

SCHEDULE OF CHARGES

EFFECTIVE JANUARY 1, 2023

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>2023</u> | | |
|--------------------|-----|------------------|
| MAINTENANCE | (M) | \$67.60 PER HOUR |
| JANITORIAL | (J) | \$50.00 PER HOUR |
| GROUNDS | (G) | \$53.13 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 | | 2023 MAT COST | | HUD LABOR CHARGE |
|--------------------------------------|-----------------|---------------------|---|------------------------|
| DOORS | | | | |
| DOOR - 2/0 INT. MILLED HOLLOW CORE | 20FFDOOR-13 | \$98.80 | M | \$67.60 |
| DOOR - 2/4 INT. MILLED HOLLOW CORE | 24FFDOOR-13 | \$104.40 | M | \$67.60 |
| DOOR - 2/6 INT. MILLED HOLLOW CORE | 26FFDOOR-13 | \$107.20 | M | \$67.60 |
| DOOR - 2/8 INT. MILLED HOLLOW CORE | 28FFDOOR-13 | \$110.00 | M | \$67.60 |
| DOOR - 3/0 INT. MILLED HOLLOW CORE | 30FFDOOR-13 | \$115.60 | M | \$67.60 |
| DOOR - 2/0 INT. SLAB HOLLOW CORE | 20FFSLAB | \$80.68 | M | \$67.60 |
| DOOR - 2/4 INT. SLAB HOLLOW CORE | 24FFSLAB | \$89.25 | M | \$67.60 |
| DOOR - 2/6 INT. SLAB HOLLOW CORE | 26FFSLAB-13 | \$93.53 | M | \$67.60 |
| DOOR - 2/8 INT. SLAB HOLLOW CORE | 28FFSLAB-13 | \$97.82 | M | \$67.60 |
| DOOR - 3/0 INT. SLAB HOLLOW CORE | 30FFSLAB-13 | \$102.82 | M | \$67.60 |
| DOOR - 2/0 BI-FOLD HOLLOW CORE | 20FFBIFOLD | \$86.32 | M | \$67.60 |
| DOOR - 2/6 BI-FOLD HOLLOW CORE | 26FFBIFOLD | \$95.47 | M | \$67.60 |
| DOOR - 3/0 BI-FOLD HOLLOW CORE | 30FFBIFOLD | \$105.32 | M | \$67.60 |
| DOOR - EXTERIOR | | * | M | \$145.26 |
| DOOR HARDWARE - EXTERIOR | | | | |
| DOOR - ENTRY KNOB-SET - KEYED | 6K37ABCSTK626 | \$141.60 | M | \$33.80 |
| DOOR - ENTRY KNOB-SET - PASSAGE | 6K30N4CSTK626 | \$84.55 | M | \$33.80 |
| DOOR - ENTRY LEVER SET - KEYED | 7KC27AB15STK626 | \$172.90 | M | \$33.80 |
| DOOR - ENTRY LEVER SET - PASSAGE | 7KC27N15STK626 | \$126.82 | M | \$33.80 |
| DOOR - DEADBOLT LOCK | 7T37KSTK626 | \$76.47 | M | \$33.80 |
| DOOR - BEST CORE | 1C6A1626 | \$25.18 | M | * |
| DOOR - KEY | 1A1A1KS473KS800 | \$2.00 | M | * |
| DOOR - ELECT. KEY CARD | P10SHL | \$4.00 | M | * |
| DOOR - ELECT. KEYCHAIN DEVICE | P40KEY | \$8.00 | M | * |
| LOCK CHANGE PER UNIT | | * | M | \$33.80 |
| MAILBOX LOCK | 881310 | \$6.92 | M | \$33.80 |
| DOOR - CHIME & VIEWER | 334354/334353 | \$21.00 | M | \$33.80 |
| DOOR - CHIME TRANSFORMER & BUTTON | 334305 | \$23.22 | M | \$33.80 |
| DOOR - CHIME BUTTON | 334520 | \$8.24 | M | \$16.90 |
| DOOR - PEEPHOLE | 874135 | \$12.52 | M | \$33.80 |
| DOOR - SEAL - WHITE/BROWN | 808142/808144 | \$6.97 | M | \$33.80 |
| DOOR - SWEEP | 808212 | \$12.76 | M | \$33.80 |
| DOOR - DOORSTOP - FLOOR RUBBER | 808083-Discont. | \$11.44 | M | \$16.90 |
| DOOR - DOORSTOP - WALL (SPRING) | 806390 | \$0.61 | M | \$16.90 |
| DOOR HARDWARE - INTERIOR | | | | |
| INTERIOR KNOB - SET PASSAGE | 913880 | \$12.47 | M | \$33.80 |
| INTERIOR KNOB - SET PRIVACY | 913885 | \$13.51 | M | \$33.80 |
| BY-PASS DOOR CUP PULL - SMALL BRASS | 123824 | \$1.72 | M | \$16.90 |
| BY-PASS DOOR CUP PULL - LARGE NICKLE | 830565 | \$1.10 | M | \$16.90 |
| BY-PASS DOOR GUIDE | 838500 | \$0.77 | M | \$33.80 |
| BY-PASS ROLLERS 7/8" | 833250/833500 | \$1.22 | M | \$33.80 |
| BI-FOLD DOOR PULL | 800560 | \$0.87 | M | \$16.90 |
| BI-FOLD TOP GUIDE - 2 1/2" | 828125 | \$1.15 | M | \$33.80 |
| BI-FOLD TOP PIVOT - 2 1/2" | 828150 | \$1.44 | M | \$33.80 |
| JOHN STERLING BY-PASS KIT COMPLETE | R-BYP-100-2D6 | \$44.49 | | |
| BI-FOLD BOTTOM PIVOT - 1 3/4" | 828250 | \$1.77 | M | \$33.80 |
| BI-FOLD PIVOT TRACK BRACKET | 491124 | \$2.59 | M | \$33.80 |
| BI-FOLD TOP GUIDE WHEEL | 828725 | \$1.09 | M | \$33.80 |

