" DROP)		\$36.67	\$40.96	M	\$17.30
MINI-BLIND WAND	810518	\$1.38	\$1.38	J	\$12.75
NEW WINDOW SCREEN - 14 X 28		\$31.87	\$31.87	M	\$17.30
NEW WINDOW SCREEN - 20 X 24		\$33.40	\$33.40	M	\$17.30
NEW WINDOW SCREEN - 20 X 36		\$42.50	\$42.50	M	\$17.30
NEW WINDOW SCREEN - 20 X 40		\$45.54	\$45.54	M	\$17.30
NEW WINDOW SCREEN - 24 X 46		\$42.13	\$42.13	M	\$17.30
NEW WINDOW SCREEN - 24 X 48		\$54.65	\$54.65	M	\$17.30
NEW WINDOW SCREEN - 28 X 34		\$47.06	\$47.06	M	\$17.30
NEW WINDOW SCREEN - 30 X 36		\$50.09	\$50.09	M	\$17.30
NEW WINDOW SCREEN - 30 X 48		\$59.20	\$59.20	M	\$17.30
NEW WINDOW SCREEN - 36 X 48		\$63.76	\$63.76	M	\$17.30
NEW WINDOW SCREEN - 48 X 48		\$72.86	\$72.86	M	\$17.30
NEW WINDOW SCREEN - 60 X 40		\$75.90	\$75.90	M	\$17.30
WINDOW RESCREEN - SMALL		\$9.35	\$10.29	M	\$34.61
WINDOW RESCREEN - LARGE		\$17.73	\$19.50	M	\$34.61
WINDOW SCREEN REBUILD- SMALL		\$16.27	\$17.90	M	\$51.91
WINDOW SCREEN REBUILD- LARGE		\$31.58	\$34.74	M	\$51.91
PATIO					
PATIO BLIND - 66"	703087	\$53.76	\$53.76	M	\$17.30
PATIO BLIND - 78"	703057	\$63.53	\$55.99	M	\$17.30
PATIO BLIND SLAT	703168	\$1.85	\$1.91	M	\$17.30
PATIO BLIND WAND	810520	\$3.34	\$3.34	J	\$12.75
PATIO DOOR SECURITY BAR	875665	\$12.18	\$12.78	M	\$17.30
PATIO DOOR SECURITY BAR HOLDER	332248	\$3.91	\$4.14	M	\$17.30
PATIO DOOR LATCH	842860/842850	\$11.33	\$11.33	M	\$17.30
PATIO DOOR HANDLE KIT	842320	\$32.55	\$34.19	M	\$34.61
PATIO SCREEN DOOR - 36"	848220	\$50.54	\$65.38	M	\$17.30
PATIO RESCREEN		\$50.54	\$55.59	M	\$34.61
PATIO SCREEN ROLLER	853250	\$1.48	\$1.48	M	\$17.30
PATIO SCREEN HANDLE - NO LOCK	850350	\$4.07	\$4.07	M	\$17.30
FLOORS					
COVE BASE - PER LINEAL FOOT		*	*	M	*
VINYL PLANK ea	V334207100	\$4.08	\$4.08		

CARPENTRY

VINYL PLANL case	V334207100	\$61.22	\$61.22		
SHEET VINYL		*	*	M	*
VP GLUE 4 GALLON		\$155.00	\$155.00		
VINYL FLOORING WITH UNDERLAYMENT		*	*	M	*
STAIR TREAD		*	*	M	*
VCT TILE - PER 12X12 SQUARE	807220	\$1.52	\$1.71	M	*
CARPET REPLACEMENT PRORATE BY LENGTH OF OCCUPANCY					
1 YR - 100%-90% OF TOTAL REPLACEMENT COST					
2 YR - 90%-80% OF TOTAL REPLACEMENT COST					
3 YR - 80%-70% OF TOTAL REPLACEMENT COST					
4 YR - 70%-60% OF TOTAL REPLACEMENT COST					
5 YR - 60%-45% OF TOTAL REPLACEMENT COST					
6 YR - 45%-30% OF TOTAL REPLACEMENT COST					
7 YR - 30%-15% OF TOTAL REPLACEMENT COST					
8 YR - 15%-0% OF TOTAL REPLACEMENT COST					

