

**Nu-Dimensions, INC**  
**Maintenance Charges**  
**Effective June 16, 2021**

Nu-Dimensions, Inc. has established the following maintenance hourly rates as well as flat rate charges for maintenance repairs. As provided in the lease, these rates or charges will be billed to resident accounts when the property damage requiring maintenance exceeds normal wear and tear. The hourly rates include the cost of labor, vehicles and other equipment used to perform various tasks. For items not listed in the flat rate schedule, labor will be charged at a minimum of thirty (30) minutes plus any additional increments of fifteen (15) minutes, along with the actual material costs of items required.

**The hourly rates are as follows: For items not listed.**

TRADE	MINIMUM CHARGE (30 mins.)	EACH ADDITIONAL 15 MINUTES
Maintenance Mechanic	\$15.00	\$5.00
Janitor	\$12.00	\$5.00
Plumber	\$20.00	\$10.00
Electrician	\$20.00	\$10.00
Refrigeration, A/C	\$27.50	\$14.00
Painter	\$15.00	\$10.00
<b>NON-ROUTINE TRADE</b>		
Carpenter	\$15.00	\$7.50
Laborer	\$10.00	\$5.00
Grounds Clean-up Outside Unit	\$60.00	

**Please see following pages for Flat Rate Schedule of Charges.**

Move-Out Clean Outs (Removal of Furniture)	Flat Rate
1 Bedroom	\$180.00
2 Bedroom	\$200.00
3 Bedroom	\$220.00
4 Bedroom	\$240.00
5 Bedroom	\$260.00

Work Description	Flat Rate
Storage Fees First 7 days , <b>All items are discarded after 7 calendar days</b>	\$75.00
Pest Control (No Show or Late Reschedule less than 48 hours)	\$50.00
Gutters Downspout-Replace Bracket	\$13.00
Gutters Downspout- Replace Elbow	\$16.00

<b>Work Description</b>	<b>Flat Rate</b>
<b>Appliances</b>	
A/C Floor Unit Install	\$35.00
A/C Window Unit Install	\$110.00
Furnace Drain Clogged	\$14.00
Furnace Filter Replace	\$16.00
Furnace Service	\$27.00
Furnace Thermostat Replace	\$41.00
Fuse 15 Amp Replace	\$24.00
Fuse 20 Amp Replace	\$24.00
Range Broil Door Handle Replace	\$12.00
Range Elec Burner 6" Replace	\$30.00
Range Elec Burner 8" Replace	\$35.00
Range Elec Burner Control Replace	\$96.00
Range Elec Drip Pan 6" Replace	\$14.00 per set
Range Elec Drip Pan 8" Replace	\$14.00 per set
Range Elec 20" Replace	\$450.00
Range Elec 30" Replace	\$550.00
Range Hood Bulb Replace	\$13.00
Range Hood Fan Not Working	\$66.00
Range Hood Filter Replace	\$22.00
Range Knob Oven Replace	\$22.00
Range Knob Replace	\$18.00
Range Oven Control Replace	\$77.00
Range Oven Door Gasket Rep	\$37.00
Range Oven Door Hinge Replace	\$32.00
Range Oven Door Handle Replace	\$30.00
Range Eyes – Clean	\$15.00
Refrigerator Replace	\$700.00
<b>Refrigerator – Replace Glass Shelf</b>	<b>\$67.00</b>
Water Heater Gas Lit Pilot	\$12.00
Water Heater Pop-Off Valve Replace	\$37.00
Gas- Repair Leak	\$12.00
<b>Bathroom</b>	
Bath Mirror Replace	\$61.00
Bathroom Fan- Clean Cover	\$12.00
Bathroom Fan- Cover Replace	\$35.00
Bathroom Fan- Fan Replace	\$28.00
Bathroom Fan- Motor Replace	\$59.00
Bathroom Fan Replace	\$63.00
Bathroom Faucet Replace	\$136.00
Bathroom Sink Replace/Rehang	\$144.00
Bathroom Sink Unstop	\$42.00
Bathroom Heater – Change Switch	\$42.00
Bathroom Heater – Panel Replace	\$302.00
Bathtub- Replace Caulk	\$37.00
Bathtub Showerhead Leakage Repair	\$12.00
Bathtub Showerhead Replace	\$20.00
Bathtub Unstop	\$40.00