CARPENTRY

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|------------------------------------|-------------|----------|---|---------|
| BI-FOLD SLIDE GUIDE - 4" | 829500 | \$1.09 | M | \$33.80 |
| CARPET RISER | 838355 | \$0.35 | M | \$16.90 |
| DOOR HARDWARE - INTERIOR | | | | |
| THREE WHEEL DOOR ROLLER | 830175 | \$9.63 | M | \$33.80 |
| DOOR - BALL CATCH | 802150 | \$3.81 | M | \$16.90 |
| POCKET DOOR HANDLE (BRASS) | 830455 | \$12.41 | M | \$16.90 |
| CLOSET HARDWARE | | | | |
| CLOSET SHELF 97"x15 1/4" | #256651 | \$29.98 | M | \$67.60 |
| CLOSET SHELF 97"x15 1/4" PER FOOT | #256651 | \$3.75 | M | \$16.90 |
| CLOSET ROD METAL HEAVY DUTY WHITE | #27774PHOLG | \$25.88 | M | \$16.90 |
| CLOSET ROD | 111353 | \$21.59 | M | \$16.90 |
| CLOSET ROD SOCKET- 1 3/8" | 805515 | \$4.09 | M | \$16.90 |
| CLOSET ROD BRACKET | 905535 | \$4.76 | M | \$16.90 |
| GENERAL | | | | |
| CABINET FALSE FRONT CLIPS (PAIR) | | \$4.60 | M | \$16.90 |
| CABINET HINGE | | * | M | \$16.90 |
| CABINET PULL | | * | M | \$16.90 |
| MAGNET CATCHES (CABINETS) | 800956 | \$0.96 | M | \$16.90 |
| DRAWER GUIDES | | * | M | \$33.80 |
| HANDRAIL BRACKET | 805800 | \$5.32 | M | \$33.80 |
| CAULK TUB/SHOWER (5.5 OZ. TUBE) | 108705 | \$5.03 | M | * |
| CAULK TUB/SHOWER (10.1 OZ. TUBE) | 108730 | \$6.16 | M | * |
| ADHESIVE - POWER GRAB | 108713 | \$5.35 | M | * |
| VINYL PLANK ea | | \$4.08 | | \$33.80 |
| THRESHOLD - 4" | 808265 | \$23.97 | M | \$33.80 |
| WALL CORNER PROTECTORS | 805961 | \$13.13 | M | \$16.90 |
| WALL PROTECTOR 5" ROUND | 807838 | \$2.01 | M | \$16.90 |
| WALL PATCH 4 X 4 | 131407 | \$2.01 | M | \$33.80 |
| WALL PATCH 6 X 6 | 131408 | \$2.47 | M | \$33.80 |
| WALL PATCH 8 X 8 | 131409 | \$3.41 | M | \$33.80 |
| PAINT GALLON SHELL WHITE SEMIGLOSS | | \$33.00 | | |
| WALL TEXTURE-ORANGE PEEL | 920023 | \$16.67 | M | \$33.80 |
| WALL TEXTURE-KNOCK DOWN | 920015 | \$14.11 | M | \$33.80 |
| FIRE EXTINGUISHER ABC - 2.5 LB | 126402 | \$50.84 | J | \$16.90 |
| FIRE EXTINGUISHER ABC - 5 LB | 126453 | \$66.19 | J | \$16.90 |
| BATHROOM | | | | |
| MIRROR - 24X36 | 737950 | \$42.90 | M | \$67.60 |
| MIRROR - 30X36 | 737960 | \$56.09 | M | \$67.60 |
| MIRROR - 36X36 | 737970 | \$61.61 | M | \$67.60 |
| MIRROR - 36X42 | 737790 | \$77.01 | M | \$67.60 |
| MIRROR - 36X48 | 737807 | \$65.99 | M | \$67.60 |
| MIRROR - 36X60 | 737811 | \$78.09 | M | \$67.60 |
| MIRROR + COSMETIC BOX 24x32 | 404332 | \$142.12 | M | \$33.80 |
| MIRROR + COSMETIC BOX 30x32 | 404352 | \$154.40 | M | \$16.90 |
| COSMETIC BOX 24x8 | 404362 | \$87.45 | M | \$67.60 |
| COSMETIC BOX 30x8 | 404365 | \$97.28 | M | \$67.60 |
| MEDICINE CABINET 24x36 | 404442 | \$83.47 | M | \$67.60 |
| MEDICINE MIRROR PULL | 404392 | \$6.07 | M | \$16.90 |
| MIRROR CLIP (PAIR) | 840048 | \$2.77 | M | \$16.90 |
| SHOWER ROD- 40" ADJUSTABLE | 822817 | \$11.50 | M | \$16.90 |
| SHOWER ROD- 60" ADJUSTABLE | 822818 | \$14.60 | M | \$16.90 |
| GRAB BAR - 16" | 731211 | \$27.20 | M | \$33.80 |

