

JAMES STREET HOUSING

STANDARD LIST OF CHARGES

Prices subject to change without notice.

All items subject to a 15% administrative fee.

This list of damages is not exhaustive. Charges for damages not reflected on this list will be assessed and charged on a case by case basis.

ITEM	LABOR & MATERIALS
BATHROOM	
Cabinet	PER INCIDENT
Bath Fan	\$200.00
Bath Sink	\$280.00
Faucet	\$165.00
Medicine Cabinet	\$55.00
Shower Rod	\$30.00
Large Shower Guards	\$35.00
Sink Stopper	\$10.00
Tile Replacement	PER INCIDENT
Toilet (complete)	\$345.00
Toilet Base	\$235.00
Toilet Tank	\$125.00
Toilet Seat	\$35.00
Toilet Handle	\$30.00
Toilet Paper Holder	\$30.00
Toilet Clog Due To Misuse (paper towels, tampons, etc.)	\$100.00
Towel Hook	\$25.00
FURNITURE	
Bed Frame Legs	\$120.00
Bed Frame	\$385.00
Box Spring	\$70.00
Dresser	\$290.00
Desk	\$330.00
Cocktail Table	\$115.00
Stools (per stool)	\$85.00
Desk Drawer Replacement	\$45.00
End Table	\$15.00
Dining Table	\$200.00 - \$305.00
Desk Chair	\$100.00
Tall Chair	\$125.00
Dining Chair	\$70.00
Couch	\$560.00
Nightstand	\$105.00
Furniture Set-Up (per item)	\$30.00
Furniture to be Removed (per item)	\$10.00
Mattress	\$225.00
Wardrobe	\$530.00
Love Seat	\$470.00

ITEM	LABOR & MATERIALS
Chair - Upholstered	\$355.00
Dresser Drawer Replacement	\$25.00
Entertainment Center	\$220.00
WINDOWS AND MIRRORS	
Broken Windows	PER INCIDENT
Mini-Blinds	\$45.00
526 North Charlotte 2nd Floor Mini Blind	\$100.00
Mini-Blind Twist Rod	\$10.00
Bedroom Screen	PER INCIDENT
Rescreening (per window)	\$15.00
WALLS	
Item Removal (sticky stuff / tape)	\$25.00
Hole Through Wall (<1 foot) + Painting	\$90.00
Hole Through Wall (1 foot or larger)	PER INCIDENT
Painting Touch-Up (bedroom)	\$30.00
Touch-Up (common area)	\$55.00
Door	\$30.00
Exterior Door	\$65.00
CARPET	
Shampoo Bedroom	\$85.00
Shampoo Common Area	PER INCIDENT
Carpet Replacement (bedroom)	PER INCIDENT
Carpet Stain (per stain)	PER INCIDENT
Bedroom Desk Chair Stain	\$15.00
CLEANING	
Bedroom Cleaning	\$30.00
Bedroom (heavy cleaning)	\$55.00
Bathroom Cleaning	\$35.00
Bathroom (heavy cleaning)	\$70.00
Shower	\$35.00
Kitchen Cleaning	\$45.00
Kitchen (heavy cleaning)	\$90.00
Stove Cleaning	\$25.00
Refrigerator Cleaning	\$15.00
Microwave	\$10.00
Common Area Cleaning	\$45.00
Common Area Cleaning (heavy)	\$90.00
Trash Removal (per bag)	\$25.00
Tape Removal from Windows	\$15.00
DOORS AND LOCKS	
Replace Lock Hardware (keys additional)*	\$105.00
Mailbox Lock Replacement (520-526 NC)	\$30.00
Mailbox Replacement	\$50.00
(slab only) Bedroom/Bathroom Door Replacement	\$135.00
(pre hung) Bedroom/Bathroom Door Replacement	\$175.00
Front Door Replacement	\$575.00

ITEM	LABOR & MATERIALS
520 N Charlotte (slab) Bedroom/Bathroom Door Replacement	\$165.00
520 N Charlotte (pre hung) Bedroom/Bathroom Door Replacement	\$205.00
520 N Charlotte (slab) Unit Door Replacement	\$375.00
520 N Charlotte (pre hung) Unit Door Replacement	\$690.00
520 N Charlotte Exterior Door Replacement	\$835.00
526 N Charlotte (slab) Bedroom/Bathroom Door Replacement	\$290.00
526 N Charlotte (pre hung) Bedroom/Bathroom Door Replacement	\$400.00
526 N Charlotte (slab) Unit Door Replacement	\$345.00
526 N Charlotte (pre hung) Unit Door Replacement	\$690.00
526 N Charlotte Exterior Door Replacement	\$1,265.00
Bifold Door	\$85.00
Peep-Hole Replacement	\$30.00
Door Guard	\$25.00
Door Frame Repair	\$105.00
Door Stops	\$10.00
Door Bell	\$75.00
*Lost or stolen front door and unit keys will require rekeying	PER INCIDENT
KITCHEN	
Burn in Counter Top (per burn)	PER INCIDENT
Cabinets	PER INCIDENT
Counter Top	PER INCIDENT
Dents in Refrigerator (per dent)	\$25.00
Dents in Stove (per dent)	\$25.00
Dishwasher	\$420.00
Disposal	\$245.00
Disposal (foreign object removal)	\$30.00
Dryer	\$480.00
Faucet	\$185.00
Kitchen Sink	\$325.00
Sink Stopper	\$15.00
Microwave	\$445.00
Microwave Door	\$310.00
Microwave Grill	\$185.00
Microwave Handle	\$85.00
Microwave Plate	\$90.00
Microwave Touch Pad	\$235.00
Oven Door Handle	\$135.00
Oven Door Replacement (glass)	\$185.00
Oven Glass	\$150.00
Refrigerator	\$735.00
Refrigerator Crisper Drawers	\$90.00
Refrigerator Handle	\$70.00
Refrigerator Shelf	\$65.00 - \$230.00
Stove	\$1,120.00
Stove 6" Burner	\$50.00
Stove 8" Burner	\$55.00

ITEM	LABOR & MATERIALS
Stove Drip Pan Set	\$30.00
Vent Hood	\$250.00
Washer	\$390.00
LIGHTS AND GLOBES	
Bathroom Fixture	\$90.00
Dining Room & Kitchen Light Fixture	\$55.00
MISCELLANEOUS	
Thermostat	\$115.00
Switch Replacement	\$30.00
Air Duct Vent	\$30.00
FIRE SAFETY / EMERGENCY	
Replace Exit Sign	\$125.00
Replace Fire Extinguisher	\$100.00
Replace Smoke Detector	PER INCIDENT
Sprinkler Head Replacement	PER INCIDENT
Fire Alarm Call-Out - Business Hours (activation from an in-unit condition: negligent cooking, smoking/vaping, etc.)	\$75.00
Fire Alarm Call-Out - After Hours (activation from an in-unit condition: negligent cooking, smoking/vaping, etc.)	\$150.00
City of Lancaster Fire Department Citation (per occurrence)	City amount + 15% admin
Tampering with a Life Safety Device, or Hanging Items on or over Sprinkler Pipes or Heads	\$75.00
526 N Charlotte Tampering With Camera System	PER INCIDENT

Repainting: All repainting above and beyond 'touch up' will be billed at a square footage price of \$1.04/sq ft. Example: an 8' high by 10' wide wall that needs to be painted will be billed at \$1.04 x 80 square feet (\$83.20).