

HOUSING AUTHORITY OF THE COUNTY OF BUTTE
Maintenance: (530) 895-4474 or (800) 564-2999

**STANDARD CHARGES TO RESIDENTS FOR
CLEANING, REPAIR AND REPLACEMENT**
(Approved by Board Resolution No. 4323, September 17, 2009.)
Effective October 1, 2009

NOTE: All labor between 7:30 a.m. and 4:30 p.m. Monday through Friday will be charged at the rate of \$33.00 per hour. All other labor will be charged at the rate of \$35.24 per hour. Charges are for tenant caused damages. Labor rates are based upon individual item replacement; labor charge for multiple items replaced on a single work order may be lower.

BATHROOM Replacement of:

Complete toilet replacement	\$116.00 + 1 hr labor
Toilet tank lid	\$27.00 + .25 hr labor
Toilet seat	\$8.00 + .50 hr labor
Toilet paper dispenser	\$4.00 + .25 hr labor
Toilet paper roller	\$2.00 + .25 hr labor
Towel bar 24" (bar & brackets)	\$16.00 + .50 hr labor
Towel bar only	\$8.00 + .25 hr labor
Medicine cabinet	\$30.00 + .50 hr labor
Shower curtain rod	\$9.00 + .25 hr labor

KITCHEN Replacement of:

Bread board	\$17.00 + .25 hr labor
Refrigerator door gasket	see invoice + .50 hr labor
Fresh food bin	see invoice + .25 hr labor
Crisper top	see invoice + .25 hr labor
Freezer door bar	see invoice + .25 hr labor
Freezer door end caps	see invoice + .25 hr labor
Fresh food door bar	see invoice + .25 hr labor
Fresh food end caps	see invoice + .25 hr labor
Stove hood filter	\$10.00 + .25 hr labor
Oven rack	see invoice + .25 hr labor
GFCI (Ground Fault Circuit Interrupters)	\$15.00 + .50 hr labor

DOORS, WINDOWS AND SCREENS Replacement of:

Door – exterior (solid core)	see invoice + 1 hr labor
Door – interior (hollow core)	\$47.00 + 1 hr labor
Door – Screen Door	\$80.00 + .50 hr labor
Door – Screen Door Screen	\$30.00 + .50 hr labor
Door stop	\$2.00 each + .25 hr labor
Window glass	see invoice + .50 hr labor
Window screen only	\$15.00 + .25 hr labor
Window screen plus frame	\$25.00 + .25 hr labor
Front door viewer	\$7.00 + .25 hr labor
Mini blind	see invoice + .50 hr labor
Mini blind wands	\$1.00 + .25 hr labor

BEDROOM Replacement of:

Ceiling light fixture glass:	
6" round style	\$5.00 + .25 hr labor
8" round style	\$8.00 + .25 hr labor

12" round style	\$16.00 + .25 hr labor
Light fixture bulbs	
6" round style	\$7.00 + .25 hr labor
8" round style	\$7.00 + .25 hr labor
12" round style	\$4.00 + .25 hr labor
Bedroom light fixture glass (FLH-Gridley-Biggs)	\$3.00 + .25 hr labor

GENERAL (Replacement of):

Smoke detectors	\$17.74 + .25 hr labor
VCT floor tile	\$5.00 each + .25 hr labor
Hallway light fixture glass (FLH-Gridley-Biggs)	\$3.50 + .25 hr labor
Hallway light fixture glass (Gardella)	\$7.50 + .25 hr labor
Jelly jar light fixture (porch light fixture)	\$3.00 + .25 labor
Electrical receptacle plate	\$1.00 + .25 hr labor
Light bulbs	
Regular	\$1.00 + .25 hr labor
Fluorescent 4'	\$2.00 + .25 hr labor
Twin Tube	\$5.00 + .25 hr labor
Cooler vent cover	\$16.00 + .25 hr labor
Telephone jack	\$3.00 + .25 hr labor
Clothes line for backyard	\$48.00 + .25 hr labor

OTHER:

Cleaning, as required	# hours x \$33.00 or see invoice
Carpet cleaning:	
1 bedroom	see invoice (range \$65 - \$85.00)
2 bedroom	see invoice (range \$75 - \$95.00)
Disinfecting	\$45.00
Stain Removal	see invoice
Repairs	see invoice
Carpet Replacement	Pro-rated useful life
Interior Painting	Pro-rated useful life
TV – Microwave disposal	\$25.00 each
Refrigerator disposal	\$35.00 each
Appliance pickup	\$25.00 each
Debris hauling	# hours x \$33.00
Lost keys (lost or broken)	\$7.00
Lock out (during work hours)	\$7.00
Lock out (after work hours)	\$20.00
Complete exterior lock replacement (include re-key)	\$45.00
Complete interior lock replacement	\$20.00
Keys (additional)	\$2.00
Re-key only (each lock)	\$15.00
Vehicle towing	see invoice
Mow & trim yard	\$25.00
Clean-up yard	# hours x \$33.00
Damage due to smoking within unit	materials (see invoice) + # hours x \$33.00
Packing & storage of abandoned personal items after move-out	storage facility (see invoice) + # hours x \$33.00

Items not identified above which could include, "Excessive cleaning and/or replacement of carpets, linoleum, tile, windows, appliances or repair of damage beyond normal wear and tear will be done at cost per receipt from our service vendor companies or maintenance personnel".