CARPENTRY

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|--------------------------------------|--------|----------|---|----------|
| GRAB BAR - 24" | 731213 | \$31.55 | M | \$33.80 |
| GRAB BAR - 32" | 731214 | \$37.41 | M | \$33.80 |
| GRAB BAR SUCTION - 16" | 672897 | \$42.16 | M | \$16.90 |
| TOILET TISSUE BRACKET (PAIR) | 818475 | \$4.19 | M | \$16.90 |
| TOILET TISSUE ROLLER ONLY | 818700 | \$0.70 | J | \$12.50 |
| TOOTHBRUSH HOLDER | 818755 | \$7.78 | M | \$16.90 |
| TOWEL BAR | 818335 | \$7.78 | M | \$16.90 |
| TOWEL BAR BRACKET (PAIR) | 818475 | \$4.19 | M | \$16.90 |
| TOWEL RING | 514698 | \$7.40 | M | \$16.90 |
| TUB SPLASH GUARDS | 405220 | \$8.65 | M | \$16.90 |
| COUNTER TOP | | | | |
| PLYWOOD (1 SHEET/ .5 SHEET MIN) | | * | M | * |
| LAMINENT (1 SHEET/ .5 SHEET MIN) | | \$140.00 | M | * |
| OAK BACK SPLASH (PER LINEAL FOOT) | | \$8.00 | M | \$67.60 |
| COUNTER TOP WITH KITCHEN SINK | | * | M | \$384.54 |
| COUNTER TOP ISLAND | | * | M | \$174.27 |
| COUNTER TOP SMALL END | | * | M | \$232.36 |
| COUNTER TOP WITH BATH SINK | | * | M | \$116.18 |
| WINDOWS | | | | |
| WINDOW LOCK ASSEMBLY | 868715 | \$4.86 | M | \$16.90 |
| MINI-BLIND AND PATIO BLINDS (CUSTOM) | | * | M | \$16.90 |
| MINI-BLIND - UP TO 28.5" (<64" DROP) | 303839 | \$14.98 | M | \$16.90 |
| MINI-BLIND 29" TO 34.5" (<64" DROP) | 303840 | \$18.07 | M | \$16.90 |
| MINI-BLIND 35" TO 40.5" (<64" DROP) | 303841 | \$22.00 | M | \$16.90 |
| MINI-BLIND 41" TO 52.5" (<64" DROP) | 303842 | \$27.38 | M | \$16.90 |
| MINI-BLIND 53" TO 58.5" (<64" DROP) | 303843 | \$30.47 | M | \$16.90 |
| MINI-BLIND 59 TO 64.5 (<64" DROP) | 303844 | \$33.58 | M | \$16.90 |
| MINI-BLIND 65" AND UP (<64" DROP) | 303845 | \$36.67 | M | \$16.90 |
| MINI-BLIND WAND | 810518 | \$1.36 | J | \$12.50 |
| WINDOW SCREEN - 14 X 28 | | \$28.98 | M | \$16.90 |
| WINDOW SCREEN - 20 X 24 | | \$30.36 | M | \$16.90 |
| WINDOW SCREEN - 20 X 36 | | \$38.64 | M | \$16.90 |
| WINDOW SCREEN - 20 X 40 | | \$41.40 | M | \$16.90 |
| WINDOW SCREEN - 24 X 46 | | \$48.30 | M | \$16.90 |
| WINDOW SCREEN - 24 X 48 | | \$49.68 | M | \$16.90 |
| WINDOW SCREEN - 28 X 34 | | \$42.78 | M | \$16.90 |
| WINDOW SCREEN - 30 X 36 | | \$45.54 | M | \$16.90 |
| WINDOW SCREEN - 30 X 48 | | \$53.82 | M | \$16.90 |
| WINDOW SCREEN - 36 X 48 | | \$57.96 | M | \$16.90 |
| WINDOW SCREEN - 48 X 48 | | \$66.24 | M | \$16.90 |
| WINDOW SCREEN - 60 X 40 | | \$69.00 | M | \$16.90 |
| WINDOW RESCREEN - SMALL | | \$8.90 | M | \$33.80 |
| WINDOW RESCREEN - LARGE | | \$16.89 | M | \$33.80 |
| WINDOW SCREEN REBUILD- SMALL | | \$15.50 | M | \$50.70 |
| WINDOW SCREEN REBUILD- LARGE | | \$30.08 | M | \$50.70 |
| PATIO | | | | |
| PATIO BLIND - 66" | 703088 | \$38.20 | M | \$16.90 |
| PATIO BLIND - 78" | 703058 | \$45.15 | M | \$16.90 |
| PATIO BLIND SLAT | 703169 | \$1.85 | M | \$16.90 |
| PATIO BLIND WAND | 810520 | \$3.29 | J | \$12.50 |
| PATIO DOOR SECURITY BAR | 875665 | \$11.13 | M | \$16.90 |
| PATIO DOOR SECURITY BAR HOLDER | 875670 | \$3.38 | M | \$16.90 |

