

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.*

Replacement	Cost
Key Replacement	\$25
Mailbox Key Replacement (Family Units)	\$15
FOB Replacement (Towers)	\$45
Wireless modem (Towers)	\$60
QAM Box (Towers)	\$80

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