

**Waterfront Square Condominium  
In-unit Service Price List**

Effective: 02-15-19

Description	Total Cost for Labor and Materials	Comments
Hourly Maintenance Rate	\$ 48.00	To be charged for any work not itemized on this list.
Minimum Call ½ Hour	\$ 24.00	
<i>Electric Services</i>		
Ballast: Ballast on Balcony, Replace	\$ 60.00	
Bulb: Balcony Light, Replace	\$ 35.00	Includes up to 2 light bulbs
Bulb: Microwave Bulb Replacement	\$ 34.00	Includes 2 light bulbs
Bulb: Recessed Bulb Replacement	\$ 30.00	
Circuit Breakers: Replace	\$ 125.00	15 or 20 amp
Circuit Breakers: Reset	\$ 24.00	
Light Fixture: Replace Balcony Fixture	\$ 125.00	
Light Switch: Replace	\$ 50.00	Single switch
Outlets: Dryer, Replace	\$ 90.00	
Outlet: Floor Outlet Trim, Replace	\$ 75.00	
Outlet: GFI Outlet, Replace	\$ 75.00	
Outlet: GFI Outlet, Reset	\$ 24.00	
Outlet: Range, Replace	\$ 90.00	
Outlet: Replace	\$ 50.00	Standard outlets only
Smoke Detectors: Replace One (1) Smoke Detector	\$ 54.00	
Smoke Detector: Replace more than One (1) Detector	\$ 108.00	The price of one hundred eight dollars (\$108.00) to the left is for two (2) smoke detectors. Add thirty dollars (\$30.00) for every smoke detector you would like installed.
Smoke Detector: Replace Batteries	\$ 30.00	This is the cost to replace batteries in one (1) smoke detector at any time other than during a filter change. If batteries need to be changed in more than one smoke detector, an additional six dollars (\$6.00) per smoke detector will be charged.
Smoke Detector: Replace Batteries at the same time as the filter change is being performed	\$ 6.00	This is for one (1) smoke detector. If batteries need to be changed in more than one smoke detector, an additional cost of six dollars (\$6.00) per smoke detector will be charged.
<i>HVAC Services</i>		
Fan Coil Units: Filter Change	N/C	This is done twice a year.
Fan Coil Units: Filter Change One (1) Filter	\$ 34.00	This is for changing filters at any other time than the normal biannual filter changes. The cost is for changing one filter.
Fan Coil Units: Filter Change more than one (1) Filter	\$ 68.00	This is for changing filters at any other time than the normal biannual filter changes. The cost of sixty-eight dollars (\$68.00) is for changing two (2) filters. If more than two (2) filters are changed an additional cost of ten dollars (\$10.00) a filter will be charged.
Fan Coil Units: Replace Actuator	\$ 178.00	
Fan Coil Units: Replace Thermostat	\$ 163.00	
Fan Coil Units: Replace motor w/capacitor	\$ 258.00	
<i>Plumbing Services</i>		
Adjust Hot Water Temperature	N/C	
Bath Tub: Spout Diverter, Replace	\$ 55.00	
Faucet: Pull Out Head, Kitchen Faucet	\$ 100.00	
Faucet: Pull Out Hose, Kitchen Faucet	\$ 75.00	
Faucet: Kitchen Faucet, Replace	\$ 390.00	

Description	Total Cost for Labor and Materials	Comments
Facet: Supply Hose, Bathroom, Replace	\$ 63.00	Two hoses
Garbage Disposal: Replace	\$ 235.00	
Hot Water Heater: Thermostat, Replace	Owner needs	WFS Staff does not perform this work
Hot Water Heater: Flood Stop Batteries, Replace	\$ 34.00	If the residents supplies 4 AA Batteries, the cost will be twenty four dollars (\$24.00)
Plunging: Sinks & Toilets-Weekdays 8:00 a.m. - 4:00 p.m.	\$ 48.00	
Plunging: Sinks & Toilets-Outside of WFS Maint hours above	\$ 175.00	This is to cover the cost of a staff member coming in at time and half. When a staff member is called in outside of normal working hours they are given four (4) hours.
Shower: Handle, Replace	\$ 55.00	
Shower: Handle Insert, Replace	\$ 35.00	
Shower: Valve Cartridge, Replace	\$ 115.00	
Sink: New Bathroom Sink Stopper	\$ 35.00	
Toilet: Fill Line, Replace	\$ 48.00	
Toilet: Fill Valve, Replace	\$ 50.00	
Toilet: Flapper, Replace	\$ 30.00	
Toilet: Flush Handle, Replace	\$ 30.00	
Toilet: Seat, Replace	\$ 48.00	Standard white seat. Other colors will be priced higher.
Toilet: Supply Hose, Replace	\$ 24.00	One (1) hose
Toilet: Wax Ring, Replace	\$ 225.00	
<b>Other Services</b>		
Balcony Rail Bolt Check	N/C	This is done once a year.
Closet Door Tracks: Replace	\$ 85.00	This is for one track
Door Handles: Re-attach Closet Door Handles	\$ 24.00	This is for one set of door handles
Keys: Make Mailbox Key	\$ 15.00	This is for one (1) key
Keys: Make Unit Door Keys	\$ 15.00	Per key
Lock: Door Lock, Interior, Replace	\$ 65.00	
Lock: Door lock, Unit, Re-Key	Must call	WFS Staff does not perform this work
Lock: Door lock cylinder, Unit, Replace	\$ 148.00	If performed by Maintenance. If a locksmith has to be called, the cost will be more.
Lock: Mailbox Lock, Replace	\$ 90.00	
Lock: Storage Unit Lock, Replace	\$ 125.00	
Painting: Interior of the unit	Owner will need to contact a	Management can arrange this for you. If Management does the owner is responsible to pay the painter directly
Windows: Washing the exterior of patio windows.	\$ 30.00	This if for the smaller balconies and will only be done when the exterior window washing is being done
Windows: Washing, Exterior Only.	N/C	Done twice a year