



## ARMOR HOME WATCH & HANDYMAN SERVICES

### COMPLETE SERVICE PRICE LIST

Prices effective as of: \_\_\_\_\_ • Subject to change with 30 days notice.

All prices listed are starting rates. Final pricing may vary based on property size, condition, and complexity of work. A free on-site consultation is available. No surprise charges — all costs confirmed before work begins. Fully insured. Operated by retired law enforcement.

Home Watch Labor	\$30–\$60 / visit	Handyman Labor	\$50 / hour
After-Hours Rate	\$65 / hour	Emergency/Same-Day	\$75 / hour
Shutter Install — Standard	\$100 / hour	Shutter Install — Named Storm	\$125 / hour
Shutter Removal — Post-Storm	\$85 / hour	Materials / Supplies	Cost + 15%

### 1. HOME WATCH VISIT INSPECTIONS

Service Description	Price	Basis	Notes
Home Watch Visit — Small Home (up to ~1,500 sq ft)	\$30	Per Visit	Interior + exterior inspection
Home Watch Visit — Medium Home (1,500–2,500 sq ft)	\$40	Per Visit	Interior + exterior inspection
Home Watch Visit — Large Home (2,500–4,000 sq ft)	\$50	Per Visit	Interior + exterior inspection
Home Watch Visit — Estate / 4,000+ sq ft	\$60	Per Visit	By quote for very large properties
Exterior-Only Drive-By Check	\$15	Per Visit	No interior access needed
Additional / Unscheduled Visit	\$50	Per Visit	Same-day or next-day request

✓ Every visit includes: written report with photos emailed same day • water leak check • HVAC/thermostat check • door & window security check • electrical panel visual • storm/pest damage indicators • emergency phone notification.

### 2. MONITORING PLANS (MONTHLY)

Service Description	Price	Basis	Notes
Weekly Plan — Small Home	From \$120/mo	Monthly	4 visits/mo • ~\$30/visit
Weekly Plan — Medium Home	From \$160/mo	Monthly	4 visits/mo • ~\$40/visit

Weekly Plan — Large Home	<b>From \$200/mo</b>	Monthly	4 visits/mo • ~\$50/visit
Bi-Weekly Plan — Small Home	<b>From \$60/mo</b>	Monthly	2 visits/mo • ~\$30/visit
Bi-Weekly Plan — Medium Home	<b>From \$80/mo</b>	Monthly	2 visits/mo • ~\$40/visit
Bi-Weekly Plan — Large Home	<b>From \$100/mo</b>	Monthly	2 visits/mo • ~\$50/visit
Monthly Plan — Any Size	<b>From \$30/mo</b>	Monthly	1 visit/mo • size-based rate
Seasonal Package — 3 Months Prepaid	<b>10% off</b>	Seasonal	Prepay 3 months, save 10%
Annual Package — 12 Months Prepaid	<b>15% off</b>	Annual	Prepay 12 months, save 15%

### 3. ADD-ON & À LA CARTE SERVICES

#### Property Access & Monitoring

Service Description	Price	Basis	Notes
Mail & Package Collection	<b>\$15</b>	Per Visit	Held securely or forwarded
Key Holding Service	<b>\$25/mo</b>	Monthly	Labeled by reference # only
Vendor / Contractor Access & Wait	<b>\$45</b>	Per Visit	On-site wait up to 2 hours
Vendor Access — Overtime	<b>\$25/hr</b>	Per Hour	After the first 2 hours on-site
Emergency On-Call Visit	<b>\$75</b>	Per Visit	Response within 2 hours

