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# YOUR HOME CONCIERGE SERVICE

Keeping your home pristine.



# EXPERIENCE THE DIFFERENCE

At JS Construction & Home Services, we understand the value of your home and the importance of peace of mind. Our Premier Home Maintenance Program is designed to provide you with exceptional service, convenience, and expertise to keep your home in pristine condition.

## Why Choose Us?

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### CONVENIENCE

With one resource to schedule, coordinate, and manage all your home maintenance needs, you can enjoy more free time for what matters most.



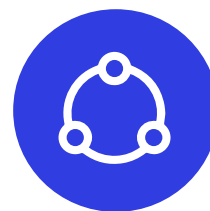
### EXPERTISE

Our skilled professionals and network of trusted trades ensure top-notch service, from minor repairs to major renovations.



### PROFESSIONAL MONITORING

Our team of experts will ensure your home is professionally monitored and maintained, giving you confidence and security.



### COMPREHENSIVE COVERAGE

We offer an extensive list of services, including inspections, repairs, and preventive maintenance, to extend the life and value of your home appliances, components, and systems.

# PROGRAM HIGHLIGHTS



## BIANNUAL HOME ASSESSMENT

A dedicated project manager will evaluate your property twice a year, inspecting major systems, exteriors, and interiors, and addressing your concerns.



## WIDE RANGE OF SERVICES

Our checklist covers everything from alarm systems to roofing, ensuring your home is in optimal condition year-round.



## CONCIERGE SERVICE

Enhance your home with optional services, such as home automation, landscaping, or interior design.



## TRANSPARENT PRICING

Annual membership dues are customized based on your home's specifics, with flexible payment options.

## YOUR HOME, OUR PRIORITY

Maximize your home's value, safety, and longevity with our Premier Home Maintenance Program. Let us take care of your property, so you can focus on enjoying your home and precious time with loved ones.



# CHECKLIST OF INCLUDED SERVICES

## ACCESSORIES & HARDWARE



- Inspect all bathroom towel bars, tissue holders, etc. and tighten, if needed
- Inspect all door knobs and latches. Tighten and adjust as necessary
- Inspect all door hinges

- Clean all refrigerator, freezer and beverage center cooling coils that are accessible
- Clean range hood filters
- Order and install new filters for Fridge and Freezer

## APPLIANCES



# CHECKLIST OF INCLUDED SERVICES

## CABINETS & MILLWORK



- Inspect and tighten cabinet hardware
- Adjust hinges, as necessary, for proper alignment

- Fireboxes and dampers inspected
- Chimneys and flues inspected
- Inspect fireplace surrounds and hearths
- Ashes cleaned from wood burning fireplaces

## CHIMNEYS AND FIREBOXES



# CHECKLIST OF INCLUDED SERVICES



## ELECTRICAL COMPONENTS

- Smoke/CO detector service (system test and new batteries installed)
- Light switches and dimmers inspected
- Adjust and tighten electrical cover plates
- Inspect GFI outlets in wet areas
- Replace burned out light bulbs from owner's stock



## ELEVATOR

- Confirm that owner has maintenance contract with elevator company



## IRRIGATION SYSTEM

- We will help Owner to coordinate seasonal opening and closing of system as well as RPZ valve inspection with your preferred contractor



# CHECKLIST OF INCLUDED SERVICES

## EXTERIOR COMPONENTS



- Exterior envelope inspected including painted surfaces and sealants
- Exterior windows and doors checked for proper operation and condition of glass and painted finishes
- Check all weather stripping at exterior doors
- Remove debris from basement window wells and clear drain covers
- Check all exhaust terminations for obstructions and proper damper operation
- Inspect splash blocks and/or storm sewer connections at each downspout
- Inspect fences and gates
- Adjust and tighten loose outdoor light fixtures

- Driveway, patios and sidewalks evaluated for heaving or settlement
- Inspect for loose or damaged pavers at stoops