ELECTRICAL

ELECTRICAL WORK ITEM		2024	2025		HUD LABOR CHARGE
		MAT COST	MAT COST		
LIGHTING					
LIGHT BULB - 15W T-8 - 18"	327971	\$4.30	\$5.65	J	\$12.75
LIGHT BULB - F17T8/841 T8 24" 4100K	F17T8/841	\$5.26	\$3.10	J	\$12.75
LIGHT BULB - 24W T5 22" FP24/841/HO/ECO	FP24/841/HO/ECO	\$9.40	\$13.99	J	\$12.75
125W HEAT LAMP BR 40 - CLEAR	311110	\$4.80	\$4.94	J	\$12.75
LIGHT BULB - 48" FLUORESCENT - T8	423186	\$3.55	\$7.53	J	\$12.75
LIGHT BULB - LED T8 28"			\$23.99		
LIGHTBULB - 40W APPLIANCE	307691	\$1.27	\$1.38	J	\$12.75
LIGHT BULB - 45W REFLECTOR (SHWR)	300609	\$2.45	\$2.49	J	\$12.75
LIGHT BULB -LED 2Ft T5 14W Tube w 5000K White 2500		*	\$2.50	J	\$12.75
LIGHT BULB -LED 4' DIRECT WIRE T-8 4100K 1800 Lum 12Watt	S-24777	\$3.68	\$10.00	J	\$12.75
LIGHT BULB- LED 22" T-5 8T5HE/22-840/IF10/G/DIM 10/1	G5098569	\$8.93	\$8.95	J	\$12.75
LIGHT BULB- LED A19 MEDIUM BASE	701144	\$1.04	\$1.50	J	\$12.75
LIGHT BULB - LED A19 GU24 BASE Non Dimmable		\$2.46	\$2.50	J	\$12.75
LIGHT BULB - LED 1W Night Light	312244	\$3.26	\$3.32	J	\$12.75
LIGHT BULB - LED 8.5W 4 PIN GX24Q	136136	\$19.38	\$21.27	J	\$12.75
LIGHT BULB - LED 10.5W 4 PIN GX24Q	136138	\$20.75	\$22.22	J	\$12.75
LIGHT BULB - 4-Pin Triple Tube CF26DT/E/IN/827/ECO			\$3.78		
LIGHT BULB - LED 9W FLOOD	294440	\$6.71	\$5.38	J	\$12.75
LIGHT BALLAST- T8 - 48" 2 TUBE	314615	\$27.43	\$24.38	M	\$34.61
LIGHT BALLAST - T8 - 48" 3 TUBE	362298	\$28.59	\$35.90	M	\$34.61
LIGHT BALLAST - T8 - 48" 4 TUBE	327777	\$26.89	\$29.47	M	\$34.61
LIGHT FIXTURE - LED CAN LIGHT (SHOWER) 5"/6" Sylvania	62236	\$18.99	\$4.83	M	\$34.61
LIGHT FIXTURE- 8" WHITE	322216	\$20.23	\$20.23	M	\$34.61
LIGHT FIXTURE- 12" NICKEL	321506	\$33.83	\$33.83	M	\$34.61
LIGHT FIXTURE- 16" NICKLE	325134	\$45.43	\$45.43	M	\$34.61
