

**PARK TOWER MAINTENANCE CHARGES**  
**MARCH 30, 2017**

\*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		\$12.00
Faceplate/overflow plate		\$7.00
Diverter spout	(with labor - \$90.00)	\$40.00
Rubber plug		\$4.00
Tube of caulk		\$6.00
Towel bar 18"/24"		\$15.00
Angle Stop 1/2 x 3/8		\$8.00
Moen Cartridge (1225B)		\$25.00
Moen Cartridge (Shower)		\$25.00
Moen Stem		\$12.00
Toilet Supply Line		\$5.00
Closet bolts		\$6.00
Trap Adapter 1-1/2 to 1-1/4		\$15.00
Dishwasher Supply Line		\$12.00
<b><u>BATHROOM SINK AND TUB (Labor Additional)</u></b>		
Pop-Up drain assembly		\$25.00
Heat lamp bulb		\$6.00
1 1/4 Extension Tailpeice		\$20.00
P-Trap		\$35.00
Supply Line 3/8 x 1/2		\$4.00
Brantford Faucet		\$200.00
Angle Stop 3/8 x 3/8		\$7.00
<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		\$20.00
Angle Stop 1/2 x 3/8		\$8.00
1-1/2 Extension		\$10.00
Extension Tailpiece		\$15.00
P-Trap		\$35.00
Drain hose		\$10.00
Branch tailpipe		\$25.00
Supply Line		\$4.00

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<b><u>ELECTRICAL (Labor Additional)</u></b>		
Light switch (single)		\$4.00
Light switch (double)		\$10.00
Outlet cover		\$3.00
Outlet		\$5.00
Circuit Breaker 50AMP 30AMP		\$15.00
Circuit Breaker 15AMP 20AMP		\$6.00
DESPARD switch		\$5.50
Kitchen Exhaust Motor		\$50.00
GFCI 15 amp		\$12.00
GFCI 20 amp		\$18.00
3 way Switch		\$6.00
<b><u>CLOSET</u></b>		
Porcelain fixtures		\$5.00
<b><u>HALLWAY (Labor Additional)</u></b>		
3-Way Double toggle switch		\$10.00
<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)		\$5.00
Float		\$5.00
Handle		\$10.00
Actuator for American Standard		\$10.00
<b><u>HVAC (Labor Additional)</u></b>		
HVAC Motors	(with labor - \$340.00)	\$140.00
A/C grates		\$2.00
Filter change		\$20.00
Switch		\$15.00

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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	\$12.50
Screen replacements (with labor - \$55.00)	\$5.00
<b><u>EXTRAS</u></b>	
Paint doors	\$50.00
#36 Rubber threshold	\$6.00
New lock	\$420.00
Repair lock	\$35.00
Change lock (cylinder only)	\$40.00
Segal lock	\$65.00
Segal cylinder	\$15.00
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	
Window leak problems	
Exterminating service Fridays	
Installation of smoke detectors	
Dripping faucets	
Leaking convectors	
Clogged drains	
Running toilets	
Faucet aerators	