

**LABOR CHARGES**

|                                     |          |
|-------------------------------------|----------|
| 1st 1/2 hour                        | \$60.00  |
| Minimum                             | \$60.00  |
| Each additional 15 mins             | \$30.00  |
| Hourly rate for Association Plumber | \$150.00 |

**PLUMBING (Labor Additional)**

|                             |                               |
|-----------------------------|-------------------------------|
| Shower head                 | \$15.00                       |
| Faceplate/overflow plate    | \$10.00                       |
| Diverter spout              | (with labor \$100.00) \$40.00 |
| Tube of caulk               | \$12.00                       |
| Angle Stop 1/2 x 3/8        | \$10.00                       |
| Moen Cartridge 122          | \$15.00                       |
| Moen Posi Temp Cartridge    | \$35.00                       |
| Moen Stem                   | \$15.00                       |
| Toilet Supply Line          | \$8.00                        |
| Closet bolts                | \$9.00                        |
| Trap Adapter 1-1/2 to 1-1/4 | \$25.00                       |
| Mandrel Adapter             | \$25.00                       |

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

|                           |         |
|---------------------------|---------|
| Flapper                   | \$10.00 |
| Pop-Up drain assembly     | \$50.00 |
| Heat lamp bulb red        | \$18.00 |
| Heat lamp bulb white      | \$13.00 |
| 1 1/4 Extension Tailpiece | \$25.00 |
| Bathroom P trap           | \$23.00 |
| Supply Line 3/8 x 1/2     | \$10.00 |
| Angle Stop 3/8 x 3/8      | \$10.00 |
| Fill Valve                | \$22.00 |

**KITCHEN SINK (Labor Additional)**

|                                |         |
|--------------------------------|---------|
| Center outlet sink waste       | \$57.00 |
| Drain strainer basket assembly | \$20.00 |
| Angle Stop 1/2 x 3/8           | \$10.00 |
| 1-1/2 Extension                | \$15.00 |
| Extension Tailpiece            | \$22.00 |
| P-Trap                         | \$37.00 |
| Branch tailpipe                | \$25.00 |
| Supply Line                    | \$8.00  |

**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         | \$90.00                     |
| Kitchen Exhaust Damper Door   | \$70.00                     |
| Kitchen Exhaust Retro Fit Kit | (with labor \$280) \$160.00 |
| GFCI 15 amp                   | \$25.00                     |
| GFCI 20 amp                   | \$30.00                     |
| 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                | \$200.00 |
| Flapper (New Style)            | \$5.00   |
| Float                          | \$10.00  |
| Handle                         | \$10.00  |
| Actuator for American Standard | \$10.00  |

**HVAC (Labor Additional)**

|               |                           |          |
|---------------|---------------------------|----------|
| HVAC Motors   | (with labor \$510)        | \$270.00 |
| A/C grates    |                           | \$2.00   |
| Filter change |                           | \$60.00  |
| Switch        | (with labor \$115)        | \$55.00  |
| Filter Racks  | (with labor \$95-155)     | \$35.00  |
| Blower Wheel  | (Large for Studios \$110) | \$90.00  |

**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 \$65.00) | \$5.00  |
| Windows (Labor Additional) | \$60.00              |         |
| Window Lock                | \$35.00              |         |
| Window Stopper             | (with labor \$140)   | \$10.00 |

**EXTRAS**

|                             |                    |          |
|-----------------------------|--------------------|----------|
| Paint doors                 | \$60.00            |          |
| New lock                    | (with labor \$520) | \$400.00 |
| Repair lock                 | \$60.00            |          |
| Change lock (cylinder only) | \$60.00            |          |
| Segal lock                  | \$100.00           |          |
| Segal cylinder              | \$20.00            |          |
| Smoke detector              | \$30.00            |          |
| Door Knob Spindle           | \$10.00            |          |
| Door Knob set with spindles | \$260.00           |          |
| Copy of Key                 | \$6.00             |          |

**NO CHARGE WORK ORDER ITEMS**

Shut off valve replacement

Window leak problems

Installation of smoke detectors

Dripping faucets

Leaking convectors

Clogged drains

Running toilets

Faucet aerators