

Park Tower Work Order Maintenance Charges Updated March 1st -2024

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	\$6.00
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	\$6.00
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	\$26.00
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)

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	\$44.00
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

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

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		\$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 - \$510.00) Labor \$240	\$270.00
A/C grates		\$2.00
Filter change		\$60.00
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 - \$65.00)	\$5.00
Windows (Labor Additional)	\$60.00	\$60.00

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

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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

NO CHARGE WORK ORDER ITEMS

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