

HUNTING RIDGE IN-HOUSE SERVICE CHARGES EFFECTIVE 1/1/2012

Service charges for items not listed below are **\$45.00** 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 **\$65.00** 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	FAN COIL SENSOR	\$110.00
AIR HANDLER SERVICE SPECIAL (AVAILABLE IN MARCH & APRIL ONLY)	\$20.00	FAN COIL MOTOR	\$245.00
AIR HANDLER SERVICE NON-SPECIAL	\$45.00	FAN COIL FILTER 14X25X1/20X25X1 (This should be done every three months.)	\$50.00
BATH AND SHOWER HANDLE	\$50.00	FLOOD CHECK WASHING MACHINE HOSES	\$75.00
BATH AND SHOWER KNOB	\$50.00	GARBAGE DISPOSAL	\$260.00
BATH/SHOWER - CAULK	\$75.00	KITCHEN FAUCET SUPPLY LINES (ea.)	\$70.00
BATH SHOWER HEAD	\$50.00	KITCHEN FAUCET -- REPLACE	\$175.00
CLEAN DRYER VENTS (SEPTEMBER SPECIAL \$25)	\$65.00	KITCHEN FAUCET W/ SPRAY -- REPLACE	\$190.00
CLEAR CONDENSATE DRAIN	\$65.00	<u>LIGHTING</u>	
<u>COMMODE</u>		REPLACE EXISTING WALL OUTLET	\$60.00 ea.
PLUNGE	\$45.00	REPLACE EXISTING LIGHT SWITCH	\$60.00 ea.
SNAKE	\$65.00	REPLACE EXISTING LIGHT SWITCH OUTLET COVER	\$60.00 ea.
FLUID MASTER	\$55.00	REPLACE EXISTING CLOSET LIGHT FIXTURE W/GLOBE & PULL CHAIN	\$75.00
FLAPPER VALVE	N/C	REPLACE EXISTING CLOSET LIGHT FIXTURE W/GLOBE W/OUT PULL CHAIN	\$70.00
FLUSH HANDLE	\$50.00	REPLACE EXISTING CLOSET LIGHT FIXTURE (porcelain) NO GLOBE W/CHAIN	\$55.00
FLAPPER VALVE REPAIR KIT	\$50.00	4' FLOURESCENT LIGHT BULB (2 EACH) INSTALLED For each additional bulb \$3.00	\$60.00
COMMODE SEAT	\$55.00	MAILBOX LOCK C-8715	\$50.00
REPLACE COMMODE	\$250.00	RANGE HOOD	\$180.00
WAX SEAL INC. BOLTS -- REPLACE	\$150.00	REPLACE SMOKE DETECTOR	\$50.00
TANK BOLTS INC. BOWL GASKET	\$150.00	SMOKE DETECTOR HD WIRE	\$65.00
SUPPLY LINE	\$50.00	STOVE -- INSTALL OUTLET	\$150.00
<u>DOORS</u>		THERMOSTAT	\$125.00
UNIT DOOR DEAD BOLT LOCK	\$90.00	TUB SPOUT (DIVERTER)	\$85.00
UNIT DOOR BOTTOM DOOR LOCK	\$90.00	VANITY SUPPLY LINE (each)	\$60.00
PEEPHOLE	\$55.00	VANITY FAUCET (BK) INC. 2 SUPPLY LINES	\$130.00
PEEPHOLE WIDEVIEW	\$60.00	WINDOW SCREEN -- LARGE	\$70.00
PATIO DOOR OUTER DOOR LOCK	\$75.00	WINDOW SCREEN -- SMALL	\$65.00
PATIO DOOR LOCK INSIDE W/ HANDLE	\$85.00	DRYWALL REPAIRS (TIME AND MATERIAL)	
BI-FOLD DOOR PIN KIT PARTS AND LABOR INSTALLED	\$80.00		
UNIT DOOR SWEEP	\$50.00		
PATIO SCREEN DOOR	\$165.00		