#### Home Maintenance & Care

Service Description	Price	Basis	Notes
AC Filter Replacement (standard size)		Per Service	Filter cost billed separately
Run Water & Flush Toilets		Per Visit	Prevents pipe & seal drying
Refrigerator Check & Ice Maker Run		Per Visit	Prevents mold & stale water
Ceiling Fan Cycle / Humidity Check		Per Visit	Reduces musty odors
Exterior Hose Bib / Irrigation Check		Per Visit	Leak & coverage check
Garage Door Test & Lubrication		Per Service	Test, lube, inspect sensors
Smoke & CO Detector Battery Check		Per Service	Test + replace batteries
Pest Control Vendor Coordination		Per Event	Meet & oversee pest control
Trash & Recycle Bin Roll-Out / Roll-In		Per Week	Curbside pickup day service
Light Bulb Replacement (interior)		Per Service	Bulb cost billed separately

#### Concierge & Special Requests

Service Description	Price	Basis	Notes
Pre-Arrival Home Prep (owner returning)	<b>\$65</b>	Per Visit	A/C on, lights on, home ready



Guest / Tenant Arrival Walkthrough	<b>\$55</b>	Per Visit	Document & photo on entry
Guest / Tenant Departure Walkthrough	<b>\$55</b>	Per Visit	Document & photo on exit
Grocery & Essential Stocking	<b>\$30 + cost</b>	Per Trip	Basics stocked before arrival
Interior Plant Watering	<b>\$20</b>	Per Visit	Interior potted plants only
Full Photo & Video Property Report	<b>\$35</b>	Per Visit	Detailed photos/video same day
Package / Delivery Receipt & Storage	<b>\$20</b>	Per Delivery	Sign for & secure deliveries
Pool Deck / Patio Furniture Setup	<b>\$45/hr</b>	Per Hour	Arrange for season or arrival
HOA Compliance Visual Check	<b>\$25</b>	Per Visit	Note violations proactively
Custom / Special Request	<b>Quote</b>	As Needed	Call 941-809-1540 to discuss

#### 4. HANDYMAN SERVICES — LABOR RATES

Service Description	Price	Basis	Notes
Standard Labor Rate	<b>\$50/hr</b>	Per Hour	Min. 1-hr charge; 30-min increments after
After-Hours / Weekend Rate	<b>\$65/hr</b>	Per Hour	Mon–Fri after 6 PM • All day Sat–Sun
Emergency / Same-Day Service	<b>\$75/hr</b>	Per Hour	Response within 4 hrs • Min. 2-hr charge
Materials & Supplies	<b>Cost+15%</b>	Per Job	Receipts provided; markup covers sourcing
Disposal / Haul-Away	<b>\$35–\$75</b>	Per Job	Depends on volume; quoted before work
Free Estimate / Consultation	<b>No charge</b>	One time	Credited toward project if approved

#### 5. INTERIOR HANDYMAN — COMMON TASKS

##### Doors, Locks & Hardware

Service Description	Price	Basis	Notes
Deadbolt / Door Lock Replacement (standard)	<b>\$65–\$115</b>	Per Job	Hardware not included
Door Handle / Knob Replacement	<b>\$40–\$65</b>	Per Job	Hardware not included
Door Hinge Tighten / Replace	<b>\$35–\$55</b>	Per Job	Includes up to 3 hinges
Door Strike Plate Repair / Reinforce	<b>\$45–\$70</b>	Per Job	Security upgrade
Sliding Door Track Clean & Adjust	<b>\$45–\$75</b>	Per Job	Includes roller inspection
Door Threshold Replacement	<b>\$55–\$90</b>	Per Job	Material not included
Pocket Door Adjustment / Repair	<b>\$55–\$85</b>	Per Job	
Barn Door Track Install (hardware provided)	<b>\$75–\$120</b>	Per Job	Hardware not included
Screen Door Repair / Re-screen	<b>\$40–\$80</b>	Per Job	Screen material extra
Pet Door Installation	<b>\$55–\$95</b>	Per Job	Unit not included

##### Electrical (Low-Voltage / Fixture)

Service Description	Price	Basis	Notes
Light Fixture Replacement (ceiling/wall)	<b>\$55–\$85</b>	Per Fixture	Fixture not included
Ceiling Fan Install (existing wiring)	<b>\$75–\$110</b>	Per Fan	Fan not included
Ceiling Fan Blade / Part Replacement	<b>\$35–\$60</b>	Per Fan	Parts not included
Outlet or Switch Replacement (standard)	<b>\$45–\$70</b>	Per Outlet	
GFCI Outlet Install / Replace	<b>\$55–\$80</b>	Per Outlet	Bathroom, kitchen, outdoor
Dimmer Switch Install	<b>\$50–\$75</b>	Per Switch	Dimmer not included

