

**PARK TOWER MAINTENANCE CHARGES
MARCH 2021**

*Material prices subject to change based on market cost

<u>Park Tower Work Order Maintenance Charges</u>		
<u>LABOR CHARGES</u>		
1st 1/2 hour		\$50.00
Minimum		\$50.00
Each additional 15 mins		\$25.00
Hourly rate for Association Plumber		\$120.00
<u>Plumbing (Labor Additional)</u>		
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
<u>BATHROOM SINK AND TUB (Labor Additional)</u>		
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
<u>KITCHEN SINK (Labor Additional)</u>		
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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<u>ELECTRICAL (Labor Additional)</u>		
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
<u>CLOSET</u>		
Porcelain fixtures		\$5.00
<u>HALLWAY (Labor Additional)</u>		
3-Way Double toggle switch		\$14.00
<u>TOILETS (Labor Additional)</u>		
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
<u>HVAC (Labor Additional)</u>		
HVAC Motors	(with labor - \$380.00)	\$180.00
A/C grates		\$2.00
Filter change		\$25.00
Switch		\$55.00

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<u>CARPENTRY (Labor Additional)</u>	
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
<u>WINDOWS (Labor Additional)</u>	
Springs	\$15.00
Screen replacements (with labor - \$55.00)	\$5.00
<u>EXTRAS</u>	
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
<u>NO CHARGE WORK ORDER ITEMS</u>	
Shut off valve replacement	
Filter changes in HVAC units	
Window leak problems	
Exterminating service Fridays	
Installation of smoke detectors	
Dripping faucets	
Leaking convectors	
Clogged drains	
Running toilets	
Faucet aerators	