

ATTENTION

The Bella maintenance staff can perform the following services at a reasonable cost.

\$50.00 to \$100.00 per hour + materials

- HVAC units and filters cleaning and service @\$95.00 or \$180.00 for 2 HVACS.
- Dryer vent cleaning \$70.00
- Balcony cleaning \$150.00 for large balcony, \$120.00 small balcony
- Lubrication of your slider doors and weep hole clean out
- Casement windows lubrication and service \$75.00 +parts & labor.
- Washer hose and valve service \$120.00 *parts and labor.*
- Toilet flapper replacement \$75.00 parts and labor.
- Preventative maintenance for the tub and vanity drains in bathrooms. Services would entail adding drainer cleaner and readjusting hammer (which accumulates hair and debris) \$95.00 includes labor.
- Patio Screen slider repair 1@ \$100.00 2@\$190.00= 2 screens.
- Window Screen repair-2 small window screens @\$110.00 large screens @\$140.00 includes labor. Large window screen repair \$60.00
- Window crank @crank & service \$150.00
- Running toilets service (replacement of fluid master) [\\$95.00@toilet](#) parts and labor.
- Slow running, snake or clogged drains service \$75.00 per hour +material, if needs snake \$175.00.
- Light bulb replacements (call the office for prices)
- Water shutdown fee \$200.00 per riser event (if main valves do not work, work cannot be completed until weather permits) Spring (season) preferred.
- Pre-construction walk-thru with Superintendent - \$100.00
- Progress Inspection Fee (when applicable) for demolition, plumbing, electrical, sprinkler, floor silencers-\$60.00
- Final Construction Inspection Fee (what was listed on the Work Permit is all that was done)-\$60.00

Please call Management office 609-344-8300 to schedule a work order and 2025 pricing. *price subject to change*