CARPENTRY

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|--|---------------|----------|---|---------|
| PATIO DOOR LATCH | 842860/842850 | \$9.72 | M | \$16.90 |
| PATIO DOOR HANDLE KIT | 842320 | \$29.66 | M | \$33.80 |
| PATIO SCREEN DOOR - 36" | 848220 | \$47.60 | M | \$16.90 |
| PATIO RESCREEN | 848220 | 47.6 | M | \$33.80 |
| PATIO SCREEN ROLLER | 853250 | \$1.31 | M | \$16.90 |
| PATIO SCREEN HANDLE | 850350 | \$2.44 | M | \$16.90 |
| FLOORS | | | | |
| COVE BASE - PER LINEAL FOOT | | * | M | * |
| VINYL PLANK ea | V334207100 | 4.08 | | |
| VINYL PLANL case | V334207100 | 61.22 | | |
| SHEET VINYL | | * | M | * |
| VP GLUE 4 GALLON | | \$150.00 | | |
| VINYL FLOORING WITH UNDERLAYMENT | | * | M | * |
| STAIR TREAD | | * | M | * |
| VINYL TILE - PER 12X12 SQUARE | 807220 | \$1.02 | 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 | | 2023 MAT COST | | HUD LABOR CHARGE |
|---|--------------------|---------------------|---|------------------------|
| LIGHTING | | 16.90 | | |
| LIGHT BULB - 15W T-8 - 18" | 327971 | \$4.30 | J | \$12.50 |
| LIGHT BULB - FO 17 T8 24" | 99730 | \$5.26 | J | \$12.50 |
| LIGHT BULB - 24W T5 22" | 328001 | \$9.40 | J | \$12.50 |
| 125W HEAT LAMP BR 40 - CLEAR | 311110 | \$4.80 | J | \$12.50 |
| LIGHT BULB - 48" FLUORESCENT - T8 | 923967 | \$3.55 | J | \$12.50 |
| LIGHT BULB - 48" FLUORESCENT - T12 | 339566 | \$3.18 | J | \$12.50 |
| LIGHTBULB - 40W APPLIANCE | 307691 | \$1.27 | J | \$12.50 |
| LIGHT BULB - 45W REFLECTOR (SHWR) | 300609 | \$2.45 | J | \$12.50 |
| LED CAN LIGHT (SHOWER) | 294513 | \$18.99 | M | \$33.80 |
| LED 4' DIRECT WIRE T-8 | T8B-40K12S-GF-50PK | \$3.68 | J | \$12.50 |
| LIGHT BULB- LED 22" T-5 | G5098569 | \$8.93 | J | \$12.50 |
| LIGHT BULB- LED A19 MEDIUM BASE | 701144 | \$1.04 | J | \$12.50 |
| LIGHT BULB - LED A19 GU24 BASE | | \$2.46 | J | \$12.50 |
| LIGHT BULB - LED 1W CANDELABRA | 312244 | \$3.26 | J | \$12.50 |
| LIGHT BULB - LED 8.5W 4 PIN | 136136 | \$19.38 | J | \$12.50 |
| LIGHT BULB - LED 10.5W 4 PIN | 136138 | \$20.75 | J | \$12.50 |
| LIGHT BULB - LED 9W FLOOD | 294441 | \$6.71 | J | \$12.50 |
| BALLAST- T8 - 48" 2 TUBE | 314615 | \$27.43 | M | \$33.80 |
| BALLAST - T8 - 48" 3 TUBE | 362298 | \$28.59 | M | \$33.80 |
| BALLAST - T8 - 48" 4 TUBE | 327777 | \$26.89 | M | \$33.80 |
| LIGHT FIXTURE- 8" WHITE | 322216 | \$16.73 | M | \$33.80 |
| LIGHT FIXTURE- 12" NICKEL | 321506 | \$25.31 | M | \$33.80 |
| LIGHT FIXTURE- 16" NICKLE | 325134 | \$44.75 | M | \$33.80 |
| LIGHT FIXTURE- BATH 14" CHANNEL | 322450 | \$26.72 | M | \$33.80 |
| LIGHT FIXTURE- BATH 24" CHANNEL | 322700 | \$36.62 | M | \$33.80 |
| LIGHT FIXTURE - PORCH | 326821 | \$40.22 | M | \$33.80 |
| LIGHT FIXTURE - UNDER CABINET 24" LED | 180519 | \$46.75 | M | \$33.80 |
| LIGHT FIXTURE - LED LINIER VANITY | 326957 | \$74.79 | M | \$33.80 |
| LIGHT FIXTURE - PENDENT WHITE STEEL | 323235 | \$42.56 | M | \$33.80 |
| LIGHT FIXTURE - STORAGE SOCKET | 314970 | \$2.68 | M | \$33.80 |
| LIGHT FIXTURE - STORAGE SOCKET W/ PULL CHAIN | 314973 | \$4.16 | M | \$33.80 |
| LIGHT LENS - 6" BALL | 315050 | \$7.67 | J | \$12.50 |
| LIGHT LENS - 8" BALL | 315200 | \$8.57 | J | \$12.50 |
| LIGHT LENS - 6" MUSHROOM | 318663 | \$8.17 | J | \$12.50 |
| LIGHT LENS - 8" MUSHROOM | 318666 | \$10.15 | J | \$12.50 |
| LIGHT LENS - OPAL CYLINDER 5 1/4" | 320300 | \$9.40 | J | \$12.50 |
| LIGHT LENS - 12x12 SQUARE | 318550 | \$4.63 | J | \$12.50 |
| LIGHT LENS - 12" ROUND | 315148 | \$16.63 | J | \$12.50 |
| LIGHT LENS - 14" CHANNEL | 316800 | \$8.57 | J | \$12.50 |
| LIGHT LENS - 24" CHANNEL | 317050 | \$13.67 | J | \$12.50 |
| LIGHT LENS - COORIDOR NURSE HR | 674066 | \$14.82 | J | \$12.50 |
| LIGHT PULL CORD | 315985 | \$0.30 | J | \$12.50 |
| LIGHT GLASS CAP KIT | 316276 | \$1.58 | J | \$12.50 |
| GENERAL | | | | |
| NURSE PULL CORD - 6' | 660526 | \$2.82 | J | \$12.50 |
| NURSE PULL CORD PENDANT | 660527 | \$2.41 | J | \$12.50 |
| BATTERY - AAA | 158003 | \$0.63 | J | \$12.50 |
| BATTERY - AA | 157755 | \$0.66 | J | \$12.50 |
| BATTERY - C | 158325 | \$1.56 | J | \$12.50 |
| BATTERY - D | 158425 | \$1.56 | J | \$12.50 |
| BATTERY - 9V | 158476 | \$1.86 | J | \$12.50 |
| SMOKE DETECTOR | 126707 | \$16.36 | M | \$16.90 |
| SMOKE/CO DETECTOR | 126722 | \$43.77 | M | \$16.90 |
| (NOTE: INOPERABLE SAFETY EQUIPMENT) REPAIR/REPLACEMENT DUE TO RESIDENT TAMPERING OR NEGLIGENCE WILL BE CHARGED A MINIMUM OF \$50.00 PER HOUR + MATERIALS. | | | | |

