

**Park Tower Work Order Maintenance Charges Updated February 1st - 2025**

**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

PARK TOWER MAINTENANCE CHARGES February 1, 2025 \*Material prices subject to change based on market cost

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 ( labor included \$120)	\$280.00
GFCI 15 amp	\$25.00
GFCI 20 amp	\$30.00
3 way Switch	\$9.00

**CLOSET**

Porcelain fixtures	\$8.00
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**HALLWAY (Labor Additional)**

3-Way Double toggle switch	\$25.00
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**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

PARK TOWER MAINTENANCE CHARGES February 1, 2025 \*Material prices subject to change based on market cost

Actuator for American Standard		\$10.00
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**HVAC (Labor Additional)**

HVAC Motors	(Motor \$260.00) + Labor \$240	TOTAL \$ 500
A/C grates	each	\$2.00
Filter change		\$60.00
Switch	(with labor \$115)	\$55.00
Filter Racks	(Material per each \$35)	<b>WITH LABOR</b> \$95-155
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	\$60.00
<u>Window Lock</u>		\$35.00

**EXTRAS**

Paint doors		\$60.00
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New lock (with labor)	New lock (\$400) (labor 1hr \$120)	TOTAL \$520
Repair lock		\$60.00
Change lock (cylinder only)		\$60.00
Segal lock		\$100.00
Segal cylinder		\$20.00
Smoke detector		\$25.00
Door Knob Spindle		\$10.00
Door Knob set with spindles		\$260.00

Copy of Key	\$6.00
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**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