



HIGHTOWER RENOVATION SERVICES

SPECIALIZING IN MULTIFAMILY & COMMERCIAL PROPERTIES

Hightowerrenovations.com

ldelatorre@hightowerrenovations.com

-Quality Service for All of Your Property Needs-

214-284-9055

WORK ORDER ASSIST

PAINTING

RESURFACING

HOUSEKEEPING

REHAB

UPGRADES

MAKE READY

ELECTRICAL

HVAC

PLUMBING

CHIMNEYS INSPECTION/CLEAN

INTERIOR REPAIRS

EXTERIOR REPAIRS

REAC & CODE COMPLIANCE

214-284-9055

Lorenzo Delatorre

Owner

****COMPETITIVE PRICING***

****AFTER HOURS SERVICE***



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PAINTING

Paint Pricing*

Full Paint (1 color)	\$0.18 cents per sqft.
Full Paint (2 colors)	\$0.25 cents per sqft.
Color Change	\$0.29 cents per sqft.
Ceilings	\$40.00 per room (up to 225 sqft.)
Kilz Walls as Needed	\$0.20 cents per sqft.
Kilz Ceilings	\$38.00 per room (up to 225 sqft.)
Accent Walls	\$55.00 per wall up to 15 feet
Crown Moldings/Chair Rail	\$0.40 cents per sqft.
Two Tone	\$0.12 cents per sqft.
Kitchen Ceiling	\$20.00
Living Ceiling	\$40.00
Dining Room Ceiling	\$40.00
Bathroom Ceiling	\$20.00
Bedroom Ceiling	\$40.00 (each room)
Hallway Ceiling	\$20.00
Primer all Cabinets	\$200.00

SHEETROCK REPAIRS

TBT Lineal Repair	\$9.50 FT
Sheetrock Repairs 1x1	\$35.00
Sheetrock Repairs 2x2	\$60.00
Remove Texture	\$5.00 FT (new texture)
Replace Ceramic and Material	\$10.00 FT

BACK SPLASH

Starting at (bid on the job size)	\$300.00
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*Property provides paint



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MAKE READY

BASIC MAKE READY*

1 BEDROOM	\$200.00
2 BEDROOMS	\$250.00
3 BEDROOMS	\$300.00

*Basic make ready includes, light bulb(s), light cover(s), ranger burner(s), outlet cover(s), drip pan(s), G-F Cover, regular blinds, vertical blinds, toilet seat(s), caulk in bathroom and kitchen areas, air filters, smoke alarms, replace knobs on kitchen faucets/showers, and bathrooms, shower rod, door stoppers

UPGRADES**

1 BEDROOM	\$600.00
2 BEDROOMS	\$800.00
3 BEDROOMS	\$950.00

**Upgrades include, installation of stove, microwave, dishwasher, refrigerator, vent hood, garbage disposal, kitchen faucet, new water lines, trash compactor, new hardware on kitchen cabinets, adjust refrigerator door to right or left, light fixtures, outlet, outlet covers, light switches, USB outlet, GFIs, new smoke alarms, exhaust fans, vertical blinds and mini blinds (cut if needed), secure bar on sliding door, new doors with hardware, bathroom faucet with stopper, shower head with drain, water knobs, bathroom accessories (toilet paper holder, shower rod, towel bar, toilet seat, mirror frame), new unit number (if needed), change locks.

Every make ready and upgrade will be inspected thoroughly by qualified team member before final turn in.



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HOUSEKEEPING

ONE BEDROOM APARTMENT	\$85.00
TWO BEDROOM APARTMENT	\$95.00
THREE BEDROOM APARTMENT	\$110.00
FOUR BEDROOM APARTMENT	\$110.00
TOUCHUP CLEAN	\$50.00
TWO STORY TOWN HOMES	\$125.00
THREE STORY TOWN HOMES	\$135.00
ADDITIONAL BATHROOM	\$5.00
ADDITIONAL GARAGE	\$15.00
EXTENSIVE/DEEP CLEANING STARTING AT	\$25.00

OFFICES AND AMENITIES DONE PER BID

(office cleaning, clubhouse, laundry room)

Housekeeping charges listed above include living/dining room, kitchen, laundry, 1 bathroom, hallway, front entry, patio, closets, and the bedrooms

EXTRA

Extra Heavy Clean	\$45.00
Range	\$45.00

Qualified team member will inspect every unit thoroughly before final turn in.



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RESURFACING

Kitchen Countertop	\$90.00
Bathroom Countertop	\$55.00
Tubs	\$95.00
Ceramic Tile	\$95.00
Occupied Extra	\$40.00
Touchup Countertops min.	\$35.00
Touchup Countertop max	\$35.00

CHEMICAL WASH & STRIPPING

Tub Strip	\$45.00
Tile Strip	\$45.00
Tub Chemical Wash	\$45.00
Tile Chemical Wash	\$45.00

OTHER

Fireplace start price:	\$50.00
Hearth/Tile Entry start price:	\$50.00

All countertops come with a 12-month workmanship warranty.

All tubs & tile enclosures come with a 12-month workmanship warranty with strip.

\$35 will be added to occupied units for additional prep time and materials.