LIGHT FIXTURE- BATH 14" CHANNEL LED	368722	\$27.26	\$26.81	M	\$34.61
LIGHT FIXTURE- BATH 24" CHANNEL LED	322700	\$37.16	\$37.16	M	\$34.61
LIGHT FIXTURE - PORCH LED - SIMPLE	326821	\$41.04	\$36.54	M	\$34.61
LIGHT FIXTURE - PORCH LED - ORNATE	326804	\$38.92	\$38.92	M	\$34.61
LIGHT FIXTURE - UNDER CABINET 24" LED	340921	\$50.56	\$34.84	M	\$34.61
LIGHT FIXTURE - LED LINEAR VANITY	326957	\$75.98	\$75.98	M	\$34.61
LIGHT FIXTURE - STORAGE SOCKET	314970	\$3.86	\$3.86	M	\$34.61
LIGHT FIXTURE - STORAGE SOCKET W/ PULL CHAIN	314973	\$6.56	\$6.56	M	\$34.61
LIGHT LENS - 6" BALL	315050	\$8.73	\$8.73	J	\$12.75
LIGHT LENS - 8" BALL	315200	\$8.84	\$8.84	J	\$12.75
LIGHT LENS - 6" MUSHROOM	318663	\$8.32	\$8.32	J	\$12.75
LIGHT LENS - 8" MUSHROOM	318666	\$10.46	\$10.46	J	\$12.75
LIGHT LENS - PORCH LIGHT OPAL CYLINDER 5 1/4"	320300	\$9.56	\$9.56	J	\$12.75
LIGHT LENS - 12x12 SQUARE	318550	\$5.17	\$5.17	J	\$12.75
LIGHT LENS - 12" ROUND	315148	\$17.23	\$17.23	J	\$12.75
LIGHT LENS - VANITY 14" CHANNEL	316800	\$9.99	\$9.99	J	\$12.75
LIGHT LENS - VANITY 24" CHANNEL	317050	\$15.52	\$15.52	J	\$12.75
LIGHT LENS - COORIDOR NURSE HR	674066	\$15.29	\$16.10	J	\$12.75
LIGHT PULL CORD	315985	\$0.41	\$0.41	J	\$12.75
LIGHT GLASS CAP KIT	316276	\$1.60	\$1.60	J	\$12.75
GENERAL					
NURSE PULL CORD - 6'	660526	\$2.87	\$3.74	J	\$12.75
NURSE PULL CORD PENDANT	660527	\$2.69	\$3.21	J	\$12.75
BATTERY - AAA	158003	\$0.83	\$0.83	J	\$12.75
BATTERY - AA	157755	\$0.83	\$0.67	J	\$12.75
BATTERY - C	158325	\$2.00	\$2.00	J	\$12.75
BATTERY - D	158425	\$2.20	\$2.20	J	\$12.75
BATTERY - 9V	158476	\$2.67	\$2.67	J	\$12.75
SMOKE DETECTOR	353332	\$18.26	\$22.94	M	\$17.30
SMOKE/CO DETECTOR	353339	\$47.59	\$65.78	M	\$17.30
SMOKE/CO DETECTOR BATTERY POWER					