ELECTRICAL

| GENERAL | | | | |
|--|-------------|----------|---|---------|
| RECEPTACLE (DRYER) | 337992 | \$6.12 | M | \$16.90 |
| RECEPTACLE (GFI) | 1127054 | \$20.84 | M | \$16.90 |
| RECEPTACLE (RANGE) | 337980 | \$9.62 | M | \$16.90 |
| RECEPTACLE (WALL) | 142580 | \$5.73 | M | \$16.90 |
| SWITCH (LIGHT) | 68452 | \$4.21 | M | \$16.90 |
| SWITCH 3 WAY (LIGHT) | 83982 | \$7.86 | M | \$16.90 |
| DOUBLE SWITCH | 337000 | \$6.51 | M | \$16.90 |
| SWITCHPLATE DOUBLE | 336028 | \$0.70 | J | \$12.50 |
| SWITCHPLATE SINGLE | 918714 | \$0.24 | J | \$12.50 |
| RECEPTACLE WALL PLATE | 329010 | \$0.29 | J | \$12.50 |
| TV OUTLET COVER | 303267 | \$1.93 | J | \$12.50 |
| PHONE JACK COVER | 302605 | \$2.41 | J | \$12.50 |
| BATH FAN | | * | M | * |
| EXHAUST FAN MOTOR | | * | M | \$16.90 |
| RANGE | | | | |
| CONVECTION OVEN/ MICROWAVE | PEB9159DJWW | \$395.00 | M | * |
| RANGE - COOKTOP | JP256BMBB | \$494.00 | M | * |
| RANGE - COMPACT 24" | RAS240DMWW | \$450.00 | M | * |
| RANGE - FULL 30" | JB258DMWW | \$494.00 | M | * |
| RANGE - FULL ADA | JBS460DMWW | \$525.00 | M | * |
| RANGE - FULL FRONT CONTROL/ NO SELF CLEAN | JBS160DMWW | \$425.00 | M | * |
| RANGE- 6' POWER CORD | 301471 | \$37.76 | M | \$16.90 |
| DRIP PANS - 6" | 229755 | \$2.80 | J | \$12.50 |
| DRIP PANS - 8" | 229760 | \$3.07 | J | \$12.50 |
| RANGE BURNER - 6" GE | 234710 | \$26.65 | M | \$16.90 |
| RANGE BURNER - 8" GE | 234715 | \$28.15 | M | \$16.90 |
| RANGE BURNER - 6" UNIVERSAL | 233750 | \$13.59 | M | \$16.90 |
| RANGE BURNER - 8" UNIVERSAL | 234000 | \$18.39 | M | \$16.90 |
| RANGE BURNER RECEPTACLE - UNIVERSAL | 231650 | \$7.99 | M | \$16.90 |
| RANGE BURNER RECEPTACLE - GE | 220909 | \$15.99 | M | \$16.90 |
| RANGE INFINITE SWITCH - 6" | 221810 | \$19.19 | M | \$16.90 |
| RANGE INFINITE SWITCH - 8" | 221815 | \$16.79 | M | \$16.90 |
| RANGE INFINITE SWITCH - EM | 220500 | \$61.68 | M | \$16.90 |
| BAKE ELEMENT | | * | M | \$33.80 |
| BROILER ELEMENT | | * | M | \$33.80 |
| GASKET SEAL OVEN DOOR | | * | M | \$67.60 |
| TIMER KNOBS | | * | J | \$12.50 |
| OVEN RACK | | * | J | \$12.50 |
| OVEN INFINITE SWITCH | | * | M | \$33.80 |
| RANGE HOOD - 30" VENTLESS | 281200 | \$72.00 | M | \$67.60 |
| RANGE HOOD - 30" RECT. VENT | 281025 | \$71.20 | M | \$67.60 |
| RANGE HOOD - 30" ROUND VENT | 281375 | \$72.00 | M | \$67.60 |
| RANGE HOOD - 24" VENTLESS | 281150 | \$72.00 | M | \$67.60 |
| RANGE HOOD LENS | 248750 | \$7.20 | J | \$12.50 |
| RANGE HOOD FILTER - HR | 246400 | \$6.00 | J | \$12.50 |
| RANGE HOOD FILTER - FAM/WHA | 246850 | \$5.71 | J | \$12.50 |
| RANGE HOOD FILTER - DOME | 247500 | \$6.35 | J | \$12.50 |
| 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 | M | * |
| REFRIGERATOR - FULL | GTE16DTNRWW | \$562.00 | M | * |
| CRISPER COVER | | * | J | \$12.50 |
| CRISPER PAN | | * | J | \$12.50 |
| DEFROST CONTROL | | * | M | * |
| DOOR GASKET FREEZER | | * | M | \$33.80 |
| DOOR GASKET REFRIGERATOR | | * | M | \$67.60 |
| GRILL (TOE KICK PLATE) | | * | J | \$12.50 |
| GUARDETTE | | * | M | \$16.90 |
