



SPRINGFIELD
HOUSING
AUTHORITY

Schedule of Charges for Tenant Damage to SHA Property

Approved by the Board of Commissioners; February 19, 2013

The following charges are to be assessed for damages or repairs caused by the tenants, their children/guest or invitees negligence or actions. Tenants are responsible to report promptly to the Springfield Housing Authority, all maintenance problems and damages to the apartment.

After Hours Call-Outs:

	<u>Cost:</u>
Lock out	1 hour maintenance labor ¹
False claim of no heat or heat below Sanitary Code	3 hour maintenance labor ²
Tenant abuse/damage requires SHA response	3 hour maintenance labor ³ and materials

Interior/Exterior Doors:

	<u>Cost:</u>
Lock Replacement (Knob and Deadbolt Type)	\$275.00
Lock Replacement (Knob Lock only)	\$200.00
Lock Replacement (Lock Cylinder only)	\$ 25.00
Passage Doorknob Set (Interior Door Only)	\$ 45.00
Interior Wooden Door w/o Jamb	\$100.00
Interior Wooden Door w/ Jamb	\$200.00
Wooden Exterior Door w/o Jamb	\$275.00
Wooden Exterior Door w/ Jamb	\$375.00
Metal Exterior Door w/o Jamb	\$275.00
Metal Exterior Door w/ Jamb	\$375.00
Metal Storm Door	\$225.00
Storm Door Closer	\$ 35.00
Storm Door Handle	\$ 20.00
Door Bell (Button Only)	\$ 10.00

¹ As required under terms of SHA contract with AFSCME.

² As required under terms of SHA contract with AFSCME.

³ As required under terms of SHA contract with AFSCME.

<u>Windows</u>	<u>Cost:</u>
Door Glass (Storm and Metal Door)	\$100.00
Double Hung Windows (per sash)	\$ 75.00
Casement Window	\$150.00
Sliding Window	\$100.00
Cellar Window	\$ 25.00
<u>Screens:</u>	<u>Cost:</u>
Window Screen (Double Hung)	\$ 25.00
Window Screen (Casement)	\$ 25.00
Window Screen (Sliding)	\$ 25.00
Security Screen at Pear Dr. (Screen Only)	\$ 75.00
Security Screen at Pear Dr. (complete)	\$225.00
Security Screen at Scattered Sites (Screen Only)	\$ 50.00
Security Screen at Scattered Sites (complete)	\$225.00
Storm Door	\$ 25.00
Cellar Window	\$ 15.00
<u>Bathroom:</u>	<u>Cost:</u>
Toilet Tank (only)	\$ 75.00
Toilet (complete)	\$225.00
Toilet Seat	\$ 25.00
Sink (repair)	\$ 25.00
Sink	\$175.00
Vanity (door)	\$ 35.00
Vanity	\$200.00
Faucet	\$150.00
Shower Head	\$ 15.00
Medicine Cabinet (glass door)	\$ 35.00 ea
Medicine Cabinet	\$175.00
Medicine Cabinet (Light lens at Pear)	\$ 45.00
Medicine Cabinet (Light lens at Scattered Sites)	\$ 35.00
Towel bar	\$ 30.00
Toothbrush Holder	\$ 15.00
Clearing Plugged Toilet, Sink or Shower (minor plug)	\$ 25.00
Clearing Plugged Toilet, Sink or Shower (major plug)	\$125.00
<u>Kitchen:</u>	<u>Cost:</u>
Sink Replacement	\$250.00
Cabinet Door	\$ 35.00
Drawer	\$ 50.00

Hinge Set	\$ 25.00
Counter Top (complete replacement)	Materials+Labor
Counter Top (damage)	\$ 15.00/sq.in.
Faucet	\$200.00
Broiler Pan	\$ 40.00
Ice Tray	\$ 10.00
<u>Railings:</u>	<u>Cost:</u>
Interior	\$ 75.00
Exterior	\$100.00
<u>Walls:</u>	<u>Cost:</u>
Holes (1" to 12" Diameter)	\$ 25.00
Holes (12" and larger)	\$ 75.00
Repaint Rooms after Tenant Painting (per room)	\$ 300.00
Ceramic Wall Tile	\$ 10.00/tile
<u>Ceilings:</u>	<u>Cost:</u>
Holes (1" to 12" Diameter)	\$35.00
Holes (12" and larger)	\$75.00
<u>Flooring:</u>	<u>Cost:</u>
Vinyl Floor Tile Replacement	\$10.00/tile
Ceramic Floor Tile	\$20.00/tile
<u>Baseboard Heaters:</u>	<u>Cost:</u>
End Caps (4" right and left)	\$30.00
End Caps (8" right and left)	\$35.00
Center Splices (4")	\$20.00
Center Splices (8")	\$25.00
90* Cap (inside and outside)	\$20.00
Face Plate	\$30.00/foot
Heating Element (per foot)	\$15.00
Complete Heater (per foot)	\$50.00
<u>Appliance Damage:</u>	<u>Cost:</u>
Stove Damage (dent or scratch)	\$ 30.00
Stove Replacement	\$400.00
Refrigerator (dent or scratch)	\$ 30.00/dent
Refrigerator Replacement	\$500.00

Exhibit A

If parts must be replaced on any appliances due to tenant abuse/damage the charge will be for labor, and materials.

Exterior Surfaces:

Vinyl Siding (per piece)
Graffiti (per location)
Lawn damage

Cost:

\$35.00
\$45.00/hr
Maintenance time and materials

Unit not ready for a scheduled extermination

Bedbug: 1 Bedroom	<u>Cost:</u> \$125.00
2 Bedroom	<u>Cost:</u> \$125.00
3 Bedroom	<u>Cost:</u> \$250.00
4 Bedroom	<u>Cost:</u> \$250.00
5 Bedroom	<u>Cost:</u> \$250.00
Cockroach: 1 Bedroom	<u>Cost:</u> \$ 25.00
2 Bedroom	<u>Cost:</u> \$ 35.00
3 Bedroom	<u>Cost:</u> \$ 45.00
4 Bedroom	<u>Cost:</u> \$ 55.00
5 Bedroom	<u>Cost:</u> \$ 65.00

PLEASE NOTE: If any damaged items are not listed above cost of repair will be **materials plus labor costs.**

Revised February 2013