

HUNTING RIDGE IN-HOUSE SERVICE CHARGES 1/1/2016

Service charges for items not listed below are **\$50.00** for the first half-hour or **\$65.00** per hour for the maintenance staff to inspect the service requested. The staff will advise residents if work can be performed by Hunting Ridge or if the resident needs to contact an outside source. An owner is free to use any contractor they choose. **If owner requests any services after normal business hours, the fixed price below is doubled.**

Hunting Ridge provides a lock out service to residents who have a key on file with the on-site office. The fee for the service is **\$70.00** from 4:30 pm to 8:00 am and 24 hours a day on days the Hunting Ridge on-site office is closed. During regular office hours, owners can pick up their key from the office to access their home at no charge.

AIR GAP (DISHWASHER)	\$75.00	STORAGE BIN LOCK REMOVAL & NEW LOCK DUE TO LOST KEY	\$70.00
AIR HANDLER SERVICE SPECIAL-Mar/Apr Change filter, check condensate pan, clean coils & Check operation of thermostat	\$25.00	FAN COIL SENSOR	\$145.00
AIR HANDLER SERVICE NON-SPECIAL	\$55.00	FAN COIL MOTOR	\$260.00
BATH AND SHOWER HANDLE	\$50.00	FAN COIL FILTER 14X25X1/20X25X1 (This should be done every three months.)	\$50.00
BATH AND SHOWER KNOB	\$50.00	FLOOD CHECK WASHING MACHINE HOSES	\$80.00
BATH/SHOWER - CAULK Old caulking removed before new caulk is installed	\$85.00	GARBAGE DISPOSAL	\$280.00
BATH SHOWER HEAD	\$55.00	KITCHEN FAUCET SUPPLY LINES (ea.)	\$70.00
CLEAN DRYER VENTS (SEPTEMBER SPECIAL \$30)	\$75.00	KITCHEN FAUCET -- REPLACE	\$175.00
CLEAR CONDENSATE DRAIN	\$75.00	KITCHEN FAUCET W/ SPRAY -- REPLACE	\$190.00
<u>COMMODE</u>		<u>LIGHTING</u>	
PLUNGE	\$50.00	REPLACE EXISTING WALL OUTLET	\$70.00 ea.
SNAKE	\$75.00	REPLACE EXISTING LIGHT SWITCH	\$70.00 ea.
FLUID MASTER	\$40.00	REPLACE EXISTING LIGHT SWITCH COVER OR OUTLET COVER	\$45.00 for service call
FLAPPER VALVE	N/C	REPLACE EXISTING CLOSET LIGHT FIXTURE W/GLOBE & PULL CHAIN	\$85.00
FLUSH HANDLE	\$55.00	REPLACE EXISTING CLOSET LIGHT FIXTURE W/GLOBE W/OUT PULL CHAIN	\$80.00
COMMODE SEAT	\$65.00	REPLACE EXISTING CLOSET LIGHT FIXTURE (porcelain) NO GLOBE W/CHAIN	\$65.00
REPLACE COMMODE	\$285.00	4' FLOURESCENT LIGHT BULB (2 EACH) INSTALLED – <i>while still available</i> For each additional bulb \$5.00	\$60.00
WAX SEAL INC. BOLTS -- REPLACE	\$170.00		
TANK BOLTS INC. BOWL GASKET	\$170.00		
SUPPLY LINE	\$55.00	MAILBOX LOCK C-8715	\$65.00
<u>DOORS</u>		SMOKE DETECTOR New Code Requirement Smoke detector	\$50.00
UNIT DOOR DEAD BOLT LOCK	\$110.00	THERMOSTAT Available for old air handlers only	\$180.00
UNIT DOOR BOTTOM DOOR LOCK	\$110.00	TUB SPOUT (DIVERTER)	\$85.00
PEEPHOLE	\$55.00	VANITY SUPPLY LINE (each)	\$65.00
PEEPHOLE WIDEVIEW	\$60.00	VANITY FAUCET (BK) INC. 2 SUPPLY LINES	\$150.00
PATIO DOOR OUTER DOOR LOCK (SPECIAL ORDER ITEM)	\$105.00	WINDOW SCREEN -- LARGE	\$80.00
PATIO DOOR LOCK INSIDE W/ HANDLE	\$110.00	WINDOW SCREEN -- SMALL	\$75.00
BI-FOLD DOOR PIN KIT PARTS AND LABOR INSTALLED	\$90.00	DRYWALL REPAIRS (TIME AND MATERIAL)	
UNIT DOOR SWEEP	\$60.00	GFI OUTLET	\$80.00
PATIO SCREEN DOOR	\$185.00		
CHARLIE BAR	\$75.00		