| GUARDETTE CLIPS (LARGE) | | * | M | \$16.90 |
| GUARDETTE CLIPS (SMALL) | | * | M | \$16.90 |
| 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 | | 2023 | | HUD |
|---|----------|----------|---|---------|
| WORK ITEM | | MAT | | LABOR |
| | | COST | | CHARGE |
| SLOAN | | | | |
| DUAL FLUSH HANDLE | 40260212 | \$61.43 | M | \$33.80 |
| VALVE REPAIR KIT A-1041-A 1.6 GAL (FLUSHOMETER) | 40261122 | \$35.44 | M | \$33.80 |
| VACUUM BREAKER | 584250 | \$3.42 | M | \$33.80 |
| HANDLE REPAIR KIT B-50-A | 40262305 | \$4.63 | M | \$16.90 |
| FLUSH METER RELIEF VALVE A19ALC | 40261127 | \$5.61 | M | \$16.90 |
| TOILET | | | | |
| COMPLETE TOILET - WESTERN POTT. ROUND | 34509 | \$117.80 | M | \$67.60 |
| COMPLETE TOILET - WESTERN POTT. ELONGATED | 821753 | \$130.20 | M | \$67.60 |
| COMPLETE TOILET - WESTERN POTT. ADA | 821750 | \$183.68 | M | \$58.46 |
| WALL MOUNT TOILET - KOHLER 1.6 GAL | 1091648 | \$102.70 | M | \$67.60 |
| TOILET TANK | | * | M | \$33.80 |
| TOILET SEAT STANDARD | 189859 | \$11.36 | M | \$16.90 |
| TOILET SEAT ELONGATED | 189860 | \$17.96 | M | \$16.90 |
| FLUID MASTER FILLVALVE PRO 45 | 115942 | \$17.50 | M | \$33.80 |
| TOILET FLAPPER | 579589 | \$3.51 | M | \$16.90 |
| TOILET FLAPPER 3" | 579552 | \$11.86 | | \$16.90 |
| TOILET FLUSH HANDLE | 569525 | \$3.92 | M | \$16.90 |
| TOILET REPAIR FLANGE 4" BRASS | 569350 | \$16.00 | M | \$67.60 |
| TOILET SUPPLY LINE 16" | 575011 | \$4.49 | M | \$16.90 |
| TOILET SHIM | 500532 | \$0.42 | M | \$33.80 |
| TOILET WAX W/FLANGE - OVERSIZED | 569293 | \$3.76 | M | \$67.60 |
| TOILET WAX FLANGELESS | 569257 | \$1.41 | M | \$67.60 |
| TANK TO BOWL SET | 569105 | \$8.05 | M | \$16.90 |
| TOILET BOLTS | 134273 | \$1.96 | M | \$16.90 |
| TOILET BOLTS EXTRA LONG | | \$2.11 | M | \$16.90 |
| TOILET BOLT CAP | 567100 | \$0.31 | M | \$16.90 |
| SINK AND FAUCET | | | | |
| FAUCET SUPPLY LINE - 16" | 500398 | \$4.60 | M | \$16.90 |
| FAUCET SUPPLY LINE - 20" | 500399 | \$5.42 | M | \$16.90 |
| FAUCET AERATOR | 410800 | \$1.25 | J | \$12.50 |
| BASIN SINK 19" ROUND | 404653 | \$44.99 | M | \$67.60 |
| BASIN SINK 17" X 20" OVAL | 404678 | \$46.79 | M | \$67.60 |
| BASIN SINK FAUCET - CORNERSTONE | 411011 | \$62.07 | M | \$67.60 |
| CORNERSTONE CARTRIDGE - LAV | 429104 | \$14.49 | M | \$33.80 |
| BASIN PO ASSEMBLY | 71272 | \$35.37 | M | \$33.80 |
| POP-UP PLUG - 4" MOEN | 516275 | \$3.79 | M | \$16.90 |
| POP-UP PLUG - 5" UNIVERSAL | 515520 | \$1.82 | M | \$16.90 |
| POP-UP BALL JOINT ROD | 519000 | \$2.26 | M | \$16.90 |
| SINK DRAIN RUBBER STOPPER | 409275 | \$0.60 | M | \$16.90 |
| KITCHEN SINK DOUBLE BOWL | 837445 | \$96.39 | M | \$67.60 |
| KITCHEN SINK SINGLE BOWL | 837452 | \$75.27 | M | \$67.60 |
| KITCHEN STRAINER BASKET (SINK) | 409950 | \$1.55 | J | \$12.50 |
| KITCHEN STRAINER BASKET - SPIN LOCK | 70551 | \$8.15 | J | \$12.50 |
| KITCHEN STRAINER BASKET ASSEMBLY | 70506 | \$27.27 | M | \$33.80 |
| KITCHEN SINK FAUCET | 400051 | \$109.62 | M | \$67.60 |
| HANDHELD SPRAYHEAD | 410200 | \$3.18 | M | \$16.90 |

