2023 JCHA Schedule of Maintenanace Charges

Air Conditioner

Floor vent covers	Current market value
* PTAC unit+ Assembly	$1,000.00
Wall vent cover	Current market value

Refrigerator

Crisper Pan 15 CF - 18 CF	$45.00
Freezer Door Handle	$40.00
Light Bulb-appliance	$1.00
GE Refrigerator Door Gaskets	$28.00
GE Freezer Door Gasket	$30.00
Refrigerator Door Handle	$40.00
Refrigerator, 15 Cu Ft	$656.00
Shelf	$35.00

Stove - Electric

Bake Element	$32.00
Broil Element	$40.00
Broiler Pan	$28.00
Drip Pan 6"	$5.00
Drip Pan 8"	$5.00
Drip Ring 6"	$4.00
Drip Ring 8"	$4.00
Range Hood Filter	$2.00
Grid Assembly for Broiler Pan	$25.00
Knob - Stove	$10.00
Large Burner	$20.00
Large Burner Ring	$1.50
Light Lens	$35.00
Oven Door Handle	$15.00
Oven Door Hinge	$20.00
Oven Rack	$30.00
Stainless Range Hood 30"	$110.00
Range, 24" Electric	$500.00
Range, 30" Electric	$600.00
Small Burner	$15.00
Small Burner Pan	$4.00
Safe element (includes labor)	$150.00

Screens

Small screen (material & labor)	$35.00
Large screen (material & labor)	$50.00
Window lock (various)	Current market value

* Hi-Rise Only

H - Handicapped

Stove - Gas

Broiler Pan	$15.00
Burner - Back (old style)	$35.00
Burner - Front (old style)	$23.00
Range Hood Filter	$2.00
Knob - Stove	$10.00
Light Lens	$35.00
Oven Burner 6"	$22.00
Oven Door Handle	$38.00
Oven Door Hinge Left/Right	$15.00
Oven Rack	$35.00
Stainless Range Hood 30"	$110.00
Range, 30" Gas	$450.00
Range, 24" Gas	$550.00

Carpentry

Countertop Replacement Kitchen	Current market value
Baseboard (per foot)	$2.00
Baseboard, corners 2"	$1.00
Baseboard, corners 4"	$2.00
Handrail brackets/pr	$5.00
Kitchen cabinet drawer	Current market value
Kitchen cabinets re lace	Current market value
Paint, standard per gallon	$31.00
Paint, primer per gallon	$31.00
Repair holes in walls 1" - 5"	$30.00 per hole
Repair holes in walls 6" or more	$40.00 per hole
Standard dry wall/per sheet	
1/2 - 4 x 8	$12.00
Stair treads each	$22.00

Storm Doors

Closer - Heavy Duty	$20.00
Glass	$55.00
Handle	$6.00
Latch	$1.00
Screen - Security	Current market value
Screen - Standard	Current market value
Storm Door w/32" screen	$190.00
Storm Door w/34" screen	$200.00
Storm Door w/36" screen	$210.00
Storm Door Chain	$2.00

2023 JCHA Schedule of Maintenanace Charges

Plumbing

Fluid Master	$9.00
Drain Stopper-Rubber	$2.00
Flush Handle	$3.00
Handheld Shower Head	$10.00
Lavatory Faucet 2 handle	$62.00
Medicine Cabinet Mirrors	$15.00
Medicine Cabinet - H	$200.00
Medicine Cabinet-Others	$50.00
P_trap - Plastic	$2.00
Shower Curtain Rod & brackets	$5.00
Shower Head	$10.00
Shower/Tub Grab Bar	$45.00
Toilet Bowl Only	$40.00
Toilet Paper Holder	$2.00
Toilet Paper Roller	$1.00
Toilet Seat & Lid -H	$14.00
Toilet Seat & Lid - Regular	$11.00
Toilet Supply Line	$2.00
Toilet Tank Flapper	$4.00
Toilet Tank Lever	$4.00
Toilet Tank Only	$45.00
Toilet, Wax Gasket Set	$10.00
Toilet - COMPLETE/Regular	$120.00
Toilet - COMPLETE/H	$135.00
Toilet- COMPLETE/RE FLUSHING	$400.00
Towel Bar, 24"	$3.00
Tub Spout w/diverter Chrome	$6.00
Tub/Shower Faucet w/handle	$110.00
Unclog Drains (toilet/sink/tub)	$42.00 per hour

Detectors

Carbon Monoxide Detector	$22.00
Smoke Detector battery	$10.00
Smoke Detector / CO hardwired	$50.00
Smoke Detector w/battery backup	$14.00

Pest Control

Failure to prepare for treatment	Current Labor Rate

* Hi-Rise Only

H - Handicapped

Floor Covering

Carpet (per yard) & padding	Current market rate
Carpet cleaning of unit	$150.00 - $350.00
Sheet Vinyl (per sq ft)	$2.00
Pet cleanup, common, or interior	Current market rate
Replace Vinyl Plank (per sq ft)	$3.00
Square Floor Tile Each	$3.00

Kitchen

Faucet aerator	$1.00
Kitchen Faucet w/o sprayer	$70.00
Kitchen Faucet w/ sprayer	$73.00
Sink strainer/complete	$6.00

Locksmith

Keys issued by JCHA staff	$2.00
Key Fob - Hi Rises	$10.00
Lock per door	$42.88
Mailbox key	$2.00
Lock - Out Charges- After Hours	$63.00