Light Switch / Timer Install	\$50–\$75	Per Switch	Device not included
Smoke / CO Detector Replace	\$40–\$60	Per Unit	Unit not included
Doorbell Replacement (wired)	\$55–\$85	Per Job	Unit not included
TV / Monitor Wall Mount	\$85–\$130	Per Job	Mount not included
Cable / Wire Concealment (per 10 ft)	\$45–\$80	Per Section	Materials extra

### Plumbing (Minor Repairs)

Service Description	Price	Basis	Notes
Toilet Repair — Running / Flapper / Fill Valve	\$60–\$95	Per Job	Parts not included
Toilet Seat Replacement	\$30–\$50	Per Job	Seat not included
Faucet Repair (drip, handle, aerator)	\$50–\$80	Per Job	Parts not included
Faucet Replacement (standard)	\$75–\$120	Per Job	Faucet not included
Garbage Disposal Replacement	\$85–\$120	Per Job	Disposal not included
Garbage Disposal Reset / Unjam	\$40–\$60	Per Job	
Under-Sink P-Trap Repair / Replace	\$45–\$75	Per Job	Parts not included
Shower Head Replacement	\$40–\$65	Per Job	Head not included
Caulk Tub / Shower / Sink (re-caulk)	\$55–\$80	Per Job	Full removal & reseal
Shut-Off Valve Replacement (angle stop)	\$65–\$100	Per Job	Valve not included
Hose Bib / Spigot Replacement	\$65–\$100	Per Job	Spigot not included

### Drywall, Paint & Interior Finishes

Service Description	Price	Basis	Notes
Drywall Patch — Small (up to 3" hole)	\$45–\$75	Per Patch	Includes texture match
Drywall Patch — Medium (3"–6" hole)	\$65–\$110	Per Patch	Includes texture match
Drywall Patch — Large (6"–12" hole)	\$95–\$150	Per Patch	Includes texture match
Drywall Patch — Full Panel Replacement	\$150–\$250	Per Panel	Labor only; drywall extra
Touch-Up Paint (per room)	\$60–\$135	Per Room	Client provides paint
Door / Trim Paint Touch-Up	\$40–\$75	Per Door	Client provides paint
Baseboard / Crown Molding Re-nail / Repair	\$40–\$70	Per 10 ft	
Baseboard / Trim Caulk & Paint (per 20 ft)	\$55–\$85	Per Section	Client provides paint
Popcorn Ceiling Patch (per sq ft)	\$3–\$6	Per Sq Ft	Min. \$50 charge
Tile Grout Repair / Re-grout (per linear ft)	\$8–\$14	Per Lin Ft	Min. \$60 charge
Caulk Around Baseboards (per room)	\$45–\$75	Per Room	

### Cabinet, Furniture & Misc. Interior

Service Description	Price	Basis	Notes
Cabinet Hinge Tighten / Replace	<b>\$30-\$55</b>	Per Job	Up to 6 hinges
Cabinet Door Adjust / Realign	<b>\$35-\$60</b>	Per Job	Up to 4 doors
Cabinet Handle / Pull Replace	<b>\$35-\$55</b>	Per Job	Hardware not included
Drawer Slide Repair / Replace	<b>\$40-\$70</b>	Per Drawer	Slides not included
Furniture Assembly (flatpack)	<b>\$50/hr</b>	Per Hour	1-hr minimum
Shelving Install (per shelf)	<b>\$30-\$55</b>	Per Shelf	Hardware not included
Closet Rod / Bracket Replace	<b>\$35-\$55</b>	Per Job	Hardware not included
Mirror / Picture Hang (per item)	<b>\$20-\$40</b>	Per Item	Hardware not included
Baby Proofing / Safety Anchors	<b>\$45/hr</b>	Per Hour	Hardware extra
Weatherstripping Replace (per door)	<b>\$45-\$70</b>	Per Door	Strip not included
Window Lock / Latch Replace	<b>\$35-\$55</b>	Per Window	Hardware not included
Attic Stair / Pull-Down Repair	<b>\$65-\$110</b>	Per Job	