PLUMBING

| TUB AND SHOWER | | | | |
|---|----------|--------------|---|---------|
| MOEN CARTRIDGE - 1200B | 478750 | \$37.00 | M | \$33.80 |
| MOEN CARTRIDGE - 1222B | 478900 | \$62.56 | M | \$33.80 |
| POWERS SHOWER VALVE REPAIR KIT | 40150022 | \$383.34 | M | \$67.60 |
| LEONARD REPLACEMENT CARTRIDGE | 40140181 | \$253.18 | M | \$67.60 |
| LENORAD REPAIR KIT | 108265 | \$35.39 | M | \$67.60 |
| MOEN POSI-TEMP LEVER KIT | 438657 | \$25.13 | M | \$16.90 |
| MOEN POSI-TEMP ESCUTCHEON | 463260 | \$40.23 | M | \$33.80 |
| SHOWERHEAD | 532922 | \$11.20 | M | \$16.90 |
| HANDHELD SHOWERHEAD | 416346 | \$25.87 | M | \$16.90 |
| TUB DIVERter SPOUT - 5/8" | 425276 | \$8.37 | M | \$33.80 |
| TUB DIVERter SPOUT - 1/2" | 425168 | \$9.21 | M | \$33.80 |
| TUB DIVERter SPOUT - CAST BRASS | 425163 | \$28.30 | M | \$33.80 |
| TUB DRAIN STOPPER | 544001 | \$16.49 | M | \$16.90 |
| TUB DRAIN RUBBER STOPPER | 409025 | \$0.88 | M | \$16.90 |
| DRAIN INSERT - FINE THREAD | 543725 | \$5.60 | M | \$16.90 |
| DRAIN INSERT - COARSE THREAD | 543700 | \$7.52 | M | \$16.90 |
| TUB/SHOWER OVERFLOW BLANK COVER | 543100 | \$4.24 | M | \$16.90 |
| DRAIN AND WASTE | | | | |
| J TRAP 1 1/4" PLASTIC | 403389 | \$3.44 | M | \$16.90 |
| J TRAP 1 1/2" PLASTIC | 403390 | \$4.45 | M | \$16.90 |
| DOUBLE SINK OUTLET PLASTIC 1 1/2" | 553250 | \$4.53 | M | \$16.90 |
| TAILPIECE - 1 1/4" | 403601 | \$3.89 | M | \$16.90 |
| TAILPIECE - 1 1/2" | 403603 | \$3.07 | M | \$16.90 |
| TAILPIECE - FLANGED 1 1/2" | 403398 | \$1.89 | M | \$16.90 |
| PLASTIC SLIP JOINT NUT 1 1/4" | 561650 | \$0.37 | M | \$16.90 |
| PLASTIC SLIP JOINT NUT 1 1/2" | 561600 | \$0.37 | M | \$16.90 |
| PLASTIC SLIP JOINT WASHER 1 1/2" x 1 1/4" | 563275 | \$0.12 | M | \$16.90 |
| PLASTIC SLIP JOINT WASHER 1 1/2" | 563025 | \$0.13 | M | \$16.90 |
| PLASTIC SINK PLUG WASHER 1 1/2" | 564025 | \$0.10 | M | \$16.90 |
| RUBBER SLIP JOINT WASHER 1 1/4" | 562775 | \$0.10 | M | \$16.90 |
| RUBBER SLIP JOINT WASHER 1 1/2" | 562275 | \$0.15 | M | \$16.90 |
| SWIVEL CONNECTOR FOR PIN MOUNT | 405405 | \$7.10 | M | \$16.90 |
| GENERAL PLUMBING | | | | |
| EXTERIOR HOSE BIB HANDLE KIT | 551886 | \$20.87 | M | * |
| HOSE END CAP | 749478 | \$1.93 | M | \$16.90 |
| ANGLE STOP | 403197 | \$6.34 | M | \$16.90 |
| LAUNDRY VALVE | 603365 | \$6.73 | M | \$16.90 |
| PLUGGED DRAIN - KITCHEN | | * | M | * |
| PLUGGED DRAIN TUB/SHOWER | | * | M | * |
| PLUGGED MAIN SEWER LINE | | * | M | * |
| PLUGGED TOILET - AUGER | | * | M | \$33.80 |
| PLUGGED TOILET - REMOVE/RESET | | * | M | \$67.60 |
| APPLIANCES | | | | |
| DISHWASHER - HOTPOINT 24" | 285120 | \$350.55 | M | * |
| WATER HEATER 40 GALLON TALL | | Market Price | M | |
| WATER HEATER 40 GALLON SHORT | | Market Price | M | |
| WATER HEATER 50 GALLON TALL | | Market Price | M | |
| WATER HEATER 50 GALLON SHORT | | Market Price | M | |
| WATER HEATER 24" STAINLESS SUPPLY LINES | WCS124 | \$10.60 | M | |
| GARBAGE DISPOSAL - 1/2 HP | 405300 | \$110.87 | M | \$67.60 |

HTG. & COOLING

| HEATING/COOLING WORK ITEM | | 2023 MAT COST | | HUD LABOR CHARGE |
|---------------------------------|----------------------|---------------------|---|------------------------|
| RETURN AIR GRILLE - 6X6 | 135690 | \$5.44 | M | \$16.90 |
| RETURN AIR GRILLE - 8X6 | 253177 | \$3.44 | M | \$16.90 |
| HEAT VENT - 2 X 12 | 253009 | \$12.50 | J | \$12.50 |
| HEAT VENT - 4 X 10 | 253000 | \$7.99 | J | \$12.50 |
| HEAT VENT - 4 X 12 | 253010 | \$9.08 | J | \$12.50 |
| HEAT VENT - 4 X 14 | 253008 | \$12.25 | J | \$12.50 |
| THERMOSTAT 24V - HEAT ONLY | 260506 | \$41.79 | M | \$16.90 |
| THERMOSTAT SINGLE POLE | 213751 | \$16.64 | M | \$16.90 |
| THERMOSTAT DOUBLE POLE | 214001 | \$18.26 | M | \$16.90 |
| THERMOSTATIC OPERATOR - DANFOSS | 290247 | \$143.13 | M | \$33.80 |
| CORDHIDER 5' | 39367 | \$6.08 | M | \$16.90 |
| CORDMATE ELBOW | 300690/300689/300688 | \$2.73 | M | \$16.90 |
| CADET WALL HEATER GRILLE | 257509 | \$14.43 | J | \$12.50 |
| CADET WALL HEATER 240/1000W | 257522 | \$133.09 | M | \$67.60 |
| CADET WALL HEATER 240/1500W | 257523 | \$127.71 | M | \$67.60 |
| CADET WALL HEATER 240/2000W | 257524 | \$134.40 | M | \$67.60 |
| KING WALL HEATER 240/1500W | 257968 | \$114.20 | M | \$67.60 |

