

AVALANCHE PROPERTY MAINTENANCE AND SERVICES INC.
2022 BILLING RATES
Office 970-479-6047

I. Weekly Home Check Service:

Complete inspection checklist performed weekly and a log kept in the unit. For any 2nd homeowner when unit is not occupied. \$300-\$400 a month (depending on the size of residence)
If a monthly billing does not apply, unit checks will be billed at \$95 per single visit.

II. Hot Tub Check Service:

Weekly hot tub checks and maintenance including cleaning, testing, balancing of chemicals and stocking supplies. \$250 a month. Hourly billing is \$58 an hour

I. Interior unit repair services (provided to owners and billed to owners directly):

- Minor plumbing - \$60 an hour
- Electrical repairs - \$60 an hour
- Painting and drywall repairs- \$58 an hour
- General interior maintenance - \$58 an hour
- Carpentry services - \$58 an hour
- Housekeeping services - \$38 an hour
- After hours emergency response - \$100 an hour/ one hour minimum

II. Project Supervisor - \$58 an hour for project supervision by Maintenance Foreman.

- Meet contractors and procure bids
- Manage and supervise any capital projects.

III. Exterior Building Maintenance:

- General siding repairs, roof and soffit repairs, caulking - \$58 an hour
- Chimney cleaning, gutter repairs - \$58 an hour
- Deck staining - \$58 an hour plus supplies
- Light bulb checks and replacement - \$48 an hour
- Project labor/ Manual labor - \$48 an hour
- Window washing - \$48 an hour
- After hours emergency response - \$100 an hour/ one hour minimum

IV. Snow Removal:

- Shoveling walks - \$45 an hour
- Ice mitigation, ice chipping and removal - \$45 an hour
- Spreading and stocking ice melt and cinders - \$45 an hour
- Shoveling roofs - \$65 an hour
- Plowing - \$100 an hour (or bid price for the season)
- Large Front-End Loader work - \$200 an hour
- Backhoe Loader work - \$150 an hour
- Bobcat/ Skid steer work - \$100 an hour
- Hauling with flatbed truck \$100 load plus labor rate to load if applicable and gas

V. Landscaping services:

- Planting and maintaining flowerbeds, weeding - \$50 an hour
- Mulching or general labor maintenance projects - \$50 an hour
- Leaf raking and bagging - \$50 an hour
- Irrigation system maintenance and repairs \$58 an hour
- Irrigation system blow out \$18 per zone
- Aerating and power raking - \$60 an hour (Includes equipment)
- Mowing- hourly billing - \$55 an hour

Avalanche carries full workman's comp and general liability insurance.