

**MAINTENANCE CHARGE SHEET**  
**FOR ITEMS OTHER THAN NORMAL WEAR AND TEAR<sup>1</sup>**

Effective May 1, 2026



<b>TASK</b>	<b>CHARGE</b>
Unstop Commode Auger/Plunger	\$75.00
Unstop Commode Auger/Plunger (after-hours)	\$100.00
Unstop Sink	\$75.00
Unstop Sink (after-hours)	\$100.00
Unstop Tub	\$75.00
Unstop Tub (after-hours)	\$100.00
Replace Light Bulb (each) (subject to restrictions)	\$12.00
Replace Drip Pan (each)	\$10.00
Meet PSNC-Gas Cut-Off (working hours)	\$100.00
Meet PSNC-Gas Cut-Off (after hours)	\$150.00
Staff Removes Improperly Disposed of Trash (each offense)	\$50.00
Change Lock (per lock)	\$50.00
Replace Mailbox Lock	\$50.00
Replacement Door or Mailbox Key (per key) (during working hours only)	\$12.00
Open Door for Locked-Out Resident (working hours)	\$75.00
Open Door for Locked-Out Resident (after hours)	\$100.00
False Emergency Call	\$150.00
Nuisance Call	\$150.00
Replace Discharged Stove Fire Extinguisher (each)	\$50.00
Replace Missing/Damaged Fire Extinguisher (each)	\$100.00
Replace Missing Smoke Detector Batteries	\$50.00
Tampering/Removing/Damaged Smoke/Carbon Monoxide Detector	\$100.00
Pick-up & Dispose of Bulk Trash <sup>2</sup>	\$150.00
<b>Scattered Home Sites - Single Family Home Charges Only</b>	
Lawn Service <sup>3</sup> - Single Family Home	\$200.00
Trim Weeds - Single Family Home	\$100.00
Trim Shrubs - Single Family Home	\$100.00
<b>FINES</b>	
Driving/Parking on the Grass – 1st offense	\$50.00
Unit Not Accessible to Staff for W/O and/or Scheduled Inspection	\$75.00
Dryer Vent not Connected Properly	\$100.00
Tampering with Hot Water Temp on Water Heater (cannot exceed 120 degrees)	\$100.00
<b>LABOR on all other work orders will be billed at the following hourly rates:<sup>4</sup></b>	
	<b>HOURLY RATE</b>
Locksmith	\$65.00
Locksmith After Hours	\$97.50
Electrician/Plumber (Resident requested)	\$42.50
Electrician/Plumber	\$85.00
Electrician/Plumber After Hours	\$127.50
HVAC Specialist (Resident requested)	\$42.50
HVAC Specialist	\$85.00
HVAC After Hours	\$127.50
Site Mechanics (Resident requested)	\$17.50
Site Mechanics	\$40.00
Site Mechanics After Hours	\$60.00
Live-In Mechanics (Resident requested)	\$20.00
Live-In Mechanics	\$40.00
Live-In Mechanics After Hours	\$52.50
Exterminator	\$60.00

**Materials are billed at cost. After hours and weekend labor is billed at time and a half.**

<sup>1</sup>Normal wear and tear is not billable to the resident. Examples include such items as dripping faucets, running commodes, no heat or A/C, and items that have worn out because of age. Residents will only be charged in cases of abuse, misuse and neglect.

<sup>2</sup>Residents can call the City of Raleigh at 919-996-6890 for more information on their free trash pickup program.

<sup>3</sup>Lawn Service includes both mowing of grass and trimming of weeds.