

HUNTING RIDGE IN-HOUSE SERVICE CHARGES 1/1/2026

Service charges for items not listed below are **\$55.00** for the first half-hour or **\$75.00** 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 licensed 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 **\$85.00** 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	\$75.00
AIR HANDLER SERVICE Change filter & check operation of thermostat	\$50.00	FAN COIL SENSOR	\$150.00
AIR HANDLER COIL CLEANER (only during A/C season) & check condensate line	\$75.00	FAN COIL MOTOR	\$300.00
BATH/SHOWER - CAULK Old caulking removed before new caulk is installed	\$100.00	FAN COIL FILTER (sizes vary) (This should be done every three months.)	\$40.00
BATH SHOWER HEAD	\$55.00	FLOOD CHECK WASHING MACHINE HOSES	Cost of hose, Installation is free
CLEAN DRYER VENTS	FREE	GARBAGE DISPOSAL	\$300.00
CLEAR BACK-UP CONDENSATE DRAIN	\$80.00	KITCHEN FAUCET SUPPLY LINES (ea.)	\$80.00
<u>COMMODE</u>		KITCHEN FAUCET -- REPLACE	\$185.00
PLUNGE	\$60.00	KITCHEN FAUCET W/ SPRAY -- REPLACE	\$200.00
SNAKE	\$85.00	<u>LIGHTING</u>	
FLUID MASTER/FILL VALVE	\$50.00	REPLACE EXISTING WALL OUTLET	\$70.00 ea.
FLAPPER VALVE	FREE	REPLACE EXISTING LIGHT SWITCH	\$70.00 ea.
FLUSH HANDLE	\$55.00	REPLACE EXISTING LIGHT SWITCH COVER OR OUTLET COVER	\$45.00 for service call
COMMODE SEAT	\$50.00	REPLACE EXISTING CLOSET LIGHT FIXTURE W/GLOBE & PULL CHAIN	\$85.00
REPLACE COMMODE	\$325.00	REPLACE EXISTING CLOSET LIGHT FIXTURE W/GLOBE W/OUT PULL CHAIN	\$80.00
WAX SEAL INC. BOLTS -- REPLACE	\$180.00	REPLACE EXISTING CLOSET LIGHT FIXTURE (porcelain) NO GLOBE W/CHAIN	\$65.00
TANK BOLTS INC. BOWL GASKET	\$180.00	4' FLOURESCENT LIGHT BULB (2 EACH) INSTALLED For each additional bulb \$5.00	\$60.00
SUPPLY LINE	\$60.00		
<u>DOORS</u>		MAILBOX LOCK C-8715	\$100.00
UNIT DOOR DEAD BOLT LOCK	\$110.00	SMOKE DETECTOR New Code Requirement Smoke detector	\$75.00
UNIT DOOR BOTTOM DOOR LOCK	\$110.00	THERMOSTAT Available for old air handlers only	\$250.00
PEEPHOLE	\$60.00	VANITY SUPPLY LINE (each)	\$65.00
PEEPHOLE WIDEVIEW	\$75.00	VANITY FAUCET (BK) INC. 2 SUPPLY LINES	\$160.00
PATIO DOOR OUTER DOOR LOCK (SPECIAL ORDER ITEM)	\$65.00	WINDOW SCREENS	\$110.00
UNIT DOOR SWEEP	\$60.00	GFI OUTLET	\$100.00
PATIO SCREEN DOOR	\$225.00		