ELECTRICAL

(NOTE: INOPERABLE SAFETY EQUIPMENT) REPAIR/REPLACEMENT DUE TO RESIDENT TAMPERING OR NEGLIGENCE WILL BE CHARGED A MINIMUM OF 1 HOUR LABOR + MATERIALS.	
TAMPERING WITH/DAMAGING BUILDING SYSTEMS INCLUDING ALARMS, CAMERAS AND ELEVATORS WILL RESULT IN CHARGES EQUAL TO COSTS FOR REPAIR	

ELECTRICAL

GENERAL					
RECEPTACLE (DRYER)	337992	\$7.04	\$7.04	M	\$17.30
RECEPTACLE (GFI)		\$19.54	\$8.90	M	\$17.30
RECEPTACLE (RANGE)	337980	\$11.04	\$11.04	M	\$17.30
RECEPTACLE (WALL)	301059	\$5.09	\$5.09	M	\$17.30
SWITCH (LIGHT)	336600	\$4.49	\$4.49	M	\$17.30
SWITCH 3 WAY (LIGHT)	918742	\$7.30	\$7.30	M	\$17.30
DOUBLE SWITCH	337000	\$7.64	\$7.64	M	\$17.30
SWITCHPLATE DOUBLE	336028	\$0.78	\$0.78	J	\$12.75
SWITCHPLATE SINGLE	918714	\$0.37	\$0.39	J	\$12.75
RECEPTACLE WALL PLATE	329010	\$0.32	\$0.33	J	\$12.75
TV COAX WALL PLATE	190308	\$1.44	\$1.78	J	\$12.75
PHONE JACK COVER	190298	\$2.55	\$2.24	J	\$12.75
BATH FAN		*	*	M	*
EXHAUST FAN MOTOR		*	*	M	\$17.30
RANGE					
CONVECTION OVEN/ MICROWAVE	PEB9159DJWW	\$395.00	\$395.00	M	*
RANGE - COOKTOP	JP3021DPBB	\$375.00	\$375.00	M	*
RANGE - COMPACT 24"	RAS240DMWW	\$475.00	\$475.00	M	*
RANGE - FULL 30"	JB258DMWW	\$550.00	\$550.00	M	*
RANGE - FULL ADA	JBS460DMWW	\$525.00	\$525.00	M	*
RANGE- 6' POWER CORD	301471	\$40.79	\$40.79	M	\$17.30
DRIP PANS - 6"	229755	\$3.27	\$3.47	J	\$12.75
DRIP PANS - 8"	229760	\$3.67	\$4.00	J	\$12.75
RANGE BURNER - 6" SENSI TEMP	WB30X31058	\$36.45	\$39.00	M	\$17.30
RANGE BURNER 8" SENSI-TEMP	WB30X31057	\$43.00	\$42.00	M	\$17.30
RANGE BURNER RECEPTACLE - UNIVERSAL	231650	\$17.19	\$22.39	M	\$17.30
RANGE BURNER RECEPTACLE - GE	220909	\$21.99	\$21.99	M	\$17.30
RANGE INFINITE SWITCH - 6"	221810	\$26.79	\$31.19	M	\$17.30
RANGE INFINITE SWITCH - 8"	221815	\$28.39	\$31.99	M	\$17.30
BAKE ELEMENT		*	*	M	\$34.61
BROILER ELEMENT		*	*	M	\$34.61
GASKET SEAL OVEN DOOR		*	*	M	\$69.21
TIMER KNOBS		*	*	J	\$12.75
OVEN RACK		*	*	J	\$12.75
OVEN INFINITE SWITCH		*	*	M	\$34.61
RANGE HOOD - 30" VENTLESS	281200	\$88.00	\$83.99	M	\$69.21
RANGE HOOD - 30" RECT. VENT	281025	\$78.40	\$79.20	M	\$69.21
RANGE HOOD - 30" ROUND VENT	281375	\$106.40	\$106.40	M	\$69.21
RANGE HOOD - 24" VENTLESS	281150	\$85.60	\$87.20	M	\$69.21
RANGE HOOD LENS	237764	\$4.39	\$12.23	J	\$12.75
RANGE HOOD FILTER - HR	246400	\$10.26	\$10.63	J	\$12.75
RANGE HOOD FILTER - FAM/WHA	246850	\$9.84	\$10.23	J	\$12.75
RANGE REPLACEMENT PRORATE BY LENGTH OF OCCUPANCY					
1 YEAR - 100%					
2 YEAR - 90%					
3 YEAR - 80%					
4 YEAR - 70%					
5 YEAR - 60%					
6 YEAR - 50%					
7 YEAR - 40%					
8 YEAR - 30%					
9 YEAR - 20%					
10 YEAR - 10%					

ELECTRICAL

REFRIGERATOR					
REFRIGERATOR - COMPACT	GPE12FGKWW	\$595.00	\$650.00	M	*
REFRIGERATOR - FULL	GTE16DTNRWW	\$562.00	\$599.00	M	*
CRISPER COVER		*	*	J	\$12.75
CRISPER PAN		*	*	J	\$12.75
DEFROST CONTROL		*	*	M	*
DOOR GASKET FREEZER		*	*	M	\$34.61
DOOR GASKET REFRIGERATOR		*	*	M	\$69.21
GRILL (TOE KICK PLATE)		*	*	J	\$12.75
GUARDETTE		*	*	M	\$17.30
GUARDETTE CLIPS (LARGE)		*	*	M	\$17.30
GUARDETTE CLIPS (SMALL)		*	*	M	\$17.30
OTHER APPLIANCE PARTS		*	*	M	*
REFRIGERATOR REPLACEMENT PRORATE BY LENGTH OF OCCUPANCY					
1 YEAR - 100%					
2 YEAR - 90%					
3 YEAR - 80%					
4 YEAR - 70%					
5 YEAR - 60%					
6 YEAR - 50%					
7 YEAR - 40%					
8 YEAR - 30%					
9 YEAR - 20%					
10 YEAR - 10%					

