

PORT HURON HOUSING COMMISSION
DAMAGE AND SERVICE CHARGE SCHEDULE
Effective 08/01/2021

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
DRIP PAN-LARGE	\$2.13	DRIP PAN-SMALL	\$1.73
BLIND SLATS (EACH)	\$2.00	DRIP PAN-LARGE	\$2.13
TOILET SEAT (LARGE)	\$9.71	TOILET SEAT (SMALL)	\$9.59
CARPET TILE (EACH) (SENIOR)	\$7.25	ENTRANCE DOOR FRAME (FAMILY)	\$150.79
		LABOR TO INSTALL	AT COST
VINYL TILE (EACH) (FAMILY)	\$1.00	ENTRANCE DOOR (SENIOR)	\$260.00
		LABOR TO INSTALL	AT COST
BEDROOM AND BATHROOM DOORS (FAMILY) SOLID CORE	\$130.15	COVE BASE (4' PIECE)	\$4.00
		REFRIGERATOR RETAINER BAR (FAMILY)	\$16.52
BI-FOLD CLOSET DOOR (SUBJECT TO CHANGE WITH SIZE)	AT COST	FRONT OR BACK ENTRANCE DOOR (FAMILY)	\$232.80
LABOR TO INSTALL	AT COST	LABOR TO INSTALL	AT COST

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 LARGER THAN 1'X1'	\$75.00
REMOVAL OF STICKERS, PEN, CRAYON, MARKER, ETC.	\$25.00 (PER ROOM)
WINDOWS: SCREEN REPLACEMENT	\$10.00 (PER SCREEN)
SCREEN AND FRAME REPLACEMENT	\$25.00 (PER SCREEN)
LOCK-OUT CHARGE, OUTSIDE OF NORMAL BUSINESS HOURS; 7:00am-5:30pm MONDAY-THURSDAY AND 8:00am-4:30pm ON FRIDAYS	\$75.00
LOCKED-OUT DURING NORMAL BUSINESS HOURS	\$30.00; AFTER 3 WITHIN A 6 MONTH PERIOD
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- SEE BELOW	
DONE BY PHHC:	\$50.00
BY CONTRACTOR:	AT COST
WORK ON TOILETS – OVERFLOWING, PULLING OF THE TOILET (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 DURING 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
UTILITY SERVICE FEE: IF ACCOUNT IS PLACED BACK INTO PHHC'S NAME DUE TO NON-PAYMENT	\$15.00
PAINTING DUE TO NEGLIGENCE	\$75.00 (PER ROOM)
MISSING OR DAMAGED SMOKE DETECTOR/CARBON MONOXIDE ALARM	\$70.00
DAMAGE TO RAILINGS/SPINDLES/POSTS, ETC.	AT COST (MATERIALS AND LABOR)
REMOVAL OF AIR CONDITIONERS INSTALLED INCORRECTLY (FAMILY)	\$30.00
REPLACEMENT OF BLIND HEADRAILS	AT COST (MATERIALS AND LABOR)
CHARGE FOR REMOVING/REPLACING/ TAMPERING WITH ANY ENERGY EFFICIENT ITEM (AERATORS, SHOWER HEADS, ETC.)	\$25.00
CHARGE PER ADDITIONAL FREEZER OR REFRIGERATOR	\$100.00