

AVALANCHE PROPERTY MAINTENANCE AND SERVICES INC.
2023 BILLING RATES
Condominium Association Maintenance Services
Office 970-479-6047

- 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 - \$50 an hour or bid price
 - Pool and Hot Tub maintenance - \$58 an hour
 - Trash sweeps and Dog Station maintenance - \$48 an hour
 - After hours emergency response - \$100 an hour/ one hour minimum
- IV. Snow Removal:
- Shoveling walks - \$45 an hour (or bid price for the season)
 - 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
 - Pruning trees and shrubs - \$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 - \$75 an hour (Includes equipment)
 - Weekly Mowing and weed eating and blowing of walks/ decks- bid price
 - Mowing- hourly billing - \$75 an hour
- Additional projects on a bid basis and can do an all-inclusive bid.
- VI. Weekly Home Check Service: (Available to Homeowners)
- Complete inspection checklist preformed weekly and a log kept in the unit. For any 2nd homeowner when unit is not occupied. \$300-350 a month.
- VII. Hot Tub Check Service: (Available to Homeowners)
- Weekly hot tub checks and maintenance including cleaning, testing, balancing of chemicals and stocking supplies. \$250 a month. Hourly billing - \$58 an hour