PLUMBING

PLUMBING WORK ITEM		2024	2025	HUD LABOR CHARGE
		MAT	MAT	
		COST	COST	
SLOAN				
DUAL FLUSH HANDLE	40260212	\$60.84	\$67.46	M \$34.61
VALVE REPAIR KIT A-1041-A 1.6 GAL (FLUSHOMETER)	40261122	\$40.10	\$41.29	M \$34.61
VACUUM BREAKER	584250	\$6.20	\$6.20	M \$34.61
HANDLE REPAIR KIT B-50-A	40262305	\$3.69	\$4.55	M \$17.30
FLUSH METER RELIEF VALVE A19ALC	40261127	\$4.69	\$5.49	M \$17.30
TOILET				
COMPLETE TOILET - WESTERN POTT. ROUND	34509	\$117.80	\$117.80	M \$69.21
COMPLETE TOILET - WESTERN POTT. ELONGATED	821753	\$130.20	\$130.20	M \$69.21
COMPLETE TOILET - WESTERN POTT. ADA	821750	\$183.68	\$183.68	M \$69.21
WALL MOUNT TOILET - KOHLER 1.6 GAL	1091648	\$102.70	\$102.70	M \$69.21
TOILET TANK		*	*	M \$34.61
TOILET SEAT STANDARD	189859	\$13.43	\$14.39	M \$17.30
TOILET SEAT ELONGATED	189860	\$21.26	\$22.39	M \$17.30
TOILET SEAT PLASTIC ELONGATED	189906	\$35.52	\$35.19	M \$17.30
FLUID MASTER FILLVALVE PRO 45	115942	\$13.91	\$13.91	M \$34.61
TOILET FLAPPER 2"	579589	\$4.12	\$4.87	M \$17.30
TOILET FLAPPER- WESTERN POTTERY M-FL37	439943	\$9.30	\$9.30	M \$17.30
TOILET FLUSH HANDLE	569525	\$4.85	\$4.94	M \$17.30
TOILET REPAIR FLANGE 4" BRASS	569350	\$23.03	\$16.19	M \$69.21
TOILET SUPPLY LINE 16"	575011	\$4.92	\$5.51	M \$17.30
TOILET SHIM	500532	\$0.48	\$0.53	M \$34.61
TOILET WAX W/FLANGE - OVERSIZED	569293	\$4.13	\$4.31	M \$69.21
TOILET WAX FLANGELESS	569257	\$1.66	\$2.14	M \$69.21
TANK TO BOWL SET	569105	\$9.98	\$9.98	M \$17.30
TOILET BOLTS #28	134273	\$1.74	\$1.74	M \$17.30
TOILET BOLTS EXTRA LONG #30	359418	\$2.02	\$2.02	M \$17.30
TOILET BOLT CAP	567100	\$0.32	\$0.33	M \$17.30
SINK AND FAUCET				
FAUCET SUPPLY LINE - 16"	500398	\$4.92	\$5.26	M \$17.30
FAUCET SUPPLY LINE - 20"	500399	\$5.77	\$6.45	M \$17.30
FAUCET AERATOR	410800	\$1.35	\$1.36	M \$17.30
BASIN SINK 19" ROUND	404653	\$46.16	\$50.39	M \$69.21
BASIN SINK 17" X 20" OVAL	404678	\$48.41	\$54.89	M \$69.21
BASIN SINK FAUCET - CORNERSTONE	411011	\$75.02	\$77.39	M \$69.21
CORNERSTONE CARTRIDGE - LAV	429104	\$15.00	\$17.09	M \$34.61
BASIN PO ASSEMBLY	71272	\$38.82	\$38.82	M \$34.61
POP-UP PLUG - 4" MOEN	516275	\$3.86	\$4.13	M \$17.30
POP-UP PLUG - 5" UNIVERSAL	515520	\$1.91	\$2.34	M \$17.30
POP-UP BALL JOINT ROD	519000	\$2.37	\$2.37	M \$17.30
SINK DRAIN RUBBER STOPPER	409275	\$1.02	\$1.05	M \$17.30
KITCHEN SINK DOUBLE BOWL	837445	\$99.26	\$108.90	M \$69.21
KITCHEN SINK SINGLE BOWL HR	837452	\$77.66	\$83.69	M \$69.21
KITCHEN STRAINER BASKET (SINK)	409950	\$1.89	\$2.08	J \$12.75
KITCHEN STRAINER BASKET - SPIN LOCK	70551	\$7.34	\$7.34	J \$12.75
KITCHEN STRAINER BASKET ASSEMBLY	70506	\$24.54	\$24.54	M \$34.61
KITCHEN SINK FAUCET	400051	\$116.09	\$116.09	M \$69.21

