

TENANT DAMAGE CHARGES
 APPROVED BY THE ANDOVER HOUSING AUTHORITY
 BOARD OF DIRECTORS ON MARCH 16th, 2017

<u>Interior/Exterior Doors</u>	<u>COST:</u>	<u>LABOR COST/HOUR</u>
Lock out	\$85.00	\$45.00
Changing locks	\$20.00 per cylinder	\$45.00
Lock Replacement (knob or lever type)	\$140.00-\$275.00	\$45.00
Any key replacement (apt., mailbox, building)	\$5.00 per key	\$45.00
Passage doorknob set (interior door only)	\$45.00	\$45.00
Interior wooden door only	\$100.00	\$45.00
Exterior wooden door only	\$275.00	\$45.00
Exterior wooden door with jamb	\$375.00	\$45.00
Exterior fiberglass door only (no jamb)	\$275.00	\$45.00
Exterior fiberglass door with jamb	\$375.00	\$45.00
Aluminum storm door (depending on size)	\$225.00-\$300.00	\$45.00
Storm door closer	\$35.00	\$45.00
Storm door handle	\$20.00	\$45.00
Storm door frame	\$40.00	\$45.00
<u>Windows/Glass</u>	<u>COST</u>	
Door Glass (storm or metal door)	\$100.00	\$45.00
Double hung windows (per sash) depending on size	\$75.00-\$125.00	\$45.00
Casement window or awning	\$150.00	\$45.00
Cellar window	\$125.00	\$45.00
<u>Screens/Shades</u>	<u>COST</u>	
Window Screen (double hung) full screen	\$35.00	\$45.00
Window screen (casement)	\$25.00	\$45.00
Window screen	\$15.00	\$45.00
Storm door screen	\$25.00	\$45.00
Cellar window screen	\$15.00	\$45.00
Window shade (depending on size)	\$10.00-22.00	\$45.00
<u>Bathroom</u>	<u>COST</u>	<u>LABOR COST/HOUR</u>
Toilet Tank (only)	\$ 75.00	\$45.00
Toilet (complete)	\$225.00	\$45.00
Toilet seat	\$ 25.00	\$45.00
Sink replacement	\$175.00	\$45.00
Faucet replacement	\$100.00	\$45.00
Shower head	\$15.00	\$45.00
Medicine cabinet (glass door) depending on size	\$65.00	\$45.00
Medicine cabinet	\$175.00	\$45.00

Medicine cabinet (light lens)	\$35.00-\$50.00	\$45.00
Towel bar	\$30.00	\$45.00
<u>Kitchen</u>	<u>COST</u>	
Sink replacement	\$250.00	\$45.00
Cabinet door (depending on size)	\$65.00-\$100.00	\$45.00
Drawer	\$50.00	\$45.00
Hinge Set	\$25.00	\$45.00
Countertop (complete replacement) depending on size	Materials/labor	\$45.00
Countertop (damage)	\$15.00/sq. inch	\$45.00
Faucet	\$100.00	\$45.00
Broiler pan	\$40.00	\$45.00
<u>Railings</u>	<u>COST</u>	
Interior	\$75.00-\$150.00	\$45.00
<u>Walls</u>	<u>COST</u>	
Holes (1" – 12") diameter	\$40.00	\$45.00
Holes (12" and larger) diameter	\$90.00	\$45.00
Repaint rooms after tenant painting (per room)	\$300.00	\$45.00
Ceramic wall tile	\$10.00/tile	\$45.00
<u>Ceilings</u>	<u>COST</u>	
Holes (1" – 12") diameter	\$ 55.00	\$45.00
Holes (12" and larger) diameter	\$100.00	\$45.00
<u>Flooring</u>	<u>COST</u>	<u>LABOR COST/HOUR</u>
Vinyl floor tile replacement	\$10.00/tile	\$45.00
Ceramic floor tile	\$20.00/tile	\$45.00
Linoleum Flooring	\$8.00/sq. Ft.	\$45.00
<u>Baseboard Heaters</u>	<u>COST</u>	
End caps (4" right and left)	\$30.00	\$45.00
End caps (8" right and left)	\$35.00	\$45.00
Center splices (4")	\$20.00	\$45.00
Center splices (8")	\$25.00	\$45.00
Cap 90 degrees (inside and outside)	\$20.00	\$45.00
Faceplate	\$30.00/foot	\$45.00
Heating element	\$45.00/foot	\$45.00
Complete heater	\$60.00/foot	\$45.00

Appliance Damage

COST

Stove damage (top panel or door)	\$65.00-\$100.00	\$45.00
Stove replacement	\$400.00	\$45.00
Refrigerator (door bars, shelving, handles), etc.	\$30.00-\$50.00	\$45.00
Refrigerator replacement	\$500.00	\$45.00
Appliance Disposal	\$50.00-\$150*	

Prices vary per junk removal company

If parts must be replaced on any appliances the charge will be for materials and labor cost of part charged.

Exterior surfaces

COSTS

Vinyl Siding (per foot)	\$35.00	\$45.00
Graffiti (per location)	\$45.00/hour	\$45.00

Other Miscellaneous charges

Furniture Disposal (unauthorized, abandoned)	\$100.00	
Trash Removal (exterior)		\$45.00
Dog waste	\$50.00	
Not prepared for extermination	\$150.00	

This list is for reference only. If any damaged items are not listed above, the cost of repair will be **materials plus labor**. The labor rate for (1) Maintenance person is \$45.00/hour. If the repair requires more than one Maintenance person, we will charge each person required to repair.

Signature of Tenant(s)

Date

Adopted: March 16th, 2017

Revised: November 9th, 2023

Presented to BOC: November 15th, 2023

Approved by BOC: November 15, 2023

