

PORT HURON HOUSING COMMISSION
DAMAGE AND SERVICE CHARGE SCHEDULE

Effective 08/01/202019

When it is necessary to charge tenants for various repairs required, the Port Huron Housing Commission charges tenants the cost for supplies and materials. Labor costs will be charged in addition to material costs for time intensive damages due to negligence by the tenant, their household, or guests. Because our cost could change each time items are ordered, below you will find only an estimate of the cost of a sampling of items most commonly used. Since these prices are only estimates, they are not guaranteed and can change at any time. This list is not all inclusive, there could also be charges assessed for items not included on this list. If additional labor costs are necessary, they will be charged at the current labor rates

DESCRIPTION	PRICE	DESCRIPTION	PRICE
BLIND SLATS	\$2.00	DRIP PAN-SMALL	\$1.47
NON-WIRED SMOKE DETECTOR	\$30.00	DRIP PAN-LARGE	\$1.73
WIRED -SMOKE DETECTOR	\$35.00 <u>4.79</u>	FRONT OR BACK ENTRANCE DOOR (FAMILY) Labor to Install	At Cost
TOWEL BAR	\$2.00	ENTRANCE DOOR FRAME (FAMILY) Labor to Install	\$150.79 <u>110.00</u> At cost
TILE (EACH)	\$1.00	ENTRANCE DOOR (SENIOR) Labor to Install	\$260.00 At Cost
BEDROOM AND BATHROOM DOORS (FAMILY)		COVE BASE (4' PIECE)	\$4.00
Solid	\$130.15	REFRIGERATOR RETAINER BAR (FAMILY)	\$16. 5200
Bi-fold (subject to change with size)	\$50.00 <u>45.00</u>	TOILET SEAT (LARGE)	\$9. 6859
Labor to Install	At Cost	TOILET SEAT (SMALL)	\$10.07 <u>9.49</u>

Following are standard charges for the items listed which are inclusive of material and labor costs unless noted otherwise. Additional Labor costs will be charged in addition to material costs for time intensive damages due to negligence by the tenant, their household, or guests. This list is not all inclusive of repairs which could be charged. If additional labor charges are assessed for items, they will be computed using the current labor rates.

MISCELLANEOUS CHARGES

DESCRIPTION	PRICE
HOLES IN WALLS SMALLER THAN 1'X1'	\$50.00
HOLES IN WALLS BIGGER THAN 1'X1'	AT COST (MATERIALS AND LABOR) <u>\$75.00</u>
REMOVAL OF STICKERS, PEN, CRAYON, MARKER, ETC. (PER ROOM)	\$25.00
SCREEN ONLY REPLACEMENT (PER SCREEN)	\$10.00
COMPLETE SCREEN AND FRAME REPLACEMENT (PER SCREEN)	\$25.00
LOCK OUT CHARGE – OUTSIDE NORMAL BUSINESS HOURS WHICH IS 7:00AM TO 5:30PM MONDAY-THURSDAY AND 8:00 AM TO 4:30PM FRIDAY AND ALL DAY ON WEEKENDS AND HOLIDAYS.	\$75.00
LOCK OUT CHARGE – DURING NORMAL BUSINESS HOURS WHICH IS 7:00AM TO 5:30PM MONDAY THROUGH THURSDAY AND 8:00AM TO 4:30PM FRIDAY.	\$30.00 each after 3 within 6 months
EMERGENCY LOCK CHANGE - AFTER NORMAL BUSINESS HOURS (WHICH IS 8:00AM TO 4:30PM MONDAY THROUGH FRIDAY) AND ALL DAY ON WEEKENDS AND HOLIDAYS.	AT COST
LOCK CHANGE – DURING NORMAL HOURS OF MAINTENANCE OPERATION, WHICH IS 8:00AM TO 4:30PM MONDAY THROUGH FRIDAY; EXCLUDING HOLIDAYS.	\$30.00

DUPLICATE APARTMENT KEY (FAMILY)	\$5.00
DUPLICATE MAILBOX KEY (SENIOR)	\$5.00
DUPLICATE APARTMENT/ENTRANCE DOOR KEY (SENIOR)	\$25.00
REMOVAL OF FOREIGN OBJECTS FROM GARBAGE DISPOSALS, SINKS, PIPES, DRAINS :	
DONE BY PHHC:	\$50.00
BY CONTRACTOR:	AT COST
WORK ON TOILETS – OVERFLOWING, PULLING (DUE TO NEGLIGENCE)	\$75.00
SEWER/DRAIN CLEAN OUTS DUE TO NEGLIGENCE (BY CONTRACTOR)	AT COST
TRASH REMOVAL	AT COST (LABOR)
DOOR, DOOR FRAME REPAIR/REPLACEMENT - DURING NORMAL MAINTENANCE HOURS	AT COST (MATERIALS AND LABOR)
DOOR, DOOR FRAME REPAIR/REPLACEMENT - AFTER NORMAL MAINTENANCE HOURS	AT COST (MATERIALS AND LABOR)
WINDOW REPLACEMENT:	
BY PHHC – NORMAL MAINTENANCE HOURS (LABOR COSTS IN 15 MINUTE INCREMENTS WILL BE ADDED TO MATERIAL COSTS FOR DAMAGES DUE TO NEGLIGENCE)	AT COST (MATERIALS AND LABOR)
BY CONTRACTOR	AT COST
BOARDING UP WINDOWS	AT COST (MATERIALS AND LABOR)
REPAIRS TO CARPET AND VINYL:	AT COST (MATERIALS AND LABOR)
REPLACEMENTS OF REFRIGERATOR DOOR, STOVE TOP OR SIDE, REFRIGERATOR, OR STOVE DUE TO NEGLIGENCE	AT COST (MATERIALS AND LABOR)
REPAIRS TO CUPBOARDS AND COUNTER TOPS DUE TO NEGLIGENCE	AT COST (MATERIALS AND LABOR)
FEE FOR NON-REMOVAL OF VEHICLE FOR SNOW REMOVAL	\$50.00
COURT FEES (TO INCLUDE ATTORNEY FEES, MAILING CHARGES, FILING FEES, ETC.)	AT COST AND PURSUANT TO STATE LAW
PEST CONTROL SERVICES DUE TO TENANT NEGLIGENCE	AT COST
SERVICE FEE FOR PAYMENT OF UTILITIES (FAMILY)	\$15.00
PAINTING DUE TO NEGLIGENCE (PER ROOM)	\$75.00
SMOKE DETECTOR/ <u>CARBON MONOXIDE ALARM</u> REPLACEMENT FEE MISSING <u>OR DAMAGED</u> DUE TO TENANT NEGLECT	\$70.00
REPAIR DAMAGE TO RAILINGS/SPINDLES/POSTS, ETC.	AT COST (MATERIALS AND LABOR)
REMOVAL OF AIR CONDITIONERS INSTALLED INCORRECTLY (FAMILY)	\$30.00
REPLACEMENT OF VERTICAL BLINDS ASSEMBLY	AT COST (MATERIALS AND LABOR)
CHARGE FOR REMOVING/REPLACING/ TAMPERING WITH ANY ENERGY EFFICIENT ITEM (AERATORS, SHOWER HEADS, ETC.)	\$25.00
EXCESS UTILITY CHARGE (DESMOND AND PERU RESIDENTS ONLY)	
CHARGE PER ADDITIONAL FREEZER OR REFRIGERATOR	\$95.00
CHARGE PER SEASON FOR USE OF AIR CONDITIONING	\$95.00

