**Red Wing HRA Maintenance Charges (2023)**

Maintenance Hourly Rate: $75 per hour per staff

**Tenant will be charged for the repair of items or damage to HRA property:**

\*\*Labor for staff time

 \*\*Full cost of contractor to perform repairs

 \*\*Full cost of materials

*\*\*All labor is per hour per staff: So if it takes one hour for two maintenance staff to complete a task, then the charge would be $150.*

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| **Replacement** | **Cost** |
| Key Replacement | $25 |
| Mailbox Key Replacement (Family Units) | $15 |
| FOB Replacement (Towers) | $45 |
| Wireless modem (Towers) | $65 |
| QAM Box (Towers) | $80 |

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| **This list shows examples and is not all inclusive** |
| **Ordinary Wear & Tear** | **Damage or Excessive Filth** |
| Minor marks or nicks in wall | Large marks on or holes in wall |
| Dents in wall where a door handle bumped it | Door off its hinges |
| Moderate dirt or spotting on carpet | Rips in carpet or urine stains from pets |
| A few small tack or nail holes in wall | Lots of picture holes or gouges in walls that require patching as well as repainting |
| A rug worn thin by normal use | Irregular stains in rug such as one caused by a leaking fish tank |
| Worn gaskets on refrigerator doors | Broken refrigerator shelf |
| Faded paint on bedroom wall | Water damage on wall from hanging plants |
| Dark patches of ingrained soil on hardwood floors that have lost their finish and have been worn down to bare wood | Water stains on wood floors and windowsills caused by windows being left open during rainstorms |
| Warped cabinet doors that won’t close | Sticky cabinets and interiors |
| Stains on old porcelain fixtures that have lost their protective coating | Grime-coated bathtub and toilet |
| Moderately dirty mini-blinds | Missing mini-blinds |
| Toilet flushes inadequately because mineral deposits have clogged the jets | Toilet wont flush properly because its stopped up with a diaper or toy |