<b>Work Description</b>	<b>Flat Rate</b>
<b>Bathroom (Continued)</b>	
Commode Unstop/Plunger	\$12.00
Commode Unstop/Pull	\$48.00
Commode/Toilet Replace	<b>\$219.00</b>
Commode/Toilet Seat Replace	<b>\$22.00</b>
Commode/Toilet Secure to Floor	\$12.00
Commode/Toilet Tank AND Top Replace	\$194.00
Commode/Toilet Tank Bolts Replace	\$31.00
Commode/Toilet Tank Lever Replace	\$35.00
Commode/Toilet Tank Top Replace Only	\$60.00
Handicapped Bath Bar (each)	\$64.00
Medicine Cabinet	\$56.00
Soap Dish Replaced	\$4.00
Shower Rod Replaced	\$41.00
Tissue Holder Replace	\$25.00
Tissue Roller Replace	\$12.00
Toilet Replace	\$140.00
Toilet Pull	\$32.50
Toilet Flush Mechanism	\$36.00
Towel Rack Replace	\$23.00
<b>Cabinets</b>	
Cabinet Door Replace	\$56.00
Cabinet Drawer Replace	\$62.00
Cabinets Paint/Stain (per cabinet)	\$40.00
<b>Kitchen Cabinet- Drawer Hinge Replaced</b>	<b>\$13.00</b>
<b>Kitchen Cabinet- Drawer Front Replace</b>	<b>\$55.00</b>
<b>Kitchen Cabinet- Drawer Guide Repair</b>	<b>\$12.00</b>
<b>Closets</b>	
<b>Closet Rod Replace (Wood)</b>	<b>\$15.00</b>
Closet Rod Repair (Wood)	\$8.00
Closet Rod Replace (Metal)	\$16.00
Closet Rod Repair (Metal)	\$22.00
Closet Shelf Replace	\$20.00
Closet Shelf Repair	\$10.00
<b>Doors</b>	
<b>Door Deadbolt</b>	<b>\$112.00</b>
<b>Door Interior, Jamb Replace (Wood)</b>	<b>\$91.00</b>
<b>Door Exterior, Jamb Replace (Wood)</b>	<b>\$156.00</b>
<b>Door Key Replace (per key)</b>	<b>\$4.00</b>
Door Knob/Handle Replace (dummy)	\$28.00
Door Lock Rekey (per door)	\$53.00
Door Lock Resident L/O After Hours	\$46.00
Door Lock Resident L/O Business Hours	\$12.00
Door Stop Replace	\$13.00
<b>Door Weather Stripping Install</b>	<b>\$57.00</b>
<b>Door Exterior Wood Replace</b>	<b>\$198.00</b>
<b>Door Handicap Hand/ Lever Install</b>	<b>\$52.00</b>
<b>Door Interior 6 Panel - 18"</b>	<b>\$93.00</b>

Commode/Toilet Floor Bolts Replace	\$26.00
Commode/Toilet Handicap Replace	\$317.00
Commode/Toilet Handicap Seat Install	\$30.00
Commode/Toilet Leak @ S/line-base	\$25.00
<b>Work Description</b>	<b>Flat Rate</b>
<b>Doors (Continued)</b>	
Door Interior 6 Panel – 32”	\$91.00
Door Interior 6 Panel - 36”	\$93.00
Door Interior Hinge Replace	\$13.00
Door Latch (Storm) Replace	\$7.00
Door (Storm) Replace	\$260.00
Door (Storm) Replace Screen	\$24.50
Door (Storm) Replace Glass	\$Price/Glass
Door (Folding) Replace	\$100.00
Door (Folding) Repair	\$15.00
Door Knob (Passage) Replace	\$15.00
Door Bumper Install	\$3.50
<b>Electrical</b>	
GFCI Replace	\$26.00
GFCI Reset	\$12.00
<b>Flooring</b>	
Floor Tile Replace (per tile)	\$13.00
Floor Vinyl Plank (per sq. ft.)	\$3.00
Floor Vinyl Plank (per sq. ft.) to Install	\$3.00
<b>Kitchen</b>	
Sink Basket Strainer Replace	\$40.00
Sink Kitchen Faucet Repair	\$36.00
Sink Kitchen Faucet Replace	\$110.00
Sink Kitchen Replace	\$212.00
Sink Kitchen Unstop (plunger only)	\$12.00
P-Trap Replace	\$41.00
Stopper Chain Installed	\$3.50
<b>Lights</b>	
Light (pull chain operated) Replace	\$15.00
Light Bathroom Fixture Replace	\$28.00
Light Bathroom Globe Replace	\$22.00
Light Bedroom Fixture Replace	\$19.00
Light Bathroom Fixture Replace	\$28.00
Light Bathroom Globe Replace	\$22.00
Light Bedroom Globe Replace	\$17.00
Light Exterior Fixture Replace	\$38.00
Light Hallway Fixture Replace	\$19.00
Light Hallway Globe Replace	\$18.00
Light Kitchen Fixture Replace	\$42.00
Light Kitchen Globe Replace	\$29.00
Light Living Rm Globe 12” Replace	\$19.00
Light Living Room Fixture Replace	\$19.00
Light Switch 3-way Replace	\$16.00
Light Switch 5225 Leviton	\$20.00
Light Switch Wall Plate Triple Replace	\$13.00
Light Switch Wall Plate Replace	\$12.00
Light Switch Plate Double Replace	\$12.00
Lights Light Bulb Replace	\$15.00
Wall Plate Sm Switch Replace	\$12.00
<b>Nuts &amp; Bolts</b>	

