

# **PARK TOWER MAINTENANCE CHARGES**

## **MARCH 2021**

\*Material prices subject to change based on market cost

<b><u>Park Tower Work Order Maintenance Charges</u></b>	
<b><u>LABOR CHARGES</u></b>	
1st 1/2 hour	\$50.00
Minimum	\$50.00
Each additional 15 mins	\$25.00
Hourly rate for Association Plumber	\$120.00
<b><u>Plumbing (Labor Additional)</u></b>	
Shower head	\$15.00
Faceplate/overflow plate	\$10.00
Diverter spout (with labor - \$100.00)	\$50.00
Rubber plug	\$4.00
Tube of caulk	\$6.00
Towel bar 18"/24"	\$20.00
Angle Stop 1/2 x 3/8	\$10.00
Moen Cartridge 122	\$38.00
Moen Posi Temp Cartridge	\$56.00
Moen Stem	\$15.00
Toilet Supply Line	\$10.00
Closet bolts	\$6.00
Trap Adapter 1-1/2 to 1-1/4	\$25.00
Mandrel Adapter	\$25.00
<b><u>BATHROOM SINK AND TUB (Labor Additional)</u></b>	
Pop-Up drain assembly	\$50.00
Heat lamp bulb	\$10.00
1 1/4 Extension Tailpiece	\$25.00
Bathroom P trap	\$25.00
Supply Line 3/8 x 1/2	\$10.00
MOEN Faucet	\$200.00
Angle Stop 3/8 x 3/8	\$10.00
<b><u>KITCHEN SINK (Labor Additional)</u></b>	
Gerber faucet/with supplies (with labor 1 HR -1 1/2HR \$220.00-\$270)	\$120.00
Drain strainer basket assembly	\$25.00
Angle Stop 1/2 x 3/8	\$10.00
1-1/2 Extension	\$15.00
Extension Tailpiece	\$18.00
P-Trap	\$35.00
Drain hose	\$10.00
Branch tailpipe	\$25.00
Supply Line	\$10.00

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<b><u>ELECTRICAL (Labor Additional)</u></b>	
Light switch (single)	\$5.00
Light switch (double)	\$10.00
Outlet cover	\$3.00
Outlet	\$5.00
Circuit Breaker 50AMP 30AMP	\$20.00
Circuit Breaker 15AMP 20AMP	\$15.00
DESPARD switch	\$5.50
Kitchen Exhaust Motor	\$75.00
GFCI 15 amp	\$20.00
GFCI 20 amp	\$25.00
3 way Switch	\$9.00
<b><u>CLOSET</u></b>	
Porcelain fixtures	\$5.00
<b><u>HALLWAY (Labor Additional)</u></b>	
3-Way Double toggle switch	\$14.00
<b><u>TOILETS (Labor Additional)</u></b>	
Fill Valves	\$22.00
Sani Seal	\$15.00
Toilet seat	\$25.00
Complete toilet	\$170.00
Flapper (New Style)	\$10.00
Float	\$10.00
Handle	\$10.00
Actuator for American Standard	\$10.00
<b><u>HVAC (Labor Additional)</u></b>	
HVAC Motors (with labor - \$380.00)	\$180.00
A/C grates	\$2.00
Filter change	\$25.00
Switch	\$55.00

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<b><u>CARPENTRY (Labor Additional)</u></b>	
Closet Johnson hinge	\$6.00
Closet door hinge	\$4.00
Closet door roller	\$3.50
Closet door knob	\$3.00
Closet door glides	\$4.00
Closet door pivots	\$4.00
Door Closure	\$120.00
<b><u>WINDOWS (Labor Additional)</u></b>	
Springs	\$15.00
Screen replacements (with labor - \$55.00)	\$5.00
<b><u>EXTRAS</u></b>	
Paint doors	\$50.00
#36 Rubber threshold	\$10.00
New lock	\$420.00
Repair lock	\$50.00
Change lock (cylinder only)	\$50.00
Segal lock	\$100.00
Segal cylinder	\$20.00
Smoke detector	\$25.00
Door Knob Spindle	\$8.00
Door Knob set with spindles	\$250.00
Copy of Key	\$2.00
<b><u>NO CHARGE WORK ORDER ITEMS</u></b>	
Shut off valve replacement	
Filter changes in HVAC units (with annual program)	
Window leak problems	
Exterminating service Fridays	
Installation of smoke detectors	
Dripping faucets	
Leaking convectors	
Clogged drains	
Running toilets	
Faucet aerators	