PLUMBING

TUB AND SHOWER					
MOEN CARTRIDGE - 1200B	478750	\$37.80	\$39.89	M	\$34.61
MOEN CARTRIDGE - 1222B	478900	\$64.59	\$66.49	M	\$34.61
POWERS SHOWER VALVE REPAIR KIT	40150022	\$479.28	\$479.28	M	\$69.21
LEONARD REPLACEMENT CARTRIDGE	40140181	\$253.18	\$275.97	M	\$69.21
LEONARD REPAIR KIT	108265	\$35.39	\$38.57	M	\$69.21
MOEN POSI-TEMP LEVER KIT	438657	\$24.98	\$26.21	M	\$17.30
MOEN POSI-TEMP ESCUTCHEON	463260	\$40.84	\$43.12	M	\$34.61
SHOWERHEAD	532922	\$16.46	\$16.46	M	\$17.30
HANDHELD SHOWERHEAD	416346	\$29.96	\$29.96	M	\$17.30
TUB DIVERTER SPOUT - 5/8"	425276	\$8.37	\$8.37	M	\$34.61
TUB DIVERTER SPOUT - 1/2"	425168	\$9.20	\$9.89	M	\$34.61
TUB DIVERTER SPOUT - CAST BRASS	425163	\$28.79	\$28.79	M	\$34.61
TUB DRAIN STOPPER	544001	\$19.16	\$19.16	M	\$17.30
TUB DRAIN RUBBER STOPPER	409025	\$1.49	\$1.49	M	\$17.30
DRAIN INSERT - FINE THREAD	543725	\$6.83	\$6.83	M	\$17.30
DRAIN INSERT - COARSE THREAD	543700	\$5.12	\$7.19	M	\$17.30
TUB/SHOWER OVERFLOW BLANK COVER	543100	\$4.53	\$4.53	M	\$17.30
DRAIN AND WASTE					
J TRAP 1 1/4" PLASTIC	403389	\$4.53	\$3.59	M	\$17.30
J TRAP 1 1/2" PLASTIC	403390	\$2.24	\$2.24	M	\$17.30
DOUBLE SINK OUTLET PLASTIC 1 1/2"	553250	\$4.76	\$4.76	M	\$17.30
TAILPIECE - 1 1/4"	403601	\$4.04	\$4.49	M	\$17.30
TAILPIECE - 1 1/2"	403603	\$3.41	\$3.68	M	\$17.30
TAILPIECE - FLANGED 1 1/2"	403398	\$2.06	\$2.42	M	\$17.30
PLASTIC SLIP JOINT NUT 1 1/4"	561650	\$0.36	\$0.40	M	\$17.30
PLASTIC SLIP JOINT NUT 1 1/2"	561600	\$0.39	\$0.37	M	\$17.30
PLASTIC SLIP JOINT WASHER 1 1/2" x 1 1/4"	563275	\$0.24	\$0.24	M	\$17.30
PLASTIC SLIP JOINT WASHER 1 1/2"	563025	\$0.14	\$0.16	M	\$17.30
PLASTIC SINK PLUG WASHER 1 1/2"	564025	\$0.27	\$0.27	M	\$17.30
RUBBER SLIP JOINT WASHER 1 1/4"	562775	\$0.11	\$0.12	M	\$17.30
RUBBER SLIP JOINT WASHER 1 1/2"	562275	\$0.18	\$0.18	M	\$17.30
GENERAL PLUMBING					
EXTERIOR HOSE BIB HANDLE KIT	551886	\$21.24	\$16.99	M	*
HOSE END CAP	749478	\$2.35	\$2.43	M	\$17.30
ANGLE STOP	403197	\$7.21	\$7.38	M	\$17.30
LAUNDRY VALVE	603365	\$7.04	\$7.30	M	\$17.30
PLUGGED DRAIN - KITCHEN		*	*	M	*
PLUGGED DRAIN TUB/SHOWER		*	*	M	*
PLUGGED MAIN SEWER LINE		*	*	M	*
PLUGGED TOILET - AUGER		*	*	M	\$34.61
PLUGGED TOILET - REMOVE/RESET		*	*	M	\$69.21
APPLIANCES					
DISHWASHER - HOTPOINT 24"	285120	\$398.05	\$389.00	M	*
WATER HEATER 40 GALLON TALL		Market Price	Market Price	M	*
WATER HEATER 40 GALLON SHORT		Market Price	Market Price	M	*
WATER HEATER 50 GALLON TALL		Market Price	Market Price	M	*
WATER HEATER 50 GALLON SHORT		Market Price	Market Price	M	*
WATER HEATER 24" SS WCS124PP	62001	\$10.60	\$9.51	M	*
GARBAGE DISPOSAL - 1/2 HP	405300	\$132.05	\$150.10	M	\$69.21