Door Interior 6 Panel – 20”	\$85.00
Door Interior 6 Panel – 24”	\$85.00
Door Interior 6 Panel – 28”	\$88.00
Door Interior 6 Panel – 30”	\$89.00
<b>Work Description</b>	<b>Flat Rate</b>
<b>Screens</b>	
Screen 22 X 32	\$15.00
Screen 22 1/2 X 3 1/2	\$15.00
Screen 25 1/4 X 36 1/4	\$25.00
Screen 25 3/4 X 36 5/8	\$20.00
Screen 26 3/4 X 28	\$20.00
Screen 28 1/2 X 3 1/2	\$15.00
Screen 30 3/4 X 28	\$25.00
Screen 56 3/4 X 15 3/4	\$25.00
Screen – PVA, DVA, Hillcrest, & Livingston	\$27.00
Screen Door Catch/Handle & Pump Replace	\$46.00
Screen Door Handle Replace	\$22.00
Screen Door Pump Replace	\$25.00
Screen Existing Re-install	\$13.00
Screen Repair (Old Type) Only	\$18.00
<b>Sheetrock</b>	
Sheetrock Repair 1-3 sq. feet	\$50.00
Sheetrock Repair 1 sq. feet or less	\$37.00
Sheetrock Repair 3 – 10 sq. feet	\$127.00
Sheetrock Repair – Nail Holes (per room)	\$13.00
<b>Smoke Detector/ CO Detector</b>	
Fire Extinguisher	\$75.00
Smoke/ CO Detector Replace	\$65.00
Smoke Detector Replace	\$35.00
Smoke Detector Change Battery	\$13.00
Smoke Detector (Missing)	\$100.00
Smoke Detector (Tampering)	\$100.00
<b>Stair/Porch Railing</b>	
Porch Railing- Picket Replace (each section)	\$75.00
Interior Stair Handrail Replace (per foot)	\$52.00
Interior Stair Handrail Bracket Replace	\$13.00
<b>Thermostat</b>	
Thermostat Wall Elec. Pro 3000	\$40.00
Thermostat Wall Elec. Pro 5000	\$60.00
<b>Windows</b>	
Window Sash Lock Replace	\$15.00
Window Won't Stay Up Repair	\$36.00
Window Install Glass	\$Glass+Labor
Window Install Insulated Window Glass	\$120.00
1” Vinyl Cordless Blinds 31 1/4 X 37	\$10.50
1” Vinyl Cordless Blinds 34 3/4 X 60	\$13.43
1” Vinyl Cordless Blinds 35 1/4 X 41	\$11.07
1” Vinyl Cordless Blinds 35 1/4 X 37	\$11.07
1” Vinyl Cordless Blinds 35 1/4 X 48	\$11.07
1” Vinyl Cordless Blinds 39 X 37	\$12.09
1” Vinyl Cordless Blinds 35 X 60	\$12.09
1” Vinyl Cordless Blinds 35 1/4 X 60	\$13.43
1” Vinyl Cordless Blinds 39 1/4 X 53	\$13.37

SJ Nut 1 1/2 Replace	\$12.00
<b>Mailbox Key (Additional)</b>	\$23.00

1" Vinyl Cordless Blinds 39 X 60	\$13.37
1" Vinyl Cordless Blinds 39 1/4 X 60	\$13.70

<b>Work Description</b>	<b>Flat Rate</b>
<b>Site</b>	
Embankment Clean Off (Per Occurrence)	\$100.00
Roof Clean Off (Per Occurrence)	\$60.00
Shrubbery Plant Replacement	Cost of Item Plus Labor
Any Vehicle without a valid Tag will be towed	Owner is responsible for expense

<b>Work Description</b>	<b>Flat Rate</b>
<b>Site</b>	
Trash Pick-up in yard	\$60.00 per Occurrence
Clean Up Grease from Porches or Building poured out by Tenant	\$80.00 Per Occurrence
Removal of Holiday Decorations	\$50 per Occurrence
Cost to Paint Poles, railings, and Trim	\$plus cost
Plumber to unstop any drains. Pouring grease down drain, flushing wipes or anything other than toilet paper.	Tenant will be charged cost to repair