

## HUNTING RIDGE IN-HOUSE SERVICE CHARGES 1/1/2022

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 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	\$70.00
AIR HANDLER SERVICE Change filter & check operation of thermostat	\$50.00	FAN COIL SENSOR	\$145.00
AIR HANDLER COIL CLEANER (only during A/C season) & check condensate line	\$60.00	FAN COIL MOTOR	\$275.00
BATH AND SHOWER HANDLE	\$50.00	FAN COIL FILTER (sizes vary) (This should be done every three months.)	\$40.00
BATH AND SHOWER KNOB	\$50.00	FLOOD CHECK WASHING MACHINE HOSES	\$80.00
BATH/SHOWER - CAULK Old caulking removed before new caulk is installed	\$90.00	GARBAGE DISPOSAL	\$300.00
BATH SHOWER HEAD	\$55.00	KITCHEN FAUCET SUPPLY LINES (ea.)	\$80.00
CLEAN DRYER VENTS	FREE	KITCHEN FAUCET -- REPLACE	\$185.00
CLEAR BACK-UP CONDENSATE DRAIN	\$80.00	KITCHEN FAUCET W/ SPRAY -- REPLACE	\$200.00
<u>COMMODE</u>		<u>LIGHTING</u>	
PLUNGE	\$60.00	REPLACE EXISTING WALL OUTLET	\$70.00 ea.
SNAKE	\$85.00	REPLACE EXISTING LIGHT SWITCH	\$70.00 ea.
FLUID MASTER/FILL VALVE	\$50.00	REPLACE EXISTING LIGHT SWITCH COVER OR OUTLET COVER	\$45.00 for service call
FLAPPER VALVE	FREE	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	\$50.00	REPLACE EXISTING CLOSET LIGHT FIXTURE (porcelain) NO GLOBE W/CHAIN	\$65.00
REPLACE COMMODE	\$310.00	4' FLOURESCENT LIGHT BULB (2 EACH) INSTALLED For each additional bulb \$5.00	\$60.00
WAX SEAL INC. BOLTS -- REPLACE	\$180.00	MAILBOX LOCK C-8715	\$90.00
TANK BOLTS INC. BOWL GASKET	\$180.00	SMOKE DETECTOR New Code Requirement Smoke detector	\$75.00
SUPPLY LINE	\$60.00	THERMOSTAT Available for old air handlers only	\$200.00
<u>DOORS</u>		VANITY SUPPLY LINE (each)	\$65.00
UNIT DOOR DEAD BOLT LOCK	\$110.00	VANITY FAUCET (BK) INC. 2 SUPPLY LINES	\$160.00
UNIT DOOR BOTTOM DOOR LOCK	\$110.00	WINDOW SCREENS	\$100.00
PEEPHOLE	\$60.00	GFI OUTLET	\$100.00
PEEPHOLE WIDEVIEW	\$75.00	DRYWALL REPAIRS (TIME AND MATERIAL)	
PATIO DOOR OUTER DOOR LOCK (SPECIAL ORDER ITEM)	\$65.00		
PATIO DOOR LOCK INSIDE W/ HANDLE	\$125.00		
BI-FOLD DOOR PIN KIT PARTS AND LABOR INSTALLED	\$90.00		
UNIT DOOR SWEEP	\$60.00		
PATIO SCREEN DOOR	\$210.00		
CHARLIE BAR	\$75.00		