Toilet Replacement

Disconnect water line and base bolts. Remove old wax ring. Inspect steel flange clamp for rust and corrosion. Re-install new wax ring and flange bolts, if needed. Set new toilet base. Install a new V-gasket ring on tank base and install toilet tank. Tighten tank bolts enough to stop any water leaks. Install new toilet seat with new bolting. Flush toilet several times to check for leaks. Set tank float for proper water level.

Toilet Tank Lid Replacement

Check Maintenance Warehouse for proper lid.

Toilet Seat Replacement

Remove old seat (sometimes bolts must be cut off) and install new one with new bolting. Be sure to use new nylon bushings for bolt area.

Toilet Paper Dispenser Replacement

If old dispenser left large holes in wall, cut a piece of wood and re-locate screw holes. It might be necessary to cut a piece of wood to screw to wall, then attach dispenser arms to wood.

Towel Bar Brackets

Mount same way as toilet paper dispenser. It's sometimes necessary to use special fasteners for better support in sheet rock.

Shower Curtain Rod

Install a new shower curtain rod by twisting the rod so it expands to wall sides.

Replacing Bread Board

Purchase a piece of wood cut to correct thickness and size. Install front stop board with glue and finish nails.

Replacing Refrigerator Door Gaskets

Remove old door gaskets by pulling them away from door face. Soak new gaskets in warm water or leave out exposed to sun light until pliable and flexible. Insert new gasket into existing groove or slots.

Fresh Food Bin Replacement

Slip new bin onto bin rails.

Crisper Top Replacement

Remove broken crisper to and slid new crisper top into existing guide rails.

Freezer Door Bars

Remove bent or damaged door bar by removing one of the two end caps. New bar or end cap installation is reverse order.

Replacing Stove Hood Filter

Slide filter out of existing brackets or slide grooves. Clean or replace filter in reverse order.

Replace Oven Rack

After cleaning oven rack, slide back into grooves or protruding notches on oven side walls.

GFI Replacement

Turn off power. Remove face plate and 2 screws holding switch in electrical box. Lay new switch along side old switch and transfer all black and white wires into corresponding holes.

Replacement of Interior and Exterior Doors

Remove door, hinges and door knob hardware. Purchase new door with all holes pre-drilled. Reassemble door knob, back-set and hinges. Re-hang door.

Screen Door

Purchase door, fit door to opening by cutting and screwing various pieces and assembling latch mechanism.

Window Glass Replacement

Call Glass Company

Window Screen Replacement

Remove old screen material by pulling rubber cord around screen. Cut new screen material and fit over frame. Re-insert rubber insert. Keep screen stretched tight. Cut off excess screen material.

Replacement of Screen Frame

Measure opening of window track or old screw frame. Cut rails to correct size by cutting ends at 45°. Slip plastic inserts in each corner to form screw frame. Re-attach screen material.

Replacement of Smoke Detectors

Turn smoke detector cover to the left and remove cover. Loosen screws in ceiling and disconnect electrical wires. Mount new detector in reverse order.

Replacement of VCT Floor Tile

Use a scraper to remove any remainder of broken tile. Clean surface with a paint solvent. Apply contact cement to all areas that need new tiles. After cement has dried (2-3 hours) lay new tiles in place. If possible, lay weights on fresh tiles.

Replacement of Clothes Line

Remove old clothes line from support tube in the ground. Check to see that existing support tube is tight in ground. If not, dig a fresh hole approximately 12" in diameter and insert a new support tube and fill hole up with cement. After cement is completely dry insert new clothes line.

Replacement of Interior and Exterior Lock Assemblies

Remove the two long screws holding both halves of the lock assembly together. On a non-keyed lock assembly, just re-install both halves into the back set area and tighten screws. On a keyed exterior lock, remove pin barrel and readjust pin sizes to match the master key. Re-assemble the pin barrel into the knob assembly and put back into door. Tighten both assembly screws. Re-check keys.

Replacement of Carpet

Call carpet vendor. Tenant charged for useful remaining life of the carpet for damaged or destroyed.

Interior Painting

Prep and paint when necessary. Tenant charged for useful remaining life of interior painting depending on length of occupancy and useful life.