



# Pine Knot Construction's

## Home Maintenance Program

Quarterly Maintenance Subscription				
\$125 per month. 10% Savings when paid in full - \$1350.				
Handyman Services	Q1	Q2	Q3	Q4
Inspect & adjust door latches, deadbolts, & strike plates for alignment	✓	✓	✓	✓
Inspect sinks, toilets & faucets for running/leaks, fix as needed**	✓	✓	✓	✓
Perform visual inspection from attic for roof leaks	✓	✓	✓	✓
Inspect shower door water seals, replace as needed**	✓	✓	✓	✓
Inspect connection hoses for leaks on all appliances, tighten/repair as needed**	✓	✓	✓	✓
Inspect garbage disposal, clean out as needed	✓	✓	✓	✓
Treat wasp & dirt dauber nests on perimeter of home	✓	✓	✓	✓
Check ceiling fans, light bulbs, switches, & outlets are functional	✓	✓	✓	✓
Change customer provided HVAC air filters	✓	✓	✓	✓
Inspect, adjust, & make minor repairs to exterior gates as needed**	✓	✓	✓	✓
Inspect wood fence, re-secure loose boards & bracing as needed**	✓	✓	✓	✓
Inspect exterior soffits, fascia, & visible flashing	✓	✓	✓	✓
Inspect perimeter of house for water/pest intrusion, or rot	✓	✓	✓	✓
Inspect walls & ceiling for cracks & water damage	✓	✓	✓	✓
Inspect interior trim & baseboards	✓	✓	✓	✓
Clean out shower & bathtub drains	✓	✓	✓	✓
Clean out dryer vent	✓		✓	
Clean gutters (must be accessible by 12' ladder)	✓		✓	
Inspect & lubricate garage door hinges & chains	✓		✓	
Clean out French drain basins	✓			
Put holiday decorations in the attic	✓			
Inspect weather stripping on exterior doors, replace as needed**		✓		✓
Inspect and repair window screen as needed**		✓		✓
Replace refrigerator water filter **		✓		✓
Test & change batteries in smoke detectors & CO detectors		✓		✓
Inspect sprinkler system, adjust spray heads as needed		✓		
Take down holiday decorations from the attic				✓
Winterize/insulate exterior pipes, faucets & sprinkler system**				✓
Test & inspect master water shutoff valve				✓
Inspect fireplace				✓
...and any other handyman need during the allotted maintenance time	✓	✓	✓	✓
10% Off ALL handyman services	✓	✓	✓	✓
10% Off Haul-away service	✓	✓	✓	✓

**Basic A/C Inspection & Maintenance****AC Services & Repair*****Included with Pine Knot's Home Maintenance Program***

	Q1	Q2	Q3	Q4
Inspect the indoor & outdoor unit for signs of wear & tear	✓		✓	
Clean the condenser coil	✓		✓	
Inspect the evaporator coil for cleanliness	✓		✓	
Check major electrical components for break down or diminishing electrical charges	✓		✓	
Clear drain lines	✓		✓	
Inspect Air Filters	✓		✓	
Inspect Air Flow & adjust dampers (as needed)	✓		✓	
Test supply & return air temperatures	✓		✓	
Inspect ductwork for signs of deterioration & organic growth	✓		✓	
Check for air leaks at return & supply plenums	✓		✓	
Check Thermostat for proper function	✓		✓	
Inspect safety measures for proper function	✓		✓	
Inspect flue pipe for proper ventilation	✓		✓	
Inspect heat exchanger for visible signs of cracking	✓		✓	

**Thank You for Supporting a Local Veteran-Owned and Family-Operated Businesses!**

Quarterly visits are estimated to take 2 (Q2&Q4) and 3 (Q1&Q3) hours. This includes completion of the quarterly checklist as well as any minor repairs that may be identified and can be completed during allocated time of the visit. In the event the technician is done in less than the allotted time, the remaining time may be used for additional light handyman tasks which may include but are not limited to: Install video doorbell – Install a smart home product (i.e. thermostat or irrigation controller) – Hang a TV – Hang pictures – Install garage shelves – Touch-up painting – Hang blinds or curtains – etc. Any major repairs or projects that require a follow-up appointment will be billed at our standard labor rates with a 10% discount. Materials are not included in subscription price unless otherwise stated. Subscribers will receive a call every 3 months to schedule your quarterly appointment.

Subscribers will be invoiced for their first month's service upon signing up, and then will be billed monthly. If the subscription is cancelled prior to completion of the 4th quarterly visit, a \$250 early termination fee will be applied. After the 4th quarterly visit, the subscription can be cancelled at any time without penalty. Annual subscribers will be invoiced each year upon their anniversary and will be able to cancel anytime during their first quarter without penalty. Annual subscriptions are subject to early termination penalty.

Pine Knot values your loyalty and will return that loyalty by remaining committed to quality service and repairs exceeding your expectations.

**903.283.3815**

**info@pineknotconstruction.com**