



**WATERGATE AT LANDMARK  
CONDOMINIUM UNIT OWNERS ASSOCIATION**

211 Yoakum Parkway, Alexandria, Virginia 22304  
www.watergateatlandmark.com  
703-370-7000

**WAL HANDYMAN SERVICES**

The Handyman Service Program allows WAL staff members to provide most types of basic unit maintenance, at rates typically lower than those of Outside Contractors. Our Maintenance staff provides routine electrical and plumbing repairs, as well as, light carpentry work like installing picture hooks. WAL also performs drywall repairs and painting, including ceilings.

The following is a list of typical In-Unit Services; provided under the Handyman Service Program that are available to both unit owners and residents. Invoicing includes - labor, parts and material billed at cost, plus 20%. All new parts will be warranted for a period of ninety days.

Plumbing - Labor is billed as follows: \$70.00 an hour and is billed at a 15-minute increment of \$17.50

- Replace:
  - Sink Trap
  - Dishwasher hose/clamp
  - Faucet, faucet stem, handle, washer, cartridge
  - Toilet, flapper, toilet seat, fluidmaster, wax ring, caps, tank bolts
  - Water supply lines and valves
  - Garbage disposal
  - Shower rod on wall, shower head, neck, handles and cartridge
  - Sink and shower stoppers
  - Washing machine and dryer hoses
- Clear and snake drain lines
- Clear and replace aerator

General Work - Labor is billed as follows: \$70.00 an hour and is billed at a 15-minute increment of \$17.50

- Replace
  - Front door and mailbox locks
  - Doorbell
  - Chandelier
  - Light bulb/tubes
  - Bathroom filters
  - Clean dryer vent - machine to wall only
  - Hang pictures and towel racks
  - Door rollers
  - Caulking

- Repair/repaint ceilings and walls
- Put doors back on track

HVAC – Labor is billed as follows: \$90.00 an hour and is billed at a 15-minute increment of \$22.50

- Replace filter, disconnect, fuses and HVAC door locks
- Clear condensate line

Electrical - Labor is billed as follows: \$90.00 an hour and is billed at a 15-minute increment of \$22.50

- Hang light fixtures
- Test and replace smoke detector
- Replace circuit breakers, faceplate, switches and sockets

Tier Shutdowns (Water Shut Off)

- Regular scheduled shut off: \$100.00
- Emergency shut off: \$200.00
- After hours shut off: \$300.00

You may request service by completing and signing a Work Order Request form in the Resident Services office or emailing WAL's Maintenance Coordinator at [Handyman@watergateatlandmark.com](mailto:Handyman@watergateatlandmark.com). Service is available Monday through Friday - 8:30 am – 4:00 pm. Morning and afternoon timeframes are provided. Timeframes are 8:30 am – noon or 1:00 – 4:00 pm. Your statement will be mailed once work is complete. Payment is due within 30 days. If payment is not received within 30 days, it will be added to assessment accounts and late fees billed accordingly.

Services not available include: heating/air conditioning repairs, window cleaning and any appliance repairs.

WAL also provides a free In-Unit Inspection which is an annual inspection program of the major components of the unit, which will include a related report. The maintenance staff member performing the service will inspect your unit's dishwasher, refrigerator, kitchen and bathroom sinks, toilets, plumbing valves, bathtubs, drains, washing machine hoses, caulking, drain lines, filters, smoke detectors and windows.

The benefits derived from the In-Unit Inspection Program are as follows:

- Awareness of current component conditions
- Warning of potential problems
- Budgeting information regarding possible upcoming replacement/repair costs

The report will note any recommended repairs or replacements. If a condition exists that necessitates work by an Outside Contractor, it will be reported. By requesting the inspection, a unit owner understands and agrees that the Association doesn't make any warranties, express or implied, as to the inspections, any material used or any work performed. You may also request this service by completing and signing a Work Order Request form in the Resident Services office or emailing WAL's Maintenance Coordinator at [Handyman@watergateatlandmark.com](mailto:Handyman@watergateatlandmark.com).