## HARDSCAPE AREAS



# CHECKLIST OF INCLUDED SERVICES

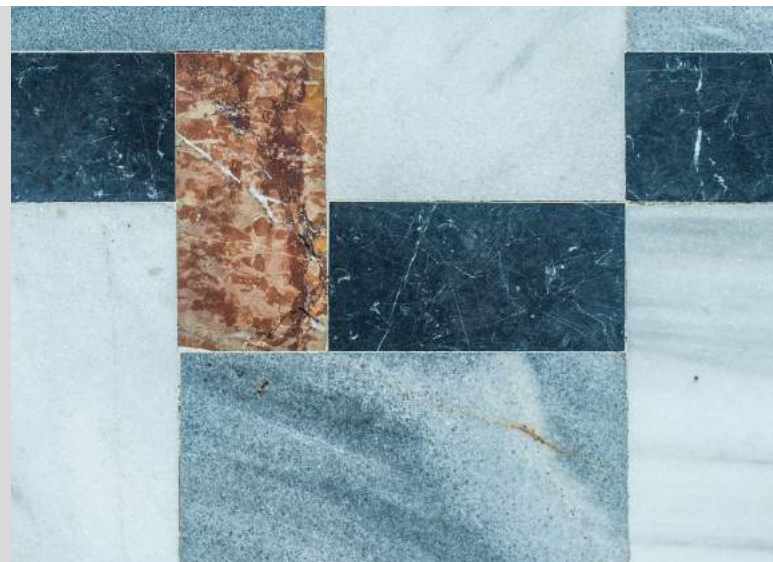
## HEATING AND COOLING SYSTEMS (HVAC)



- Furnaces cleaned, inspected and new filters installed from Owner's stock
- Inspect thermostats and change batteries, if needed
- Humidifiers cleaned and owner provided pads replaced
- Turn on or turn off unit depending on season
- AC units cleaned and checked for settlement
- Boiler and radiant heating system inspected
- Dryer vent cleaned of lint build up

- Tile and grout inspected for cracks and discoloration
- Inspect and install new caulking as needed at all tubs, showers and backsplashes

## TILE & COUNTERTOPS





# CHECKLIST OF INCLUDED SERVICES

## GARAGE DOORS



- Garage door bolts and mechanisms inspected and tightened, as needed.
- Lubricate all rollers, springs and other moving parts, as needed.
- Check safety sensors for proper alignment.
- Replace operator light bulbs, as needed.
- Change keypad battery, if needed.

- Turn on/off hose bib valves to avoid freezing
- All faucets checked for water pressure, clean aerators
- Inspect and clean sink p-traps
- All plumbing fixtures checked for proper operation
- Main water shut off checked for proper operation
- All accessible shut off valves checked for leaks

## PLUMBING



# CHECKLIST OF INCLUDED SERVICES

## PAINTING



- Walk through to determine if any touch up painting or wall board repair is necessary
- Repair any minor cracks, nail pops and touch up walls
- Caulk and touch up all moldings such as crown, base and casing
- Install a fresh coat of clear finish to stained exterior doors
- Inspect and touch up iron railings and window well covers
- One painter for one day is included above. If additional labor and materials are needed, an estimate will be provided prior to work being performed

- Confirm owner has renewed contract

## GENERATOR:



# CHECKLIST OF INCLUDED SERVICES



## ROOFING & GUTTERS

- Roofing inspected for missing slates or shingles
- Flashings inspected
- Gutters inspected for damage from wind, tree limbs or ladders
- Gutters cleaned of leaves and debris
- Window wells cleaned out
- Send report of repairs needed on gutters and roof to client for approval if need be





# ANNUAL SUBSCRIPTION

Our membership program is meticulously designed to match the intricate and diverse systems within your home. Annual fees are reflected by the specific features and needs of your property. The criteria used to assess your membership fee include, but are not limited to, the number of:

- Furnaces
- Boilers
- Steam showers
- Bathrooms
- Generators

Membership dues are conveniently structured to be paid in two equal installments, each due two weeks prior to your scheduled inspection. As a token of our appreciation for your upfront commitment, we offer a 10% discount to members who opt to pay their annual dues in a single installment.





# **READY TO GET STARTED?**

**CALL US AT 847-420-8669**

**TO SCHEDULE A CONSULTATION  
AND EXPERIENCE THE BENEFITS  
OF PROFESSIONAL  
HOME MAINTENANCE.**



**Contact info for additional materials:**

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