



Nu-Dimensions, Inc.

841 South Center Street PO Box 2927 Hickory, NC 28603
Office (828)328-5373 Fax (828)328-2441

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Maintenance Charges

REVISED 05/2023

Nu-Dimensions, Inc. has established the following maintenance hourly rates as well as flat rate charges for maintenance repairs. As provided in the lease, these rates or charges will be billed to resident accounts when the property damage requiring maintenance exceeds normal wear and tear. The hourly rates include the cost of labor, vehicles and other equipment used to perform various tasks. For items not listed in the flat rate schedule, labor will be charged at a minimum of thirty (30) minutes plus any additional increments of fifteen (15) minutes, along with the actual material costs of items required.

The hourly rates are as follows: For items not listed

Trade	Minimum Charge (30 mins)	Each additional 15 minutes
Maintenance Mechanic	\$16.00	\$5.00
Janitor	\$13.00	\$5.00
Plumber	\$20.00	\$10.00
Electrician	\$20.00	\$10.00
Refrigeration, A/C	\$27.00	\$14.00
Painter	\$15.00	\$10.00
Non-Routine Trade		
Carpenter	\$16.00	\$8.00
Laborer	\$13.00	\$6.0
Grounds Clean-Up	\$100.00	\$25.00

Please see following pages for Flat Rate Schedule of Charges.

Move-Out Clean Out	
1 Bedroom	\$200.00
2 Bedroom	\$250.00
3 Bedroom	\$300.00
4 Bedroom	\$425.00
5 Bedroom	\$470.00

Work Description	
Storage Fees first 7 days, all items are discarded after 7 days	Free
Pest Control (No show, late reschedule) less than 48 hours	\$75.00
Replace Bracket on gutter downspout	\$15.00
Replace Elbow on gutter downspout	\$20.00



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Appliances	
A/C Floor Unit Install	\$35.00
Furnace Drain Clogged	\$40.00
Furnace Filter Replace	\$20.00
Furnace Service	\$60.00
Replace Furnace Thermostat	\$60.00
Replace Fuse 15 amp	\$24.00
Replace Fuse 20 amp	\$24.00
Range Broil Door Handle	\$12.00
Replace Electric Burner 6"	\$30.00
Replace Electric Burner 8"	\$35.00
Electric Burner Control Panel	\$96.00
Replace Electric Drip Pan 6"	\$20.00 per set
Replace Electric Drip pan 8"	\$24.00 per set
Replace 20" Range	\$400.00
Replace 30" Range	\$475.00
Replace Hood Bulb	\$13.00
Repair Range Hood Fan	\$66.00
Replace Range Hood Filter	\$22.00
Replace Knobs	\$20.00
Replace Oven Controls	\$80.00
Replace Oven Door Gasket	\$37.00
Replace Oven Door Hinge	\$25.00
Replace Handle	\$30.00
Replace Range Eyes	\$20.00
Replace Refrigerator	\$750.00
Replace glass shelf	\$67.00
Gas Lit Pilot	\$12.00

Electrical	
Replace GFCI	\$30.00
Reset GFCI	\$12.00

Bathroom	
Replace Mirror	\$75.00
Replace Fan Cover	\$35.00
Replace Fan Motor	\$50.00
Replace Fan	\$65.00
Replace Faucet	\$136.00
Replace Sink	\$144.00
Rehang Sink	\$75.00
Repair Sink	\$40.00
Unclog Sink	\$50.00
Replace Switch (heater)	\$45.00
Unclog Commode	\$14.00
Pull Commode	\$48.00
Replace Commode	\$219.00
Replace Commode Seat	\$30.00
Secure Commode to floor	\$25.00
Replace Top & Tank	\$194.00
Replace Bolts	\$31.00
Replace Tank Lever	\$35.00
Replace Tank ONLY	\$60.00
Accessible unit Bath Bar	\$64.00 each
Medicine Cabinet	\$75.00
Replace Soap Dish	\$10.00
Replace Shower Rod	\$41.00
Replace Tissue Holder	\$25.00
Replace Roller	\$20.00
Pull Toilet	\$32.50
Replace Pop-Off Valve	\$40.00
Replace Flush Mechanism	\$36.00
Replace Towel Rack	\$35.00
Replace Pop-Off Valve	\$40.00
Replace Panel (heater)	\$302.00
Replace Caulk	\$40.00
Repair Showerhead Leak	\$50.00
Replace Showerhead	\$60.00
Unclog Bathtub	\$40.00
18" Vanity	\$140.00
24' Vanity	\$190.00
30" Vanity	\$200.00



