



Property Reflex Services

propertyreflex@gmail.com
Chris 469.560.5704 Erin 469.560.5705

APARTMENT SERVICES

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| <ul style="list-style-type: none">• Paint Interior & Exterior• Make Ready Services• HVAC repair/installs• Electrical• LED conversions• Power-washing• Gutter Cleaning• Carport Repairs• Sheetrock Repairs | <ul style="list-style-type: none">• Tile• Resurfacing• Garage Door System & Repair• Roofing• Metal / Wood Fencing• Welding• Concrete• Carpentry• Landscaping/Trees |
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We have been in the renovation business for over 15 years,
We understand how important it is to have a project ready on
time.

We provide quality service from beginning to end of each
project.

Customers satisfaction is always our main goal.

We offer Landscaping services through On Duty Trees
Contact Sha Clayton: Sha@OnDutyTrees.com

**All services are provided by proposal only unless it is for an apartment/management company then
prices can be obtained by proposal or pre-negotiated price*



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Make Ready Services

<u>BASIC</u>	<u>UPGRADE</u>
1x1 - \$130	1x1 - \$375
2x1 - \$150	2x1 - \$425
2x2 - \$160	2x2 - \$475
3x2 - \$180	3x2 - \$550

Basic Make Ready Check List

Plumbing:

- Check for leaks in kitchen & bathroom faucets
- Check: Shower Heads, Shower Knobs, Towel Bars

Lighting:

- Check that all lights are working
- Check ceiling fans
- Check that all appliances are in good condition

HVAC:

- AC Filter Replacement
- AC Vents in good condition
- Thermostat Working

Extras:

- Check all doors
- Check that all cabinets are in good condition
- Check Blinds
- Redo Caulking if needed

**Upgraded units include labor only on installation of new lights, plumbing fixtures, and backsplash of your choice.*



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Interior Paint

No Hassle pricing – All prep, kilz, and minor repairs included (property provided kilz and paint)

Note: Touch Up Paints will be at 70% of the full paint price.
Full paint includes – doors, trims and baseboard.

Full Paint 1 bedroom - \$165.00
Full Paint 2 bedroom - \$185.00
Full Paint 3 bedroom - \$205.00
Full Paint 4 bedroom - \$255.00

Color Change

1X1 - \$50.00
2X2 - \$75.00
3X2 - \$95.00

Painting Extras

Paint Baseboard Semi- gloss	\$45.00
Paint Crown molding Semi-gloss	\$35.00
Paint Chimney	\$50.00
Paint Accent Walls (per wall)	\$50.00
Paint Bathroom Cabinets (semi-gloss each)	\$25.00
Kilz (per gallon)	\$40.00
Occupied Charge	\$30.00
Paint Kitchen Cabinets	\$90.00
Paint Bookshelves	\$20.00
Paint High Ceiling (Over 8 ft)	per/bid
Wall-Paper Removal	
Includes Texture and Paint (per wall)	\$70.00



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Sheetrock Repair

Prices

• 1X1	\$35.00
• 2X1	\$45.00
• 2X2	\$45.00
• 3X2	\$55.00
• 3X3	\$65.00
• 4X2	\$75.00
• 4X4	\$95.00
• 6X3/6X4	\$110.00
• Full Sheet	\$125.00

*Prices includes removing damaged sheetrock, float, texture and painting.
Labor and material

All work requiring more than 1 sheet per unit will be asked to sign approved bid provided by Property Reflex before work can be started.

Ozone Machine

Helps remove & kill bacteria, nicotine, curry, fire smoke, food & other

Unknown penetrated orders. Some units may require 2-3 treatments/ 1 day minimum/ No occupants or live pets during service.

\$75.00 per day



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Resurfacing

We offer no hassle resurfacing pricing on Bathtubs/Surrounds

(All resurfacing carries a 1 yr. warranty)

Standard Tub - \$185.00
Garden Tub - \$210.00
Surrounds - \$100.00 (additional)

*Price includes prep, strip, sanding, and acid wash on every tub. If you do not wish to have this done on your turns, standard pricing can be found below.

	<u>Single Color</u>	<u>Multi- Spec</u>
Kitchen Counter (regular size)	\$ 65.00	\$ 90.00
Kitchen Counter (large size)	\$ 85.00	\$ 120.00
Kitchen Bar	\$ 25.00	\$ 30.00
Kitchen Backsplash	\$ 35.00	\$ 50.00
Kitchen Sink	\$ 35.00	per bid
Kitchen Cabinets	\$ 225.00	per bid
Kitchen Pantry	\$ 20.00	
Vent Hood	\$ 15.00	
Bath Counter	\$ 35.00	\$ 60.00
Bath Vanity	\$ 35.00	\$ 60.00
Bath Sink	\$ 25.00	
Bath Cabinet	\$ 60.00	per bid
Linen Cabinet	\$ 30.00	
Medicine Cabinet	\$ 15.00	
Standard Bathtub	\$ 135.00	
Garden Bathtub	\$ 170.00	
Fiberglass enclosure	\$ 185.00	
Soap Dish	\$ 15.00	
Tile	\$ 85.00	
Fireplace	\$ 50.00	\$ 80.00
Stripping/Tubs	\$ 30.00	
Occ. Charge	\$ 30.00	
Trip Charge	\$ 30.00	
Bathtub and tile repairs	\$ per bid	
Resurfacing Cabinets	\$ per bid	
Plastic cover (partial areas)	\$ 20.00	