Lock changes must be requested through the Asset Manager or Director

Drawers / Doors

Bi-Fold Door; 24"	$79.00
Bi-Fold Door; 30"	$80.00
Bi-Fold Door; 36"	$114.00
Closet Door	Current market rate
Deadbolt - Not Corbin Russwin	$30.00
Door Jambs	Current market rate
Door lock/knob - entry	$408.00
Door lock/knob - passage	$6.00
Door lock/knob - privacy	$6.00
Drawer Guide	Current market rate
Exterior Entry Door	Current market rate
Interior Door	Current market rate
Kick Plate	$45.00
Strike Plate	$15.00
Secure and automated security doors	Service call, parts, and damages

Grounds

Damage to lawn from vehicles	$20.00 per inch
JCHA repairs - seed lawn	$42.00 per hour

Trash pick up / hauling

Trash around unit / trash container	Dump Fee plus labor

$52.00 Dump Fee plus labor

2023 JCHA Schedule of Maintenanace Charges

Electrical / Lighting

220 Outlet Receptacle	$15.00
40,60,75 watt bulbs	$5.00
Bathroom Fixture	$25.00
Bedroom Fixture	$30.00
Cable Plate	$0.60
Cover Plate, Blank	$0.60
Cover Plate, Duplex	$0.55
Cover Plate/light switch double	$0.55
Cover Plate/ light switch single	$0.55
Exhaust Fan	Current market rate
Fluorescent Fixture	$105.00
Forescent U Tube	$10.00
Globe 10"	$18.00
Globe 12"	$20.00
Globe 8"	$15.00
Ground Fault Interceptor GFI	$18.00
Hallway Fixture	$20.00
Kitchen Fixture 10" LED	$30.00
Light Switch/double wall	$3.00
Light Switch/single	$1.00
Porch Light LED	$60.00
Receptacle, duplex	$2.00
Thermostat	$39.00
Thermostat Gas 23'	$30.47
Thermostat Gas 21'	$50.00
Eco Net Smart Thermostat	$200.00
Focus Pro 6000 Programmable	$121.00

Windows

Cabinet Hinges	$10.00
Heat Register	$9.00
Mini blinds 24 x 64	$9.00
Mini blinds 36 x 64	$10.00
Mini blinds 41 x 64	$13.00
Mini blinds 35 x 72	$11.00
Window Glass Replacement	$50.00 - $90.00

* Hi-Rise Only

H - Handicapped

Miscellaneous

Clogged trash chute w/lg items	$42.00 per hr
Dish / housewares removal	$42.00 per hr
Handrail repair/replacement	Current market rate
Water Heater/40 gal (gas/electric)	$600.00
Pet Violations	$25 per day

Towing

Tow Fee	$75.00
Service Fee	$25.00
Storage	$20.00 per day
(starting 24 hours after the tow)	

Legal Fees

Notice to Quit	$30.00
Complaint & Summons	$150.00
Processer Service Fee	$90.00
Sheriffs Enforcement of Order	$79.00
Filing Motion to Continue	$25.00
Jury Trial Preparation	$180.00 per hour
Legal Notice Preparation	$35.00
Court Apparance	$150.00

Cleaning

Standard Pricing		Deep Cleaning
1 Bedroom	$100.00	$150.00
2 Bedroom	$150.00	$200.00
3 Bedroom	$200.00	$250.00
4 Bedroom	$250.00	$300.00
5 Bedroom	$300.00	$350.00
In Unit Trash Removal		$50.00 per load

Specialized services for blood clean-up, bodily fluids (urine, feces, etc.)
Rate provided by outside contractor

CHANGES TO 2023 JCHA MAINTENANCE CHARGE SCHEDULE

Refrigerator	
Refrigerator, 15 Cu Ft	$656.00
Carpentry	
Paint, standard per gallon	$31.00
Paint, primer per gallon	$31.00
Plumbing	
Unclog Drains (toilet/sink/tub)	$42.00 per hour
Locksmith	
Lock - Out Charges- After Hours	$63.00
Drawers / Doors	
Door lock/knob - entry	$408.00
Grounds	
Damage to lawn from vehicles	$20.00 per inch
JCHA repairs - seed lawn	$42.00 per hour
Electrical / Lighting	
Porch Light LED	$60.00
Windows	
Window Glass Replacement	$50.00 - $90.00
Miscellaneous	
Clogged trash chute w/lg items	$42.00 per hr
Dish / housewares removal	$42.00 per hr
Handrail repair/replacement	Current market rate
Water Heater/40 gal (gas/electric)	$600.00
Pet Violations	$25 per day

Towing	
Tow Fee	$75.00
Service Fee	$25.00
Storage	$20.00 per day
(starting 24 hours after the tow)	
Legal Fees	
Notice to Quit Preperation	$30.00
Complaint & Summons	$150.00
Processer Service Fee	minimum $75.00
Sheriffs Enforcement of Order	up to $80.00
Filing Motion to Continue	$25.00
Jury Trial Preparation	$180.00 per hour
Court Apparance	$150.00

Cleaning

	Standard Pricing	Deep Cleaning
1 Bedroom	$100.00	$150.00
2 Bedroom	$150.00	$200.00
3 Bedroom	$200.00	$250.00
4 Bedroom	$250.00	$300.00
5 Bedroom	$300.00	$350.00
In Unit Trash Removal		$50.00 per load

Specialized services for blood clean-up, bodily fluids (urine, feces, etc.) Rate provided by outside contractor

When placing a work order please allow reasonable time for work order to be dispatched and completed. If maintenance arrives and you are not home the work will be completed unless specific instructions are provided in advance. If maintenance arrives and is not able to complete the work order due to inaccessability by the resident on more than 2 occassions the resident will be charged a fee of maintenance labor plus travel time.