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Doors

Door Deadbolt	\$112.00
Replace Interior Jamb	\$156.00
Replace Exterior Jamb	\$156.00
Replace Key	\$5.00
Replace Door Handle	\$28.00
Rekey Lock	\$55.00 per key
Unlock Door After Hours	\$50.00
Unlock Door Business Hours	\$30.00
Install/Replace Stopper	\$15.00
Install Weather Stripping	\$60.00
Replace Exterior Wood	\$250.00
Install Accessible Lever	\$52.00
Replace Hinge	\$15.00
Replace Storm Door	\$200.00
Replace Storm Door Latch	\$25.00
Replace Security Storm Door	\$300.00
Replace Storm Door Glass	\$Price/Glass
Replace Folding Door	\$145.00
Repair Folding Door	\$60.00
Replace Knob (passage)	\$20.00
18" Interior 6 Panel	\$93.00
20" Interior 6 Panel	\$250.00
24" Interior 6 Panel	\$300.00
28" Interior 6 Panel	\$315.00
30" Interior 6 Panel	\$320.00
32" Interior 6 Panel	\$340.00
36" Interior 6 Panel	\$360.00

Closets

Replace Rod (Wood)	\$25.00
Repair Rod (Wood)	\$15.00
Replace Rod (Metal)	\$20.00
Repair Rod (Metal)	\$15.00
Replace Shelf	\$40.00
Repair Shelf	\$25.00

Flooring

Vinyl Plank (per Sq. Ft.)	\$6.50
Installation of Vinyl Plank/Tile	\$23.00 per hour

Smoke Detector/CO Detector

Fire Extinguisher	\$100.00
Replace Smoke/ CO Detector	\$100.00
Replace Battery	\$25.00
Replace Missing Smoke Detector	\$100.00
Replace Tampered Smoke Detector	\$100.00

Railing

Replace Picket (each section)	\$100.00
Replace Interior Handrail per ft.	\$65.00
Replace Interior Bracket	\$20.00

Thermostat

Pro 3000	\$125.00
Pro 5000	\$150.00

Misc. Items

Mailbox Key (if available)	\$23.00
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Kitchen	
Replace Strainer	\$20.00
Repair Faucet	\$40.00
Replace Faucet	\$136.00
Replace Sink	\$212.00
Unclog Sink	\$40.00
Replace P-Trap	\$41.00
Install Chain Stopper	\$5.00

Sheetrock	
Repair 1sq. ft or less	\$37.00
Repair 1-3 sq ft.	\$50.00
Repair 3-10 sq. ft.	\$127.00
Repair Nail Holes	\$2.00 each

Screens	
22x32	\$20.00
22 ½ x3 ½	\$20.00
25 ¼ x 36 ¼	\$30.00
25 ¼ x 36 5/8	\$30.00
26 ¼ x 28	\$35.00
28 ¼ x3 ½	\$35.00
30 ¼ x28	\$50.00
56 ¼ x 15 ¼	\$50.00
PVA, DVA, Hillcrest, Livingston	\$236.00
Replace Catch/handle	\$45.00
Replace Handle	\$30.00
Replace Pump	\$30.00
Re-Install Existing	\$25.00

Cabinets	
Replace Door	\$60.00
Replace Drawer	\$50.00
Replace Pull Chain	\$40.00
Replace Drawer (Bathroom)	\$20.00
Replace Globe (Bathroom)	\$80.00
Replace Drawer (Bedroom)	\$50.00
Replace Globe (Bedroom)	\$50.00 each
Replace Exterior Fixture	\$55.00
Replace Exterior Globe (address)	\$185.00
Replace Hallway Fixture	\$25.00
Replace Hallway Globe	\$25.00
Replace Kitchen Fixture	\$50.00



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Replace Kitchen Globe	\$25.00
Replace Living Room Fixture	\$50.00
Replace Living Room Globe	\$25.00
Replace 3-Way Switch	\$20.00
Replace 5225 Leviton Switch	\$20.00
Relace Triple Wall Plate	\$13.00
Replace Double Wall Plate	\$12.00
Replace Bulb	\$10.00

Windows	
Replace Sash	\$15.00
Repair Window (malfunction)	\$36.00
Replace Glass	\$Glass+ Labor
Replace Insulated Window	\$120.00
Blinds + Labor	
31 ¼ x 37	\$25.00
29 x 60	\$22.52
22 x 60	\$22.27
35 ¼ x 37	\$25.00
35 ¼ x 48	\$30.00
39 x 37	\$25.00
35 x 60	\$22.11
47 x 60	\$27.85
39 ¼ x 53	\$30.00
39 x 60	\$23.09
27 x 60	\$22.85

Site	
Removal of debris from Embankment	\$200.00
Removal of debris from roof	\$150.00
Replacement of Shrubbery	\$Cost of item + Labor
Removal of Vehicle missing tag or inoperable	\$ Owner is responsible for expense
Removal of Trash from Residents Yard	\$100.00 per Occurrence
Removal of Grease from porch/building (tenant caused)	\$100.00 per Occurrence
Removal of Holiday Decorations	\$100.00 per Occurrence
Plumber to Unclog drains (due to resident)	\$Tenant will be charged cost to repair

ADDITIONAL SIZES AND CHARGES WILL APPLY BASED ON SIZES FOR BLINDS

