

**Park Tower Work Order Maintenance Charges 7-13-2022**

**LABOR CHARGES**

1st 1/2 hour	\$50.00
Minimum	\$50.00
Each additional 15 mins	\$25.00
Hourly rate for Association Plumber	\$120.00

**Plumbing (Labor Additional)**

Shower head	\$15.00
Faceplate/overflow plate	\$10.00
Diverter spout	(with labor - \$100.00) \$50.00
Tube of caulk	\$6.00
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

**BATHROOM SINK AND TUB (Labor Additional)**

Pop-Up drain assembly	\$50.00
Heat lamp bulb red	\$18.00
Heat lamp bulb white	\$10.00
1 1/4 Extension Tailpiece	\$25.00
Bathroom P trap	\$25.00
Supply Line 3/8 x 1/2	\$10.00
Angle Stop 3/8 x 3/8	\$10.00

**KITCHEN SINK (Labor Additional)**

Drain strainer basket assembly	\$25.00
Angle Stop 1/2 x 3/8	\$10.00
1-1/2 Extension	\$15.00
Extension Tailpiece	\$22.00
P-Trap	\$36.00
Branch tailpipe	\$25.00
Supply Line	\$10.00

**ELECTRICAL (Labor Additional)**

Light switch (single)	\$6.00
Light switch (double)	\$14.00
Outlet cover	\$3.00
Outlet	\$5.00
Circuit Breaker 50AMP 30AMP	\$25.00
Circuit Breaker 15AMP 20AMP	\$15.00
Kitchen Exhaust Motor	\$75.00
Kitchen Exhaust Damper Door	\$70.00
Kitchen Exhaust Retro Fit Kit	( labor included) \$245.00
GFCI 15 amp	\$25.00
GFCI 20 amp	\$30.00

PARK TOWER MAINTENANCE CHARGES February 23, 2021 \*Material prices subject to change based on market cost

3 way Switch \$9.00

**CLOSET**

Porcelain fixtures \$8.00

**HALLWAY (Labor Additional)**

3-Way Double toggle switch \$25.00

**TOILETS (Labor Additional)**

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

**HVAC (Labor Additional)**

HVAC Motors (with labor - \$400.00) \$200.00

A/C grates \$2.00

Filter change \$50.00

Switch \$55.00

**CARPENTRY (Labor Additional)**

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

**WINDOWS (Labor Additional)**

Springs \$15.00

Screen replacements (with labor - \$55.00) \$5.00

**EXTRAS**

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 \$4.00

**NO CHARGE WORK ORDER ITEMS**

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- 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