## 6. EXTERIOR HANDYMAN — COMMON TASKS

### Cleaning & Maintenance

Service Description	Price	Basis	Notes
Power Wash — Driveway or Walkway	\$80–\$150	Per Job	Up to 500 sq ft
Power Wash — Driveway (large)	\$120–\$200	Per Job	500–1,000 sq ft
Power Wash — House Exterior (1 story)	\$150–\$250	Per Job	Siding / stucco
Power Wash — Lanai / Pool Deck	\$80–\$140	Per Job	Up to 400 sq ft
Gutter Cleaning — Single Story	\$85–\$130	Per Job	Debris removal included
Gutter Cleaning — Two Story	\$130–\$185	Per Job	Debris removal included
Gutter Downspout Flush / Clear	\$40–\$65	Per Job	Per downspout
Gutter Guard Install (per 10 ft)	\$35–\$60	Per Section	Guards not included
Dryer Vent Clean (exterior)	\$55–\$85	Per Job	Fire hazard prevention
A/C Condenser Coil Rinse (visual clean)	\$35–\$55	Per Unit	Exterior coil only

### Windows, Screens & Doors

Service Description	Price	Basis	Notes
Window Screen Repair / Re-screen (per screen)	\$35–\$65	Per Screen	Screen material extra
Window Screen Frame Repair	\$30–\$55	Per Screen	
Window Screen Install / Replace	\$40–\$70	Per Screen	Screen not included
Window Cleaning (interior + exterior, per window)	\$8–\$15	Per Window	Min. \$75 charge
Sliding Glass Door Screen Repair	\$45–\$80	Per Door	Screen material extra
Exterior Door Weatherstripping	\$50–\$80	Per Door	Strip not included
Exterior Door Lock / Handle Replace	\$65–\$115	Per Door	Hardware not included
Exterior Caulk (per window or door)	\$25–\$45	Per Opening	Caulk included
Storm Door Install (door provided)	\$85–\$135	Per Door	Door not included

### Deck, Fence & Structural

Service Description	Price	Basis	Notes
Fence Board Repair / Replace (per board)	\$25–\$45	Per Board	Board not included
Fence Post Repair / Reset	\$65–\$110	Per Post	Concrete extra
Fence Gate Adjust / Repair	\$55–\$90	Per Gate	
Deck Board Replace (per board)	\$35–\$65	Per Board	Board not included
Deck Rail Tighten / Repair	\$45–\$80	Per Section	

Wood Rot Repair — Minor (per sq ft)	\$15–\$25	Per Sq Ft	Min. \$75 charge
Mailbox Post Repair / Reset	\$55–\$90	Per Job	Post not included
Handrail Install / Repair (per 4 ft)	\$65–\$110	Per Section	Hardware extra
Concrete Crack Fill (per 10 ft)	\$35–\$65	Per Section	
Stepping Stone / Paver Re-set (per stone)	\$15–\$30	Per Stone	

### Lighting & Electrical Exterior

Service Description	Price	Basis	Notes
Exterior Light Fixture Replace	\$75–\$115	Per Fixture	Fixture not included
Motion Sensor Light Install / Replace	\$75–\$120	Per Fixture	Fixture not included
Landscape / Path Light Install	\$25–\$45	Per Light	Lights not included
Landscape Light Repair / Rewire	\$35–\$65	Per Job	
Solar Light Install (ground stake)	\$15–\$25	Per Light	Lights not included
Outdoor Outlet (GFI) Replace	\$60–\$90	Per Outlet	
Outdoor Ceiling Fan Install	\$85–\$130	Per Fan	Fan not included; must have existing wiring

## 7. HURRICANE SHUTTER SERVICES — SPECIAL PRICING

**STORM PRICING POLICY:** Standard rates apply for routine seasonal installs. Named Storm rates apply when a Named Tropical Storm or Hurricane Watch/Warning has been issued by the National Hurricane Center for Sarasota County. Post-storm removal rates apply after the storm has passed and conditions are safe. Emergency / inaccessible conditions are quoted on-site. All rates are per hour — final cost depends on number of shutters, type, and access.