PAINING

| PAINTING WORK ITEM | | 2023 MAT COST | | HUD LABOR CHARGE |
|---|--|---------------------|---|------------------------|
| PAINT | | | | |
| WALLS ONLY | | \$0.60 | M | * |
| WALLS & TRIM | | \$0.80 | M | * |
| WALLS & ACOUSTIC CEILINGS | | \$0.80 | M | * |
| WALLS, CEILING & MINOR TRIM | | \$0.80 | M | * |
| WALLS, ACOUSTIC CEILINGS & TRIM | | \$0.90 | M | * |
| HIGHRISE - PAINT COMPLETE | | \$1.00 | M | * |
| TOUCH UP - OTHER ROOMS | | * | M | * |
| SEAL COAT | | | | |
| WALLS & CEILINGS | | \$0.60 | M | * |
| WALLS & ACOUSTIC CEILINGS | | \$0.75 | M | * |
| WALLS, ACOUSTIC CEILINGS & TRIM | | \$0.80 | M | * |
| PREP TO PAINT | | | | |
| 0 BEDROOM | | \$35.00 | M | * |
| 1 BEDROOM | | \$35.00 | M | * |
| 2 BEDROOM | | \$40.00 | M | * |
| 3 BEDROOM | | \$45.00 | M | * |
| 4 BEDROOM | | \$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 | | 2023 MAT COST | | HUD LABOR CHARGE |
|-----------------------------------|--|---------------------|-----|------------------------|
| GENERAL | | | | |
| CLEAN CARPETS/SHAMPOO - STUDIO | | \$69.00 | J | * |
| CLEAN CARPETS/SHAMPOO - 1 BR UNIT | | \$89.00 | J | * |
| CLEAN CARPETS/SHAMPOO - 2 BR UNIT | | \$109.00 | J | * |
| CLEAN CARPETS/SHAMPOO - 3 BR UNIT | | \$129.00 | J | * |
| CLEAN CARPETS/SHAMPOO - 4 BR UNIT | | \$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 | | * | J/M | \$25.00 MIN |
| ABANDONED ITEM PICK-UP | | * | J/M | 1 Hour MIN |

GROUNDS

| GROUNDS WORK ITEM | | 2023 MAT COST | | HUD LABOR CHARGE |
|-------------------------------|--|---------------------|---|------------------------|
| CUT GRASS OCCUPIED | | * | G | \$53.13 PER HR |
| CUT GRASS RESIDENTIAL VACANCY | | * | G | \$53.13 PER HR |
| MISC. GROUNDS LABOR | | * | G | \$53.13 PER HR |

IPM

| INTEGRATED PEST MANAGEMENT WORK ITEM | | 2023 MAT COST | | HUD LABOR CHARGE |
|---|--------|------------------------------|---|---------------------------------|
| GLUEBOARD - INSECTS | 602534 | \$0.44 | M | \$16.90 |
| GLUEBOARD - MICE | 111873 | \$0.77 | M | \$16.90 |
| GLUEBOARD - RATS | 111882 | \$1.72 | M | \$16.90 |
| MOUSE SNAP TRAPS | 111875 | \$0.68 | M | \$16.90 |
| RAT SNAP TRAPS | 111876 | \$2.36 | M | \$16.90 |
| BAIT BOXES - EXTERIOR | 740403 | \$11.29 | M | \$16.90 |
| BLUE MAX BAIT BLOCKS | 793454 | \$0.50 | M | \$16.90 |
| ADVION - GEL BAIT 30 GRAMS | 807757 | \$7.83 | M | \$33.80 |
| COMBAT ANT KILLING GEL - 27 GRAMS | 111869 | \$6.23 | M | \$33.80 |
| DIATAMATIOUS EARTH - 1 LBS. | | \$3.74 | M | \$33.80 |
| D-FORCE 14 OZ. SPRAY | 814583 | \$15.36 | M | \$33.80 |
| PHANTOM II 17.5 OZ. AERASOL | 813481 | \$23.57 | M | \$33.80 |
| TEMPRID - READY SPRAY | 809254 | \$17.73 | M | \$33.80 |
| GENTROL | 641859 | \$0.30 | M | \$16.90 |
| MAX FORCE BAIT STATION | 656007 | \$0.78 | M | \$16.90 |
| WASP/ HORNET SPRAY | 511005 | \$8.52 | M | \$33.80 |
| GAP AND CRACK FOAM SEALANT | 164788 | \$7.70 | M | * |
| CLIMB-UPS | 784439 | \$4.62 | J | \$12.50 |
| CLIMB-UP XL | 794002 | \$6.25 | J | \$12.50 |
| MATTRESS ENCASEMENT TWIN | 103162 | \$36.51 | J | \$25.00 |
| MATTRESS ENCASEMENT TWIN XL | 103162 | \$36.51 | J | \$25.00 |
| MATTRESS ENCASEMENT FULL XI 10 pack | 104704 | \$27.40 | J | \$25.00 |
| MATTRESS ENCASEMENT QUEEN | 104705 | \$29.89 | J | \$25.00 |
| MATTRESS ENCASEMENT KING | 103143 | \$58.27 | J | \$25.00 |
| PEST EVALUATION | | * | M | * |
| PEST TREATMENT | | * | M | * |
| PEST CANCELLATION | | * | M | 1 Hour MIN |