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CAULKING

Bathtub shower \$120.00

Door Threshold:

One Door \$40.00

Two Doors \$55.00

Three Doors \$70.00

Sink and Toilet:

Up to 2 \$50.00

Additional \$10.00

Windows:

Interior – up to 4 \$45.00

Exterior – up to 4 \$80.00

Interior – 8+ \$90.00

Exterior – 8+ \$120.00

TUBS, SHOWERS, AND GARDEN TUBS

Porcelain and Fiberglass tubs \$95.00

Shower Pan \$45.00

Tile Enclosure \$95.00

Garden Tub w/o jets \$135.00

Tub with Enclosure \$190.00

Garden Tub w/jets \$175.00



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INSTALL/REPLACE/WORK ORDER ASSIST

Bathroom Exhaust Fan	\$80.00		
Shower Curtain Rod	\$35.00		
Blinds: Hang 2 blinds	\$35.00		
Shower Head Replace	\$20.00		
Hang 4 blinds	\$70.00	<u>Dishwasher:</u>	
Hang 8 blinds	\$120.00	Replace	\$120.00
<u>Cabinet Hardware:</u>			
Door knobs	\$40.00		
Replace up to 10 drawers	\$70.00		
Dead bolts	\$40.00		
Replace 11-20 drawers	\$120.00	Both	\$60.00
Replace Ceiling Fans	\$45.00	<u>Peep Hole:</u>	
If no bracket on existing fan	\$120.00	New Installation	\$55.00
<u>Stoves and Ovens:</u>		Replacement	\$20.00
Stove tops	\$50.00	<u>Door Sweeps:</u>	
Oven elements	\$60.00	Up to 3 doors	\$50.00
<u>Curtain Rods:</u>		<u>Door Stops:</u>	
Rod up to 12' long	\$40.00	Up to 5	\$40.00
		Up to 10	\$60.00
<u>Ceiling Fans</u>	\$95.00	<u>Electrical Wall Outlets:</u>	
		Replace up to 3	\$120.00
<u>Light Fixtures:</u>			
Light fixtures	\$120.00	<u>Toilets:</u>	
		Replace flapper and flush valve	\$60.00
<u>Microwave:</u>	\$150.00	Replace toilet seat	\$40.00
Replace over the range	\$60.0	Replace toilet	\$100.00
<u>Mount TV's to wall:</u>		Door Replacements	\$100.00
Up to 50"	\$95.00	<u>Garbage Disposals:</u>	
51" to 70"	\$120.00	Replace	\$120.00
70" +	\$145.00	Repair start at	\$35.00
		Trim up to 100 ft.	\$90.00



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ELECTRICAL/EXTERIOR REPAIRS

ELECTRICAL SERVICE – Bid Upon Request

- *Troubleshoot circuit for grounded or open circuit connections
- *Replace circuit breaker 15, 20, 30 amp single pole
- *Replace circuit breaker 20, 30, 40, 50 amp double pole
- *Replace circuit breaker 60-100 amp double pole
- *Replace circuit breaker GFCI/AFCI single pole
- *Install appliances
- *Install light fixtures
- *Install ceiling fans

EXTERIOR REPAIRS

- *Roof
- *Gutters
- *Leaks
- *Stone/Brick/Concrete
- *Siding and Woodwork
- *Metal and Wood Fence
- *Welding
- *Lighting
- *Stairs
- *Metal Railing
- Please call for free estimate-

*AFTER HOURS SERVICE
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HVAC

HVAC SERVICE AND REPAIR - Bid Upon Request

- *Refrigerant Leak Repair
- *AC Refrigerant Recharge
- *Control Circuit Boards
- *Fuses, Circuit Breakers or Relays
- *Outdoor Condensing Unit Fan Motor
- *Replacement of Contractor/Capacitor 2
- *Condensate Drain Line Flush
- *Replacement Condensing Unit Coil
Pans
- *Condensate Pump Replacement
- *A/H or Furnace Fan Motor
- *Heat Strips 10-20 KW
- * Coil Cleaning Condenser/
Evaporator
- * New Thermostat
- *Compressor Replacement
- *Metal or Plastic Drain

EQUIPMENT REPLACEMENT

- *2 Ton Condenser (R410a)
- *2 Ton Condenser (R22)
- *3 Ton Condenser (R410a)

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PLUMBING

PLUMBING REPAIRS

- *Rebuild toilet (new fill valve, new flush valve, tank to Bowl gasket and bolts/washers)
- *Replace flush valve or fill valve only
- *Replace stop valves
- *Replace boiler drain or hose bib
- *Replace supply lines for sink/lavatory/toilet
- *Reset toilet with new wax ring and bolts
- *Single handle cartridge replacement shower/tub
- *Rebuild stems for lavatory or shower valves
- *Replace leaking washers for hose bibs, washer box, shower valves
- *Replace thermocouple on gas water heater
- *Replace gas valve on water heater
- *Replace electric heating element on water heater
- *Replace thermostat on water heater
- *Replace inlet valve and flex lines on water heater

VALVE AND FIXTURE REPLACEMENT

- *Shower valve replacement (standard single handle)
no tile work included
- *Lavatory faucet (standard single handle) with pop-up assembly
- *Kitchen faucet (standard single handle) with spray
- *Basket strainer replacement chrome
- *Garbage disposal replacement (standard ISE 1/3hp)
- *Standard toilet replacement (white American Standard)
- *Water heater replacement (short and tall)
(commercial water heaters will be priced by the job)
- *Unclog toilets/sinks

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REAC & CODE COMPLIANCE/INSPECTION REPAIRS

Assist with city inspection preparedness

- *Subfloor repairs (Interior)
- *Trip hazards (Exterior)
- *Unsuitable Ground coverings – Irrigation valve covers
Sewer clean out covers, etc.
- *Irrigation & Plumbing leaks
- *Ground erosion issues
- *Exposed cables/wiring
- *Exterior building/breezeway lighting
- *Emergency lighting
- *Housekeeping
- *Metal railing/Stairs
- *Balconies
- *Fire safety – Extinguisher, escutcheons, sprinkler heads, strobes, etc.
- *Smoke alarms – New & battery replacement
- *Doors/Windows – springs, sealing, leaks, etc...

CHIMNEYS

Inspect/clean fireplace chutes, inspect for any cracks or missing mortar, etc...