HTG. & COOLING

HEATING/COOLING WORK ITEM		2024	2025		HUD LABOR CHARGE
		MAT	MAT		
		COST	COST		
RETURN AIR GRILLE - 6X6	135690	\$5.52	\$5.66	M	\$17.30
RETURN AIR GRILLE - 8X6	253177	\$3.50	\$3.59	M	\$17.30
HEAT VENT - 2 X 12	253009	\$10.50	\$10.50	J	\$12.75
HEAT VENT - 4 X 10	253000	\$8.10	\$8.27	J	\$12.75
HEAT VENT - 4 X 12	253010	\$9.21	\$9.40	J	\$12.75
HEAT VENT - 4 X 14	253008	\$12.43	\$12.43	J	\$12.75
THERMOSTAT 24V - HEAT ONLY	260506	\$46.77	\$46.25	M	\$17.30
THERMOSTAT SINGLE POLE	213751	\$17.46	\$18.98	M	\$17.30
THERMOSTAT DOUBLE POLE	214001	\$35.99	\$35.99	M	\$17.30
THERMOSTATIC OPERATOR - DANFOSS	222131	\$207.76	\$274.82	M	\$34.61
CORDHIDER 5'	39367	\$6.89	\$6.89	M	\$17.30
CORDMATE ELBOW	300690/300689/300688	\$2.99	\$3.32	M	\$17.30
CADET WALL HEATER GRILLE	257509	\$18.72	\$22.49	J	\$12.75
CADET WALL HEATER 240/1000W	257522	\$167.35	\$167.35	M	\$69.21
CADET WALL HEATER 240/1500W	257523	\$161.95	\$161.95	M	\$69.21
CADET WALL HEATER 240/2000W	257524	\$174.65	\$162.08	M	\$69.21
KING WALL HEATER 240/1500W	257968	\$127.37	\$157.42	M	\$69.21

PAINING

PAINING WORK ITEM	2024 MAT COST	2025 MAT COST		HUD LABOR CHARGE
PAINT				
WALLS ONLY	\$0.60	\$0.60	M	*
WALLS & TRIM	\$0.80	\$0.80	M	*
WALLS & ACOUSTIC CEILINGS	\$0.80	\$0.80	M	*
WALLS, CEILING & MINOR TRIM	\$0.80	\$0.80	M	*
WALLS, ACOUSTIC CEILINGS & TRIM	\$0.90	\$0.90	M	*
HIGHRISE - PAINT COMPLETE	\$1.00	\$1.00	M	*
TOUCH UP - OTHER ROOMS	*	*	M	*
SEAL COAT				
WALLS & CEILINGS	\$0.60	\$0.60	M	*
WALLS & ACOUSTIC CEILINGS	\$0.75	\$0.75	M	*
WALLS, ACOUSTIC CEILINGS & TRIM	\$0.80	\$0.80	M	*
PREP TO PAINT				
0 BEDROOM	\$35.00	\$35.00	M	*
1 BEDROOM	\$35.00	\$35.00	M	*
2 BEDROOM	\$40.00	\$40.00	M	*
3 BEDROOM	\$45.00	\$45.00	M	*
4 BEDROOM	\$50.00	\$50.00	M	*
EXTRAORDINARY PREP/REPAIRS (W/ TEXTURE)	*	*	M	*
VARNISH/STAIN MISCELLANEOUS	*	*	M	*
WALL PREPARATION	*	*	M	*
WALL SHEETROCK	*	*	M	*
PAINT PRORATE BY LENGTH OF OCCUPANCY				
6 MONTHS TO 1 YEAR - 75% OF TOTAL COST				
1 YEAR TO 18 MONTHS - 50% OF TOTAL COST				
18 MONTHS TO 2 YEARS - 25% OF TOTAL COST				