Service	Standard Rate	Named Storm Rate	Notes
Accordion Shutter — Open / Extend (per opening)	\$100/hr	\$125/hr	Pull & lock into place
Accordion Shutter — Close / Retract (per opening)	\$85/hr	\$125/hr	Post-storm accessible
Panel Shutter Install — Aluminum or Steel (per panel)	\$100/hr	\$125/hr	Track mount or bolt-on
Panel Shutter Removal — Post-Storm (accessible)	\$85/hr	N/A	Standard removal rate
Roll-Down Shutter Manual Operation	\$100/hr	\$125/hr	Manual crank or strap
Roll-Down Shutter Motor Assist (operator present)	\$100/hr	\$125/hr	Client controls motor
Bahama / Colonial Shutter Close & Latch	\$100/hr	\$125/hr	Decorative storm shutters
Storm Panel Storage — Pull & Stack Neatly	\$45/hr	\$100/hr	Pre or post-storm
Screen Enclosure Prep (remove or brace)	\$50/hr	\$100/hr	Per NHC guidance
Patio / Lanai Furniture Move Indoors	\$45/hr	\$100/hr	Remove from wind exposure
Post-Storm Site Walk & Damage Photo Report	\$65	N/A	Flat fee; report emailed

Storm Checklist Inspection (pre-departure)	\$55	N/A	Full prep walkthrough
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\* Named Storm rate applies when National Hurricane Center has issued a Tropical Storm Watch/Warning or Hurricane Watch/Warning for Sarasota County. \* "Accessible" means shutters can be reached safely without special equipment. Inaccessible or high-rise work quoted separately. \* Hourly rate is billed from arrival to completion. Minimum 1-hour charge on all shutter calls.

## 8. PACKAGE DEALS & BUNDLES

Package Name	Regular	Bundle Price	What's Included
Snowbird Starter Pack	\$75	\$60	Monthly watch (small) + 1 hr handyman
Snowbird Standard Pack	\$125	\$100	Bi-weekly watch (medium) + 2 hrs handyman
Snowbird Premium Pack	\$185	\$150	Weekly watch (medium) + 3 hrs handyman
New Homeowner Welcome	\$130	\$105	1-time inspection + 2 hrs handyman
Pre-Season Prep Package	\$180	\$150	Inspection + storm prep + 3 hrs work
Seasonal Protection (3-month)	\$540	\$465	Weekly watch + storm prep + post-storm check
Annual Full-Service Plan	\$1,680	\$1,380	Bi-weekly watch + 20 hrs handyman/year
Storm Ready Bundle	\$310	\$260	Pre-storm prep + shutter install + post-storm check

## IMPORTANT NOTES

- All prices are **starting rates**. Final cost depends on property size, condition, and scope of work. Cost confirmed before any work begins — no surprise charges.
- Handyman labor is billed in **30-minute increments** after the first hour. Minimum 1-hour charge on all jobs.
- Materials, supplies, and hardware are **not included** in labor rates unless noted. Receipts provided for all material purchases.
- **Military, First Responder, and Senior discounts** available — ask for details.
- Armor Home Watch **carries general liability insurance**. Operated by retired law enforcement with 28 years of service in Sarasota County.
- For jobs requiring licensed plumbing, electrical, or structural work, Armor Home Watch will coordinate with and supervise a licensed subcontractor.
- To schedule a **free on-site consultation** or request a custom quote, call **941-809-1540** or email **ArmorHomeWatch@gmail.com**.