JANITORIAL

JANITORIAL WORK ITEM	2024 MAT COST	2025 MAT COST		HUD LABOR CHARGE
GENERAL				
CLEAN CARPETS/SHAMPOO - STUDIO	\$69.00	\$69.00	J	*
CLEAN CARPETS/SHAMPOO - 1 BR UNIT	\$89.00	\$89.00	J	*
CLEAN CARPETS/SHAMPOO - 2 BR UNIT	\$109.00	\$109.00	J	*
CLEAN CARPETS/SHAMPOO - 3 BR UNIT	\$129.00	\$129.00	J	*
CLEAN CARPETS/SHAMPOO - 4 BR UNIT	\$149.00	\$149.00	J	*
CLEAN CARPETS/VACUUM	*	*	J	*
CLEAN BASEBOARDS	*	*	J	*
CLEAN COMMUNITY ROOM	*	*	J	*
CLEAN FIRE JOBS	*	*	J	*
CLEAN GARBAGE ROOM/CHUTE	*	*	J	*
CLEAN HALLWAYS	*	*	J	*
CLEAN LIGHT FIXTURES	*	*	J	*
CLEAN OFFICE AREA	*	*	J	*
CLEAN RANGE	*	*	J	*
CLEAN REFRIGERATOR	*	*	J	*
CLEAN VACATED UNIT	*	*	J	*
CLEAN VENTS/FILTERS	*	*	J	*
CLEAN WINDOW BLINDS	*	*	J	*
DELIVERIES	*	*	J	*
GENERAL JANITORIAL	*	*	J	*
MOP FLOORS	*	*	J	*
REPLACE LIGHT BULB	*	*	J	*
STRIP FLOORS	*	*	J	*
WASH WINDOWS	*	*	J	*
WAX FLOORS	*	*	J	*
ITEM PICK-UP (PER ITEM)	*	*	J	\$25.49 MIN
ABANDONED ITEM PICK-UP (PER ITEM)	*	*	J	\$50.98 MIN

GROUNDS

GROUNDS WORK ITEM		HUD LABOR CHARGE
CUT GRASS OCCUPIED	G	\$59.70 PER HR
CUT GRASS RESIDENTIAL VACANCY	G	\$59.70 PER HR
MISC. GROUNDS LABOR	G	\$59.70 PER HR

IPM

INTEGRATED PEST MANAGEMENT WORK ITEM		2024	2025		HUD LABOR CHARGE
		MAT	MAT		
		COST	COST		
GLUEBOARD - INSECTS	602534	\$0.44	\$0.66	M	\$17.30
GLUEBOARD - MICE	111873	\$0.88	\$1.12	M	\$17.30
GLUEBOARD - RATS	111882	\$1.90	\$2.40	M	\$17.30
MOUSE SNAP TRAPS	111875	\$0.70	\$0.97	M	\$17.30
RAT SNAP TRAPS	111876	\$2.44	\$2.77	M	\$17.30
BAIT BOXES - EXTERIOR	740403	\$11.74	\$12.74	M	\$17.30
BLUE MAX BAIT BLOCKS	793454	\$0.75	\$0.87	M	\$17.30
ADVION - GEL BAIT 1 GRAM	807757	\$0.28	\$0.32	M	\$17.30
COMBAT ANT KILLING GEL - 27 GRAMS	111869	\$7.19	\$8.99	M	\$17.30
DIATAMATIOUS EARTH - 1 LBS.		\$3.74	\$11.68	M	\$17.30
D-FORCE 14 OZ. SPRAY	814583	\$17.14	\$17.31	M	\$34.61
PHANTOM II 14 OZ. AERASOL	883089	\$20.00	\$21.21	M	\$34.61
TEMPRID - READY SPRAY	809254	\$19.84	\$20.04	M	\$34.61
GENTROL	641859	\$0.55	\$2.00	M	\$17.30
MAX FORCE BAIT STATION	656007	\$0.96	\$1.12	M	\$17.30
WASP/ HORNET SPRAY	511005	\$10.65	\$11.69	M	\$34.61
GAP AND CRACK FOAM SEALANT	164789	\$8.74	\$8.83	M	\$17.30
BED BUG MONITOR	530049	\$3.64	\$3.90	M	\$17.30
CLIMB-UPS	784439	\$3.17	\$3.20	M	\$17.30
CLIMB-UP XL	793960	\$6.25	\$8.80	M	\$17.30
MATTRESS ENCASEMENT TWIN	103162	\$38.11	\$38.11	M	\$34.61
MATTRESS ENCASEMENT TWIN XL	103162	\$38.11	\$38.11	M	\$34.61
MATTRESS ENCASEMENT FULL	103115	\$27.40	\$46.27	M	\$34.61
MATTRESS ENCASEMENT QUEEN	103171	\$30.50	\$50.98	M	\$34.61
MATTRESS ENCASEMENT KING	103143	\$58.27	\$58.26	M	\$34.61
PEST EVALUATION		*		M	*
PEST TREATMENT		*		M	*
PEST CANCELLATION		*		M	1 Hour MIN