



Annual Home Maintenance & Handyman Plan Contract & Terms of Service

Thank you for trusting Schloegel Handyman Services with your home maintenance. Please review and sign this service agreement to begin your annual plan.

Full Name _____

Address (of home covered under this contract) _____

City _____ State _____ ZIP _____

Best Phone Number _____ email address _____

Select One

- Pay in Full (\$1400) Installment Pay (4 payments of \$350)

Signature _____ Date _____

Schloegel Design Remodel Signature _____

By signing above you agree to the terms and conditions presented in this agreement. You also certify that you are the homeowner and /or are authorized to hire professional service companies for maintenance for the home at the address listed above.

The plan includes:

- One visit to execute the services outlined in the Spring checklist
- One visit to execute the services outlined in the Fall checklist
- One visit to conduct a home inspection as described below
- Eight hours of handyman services (which can be used in one or multiple days)

Scheduling

Contact Charlie Schloegel at 816-361-9669 or Charlie@RemodelAgain.com for scheduling questions. Upon acceptance we will schedule a mutually agreed upon date for Home Inspection and Spring & Fall Visits. Customer does not have to be home during the scheduled time, however, access will need to be setup in advance.

Additional Services Available

Home Watch – Let the experts at Schloegel tailor a home survey plan for you when you are away from your home for a period of time. Additional services such as snow removal, lawn service, pool, etc. can be added. Please call for a quote.

Additional Benefits

Priority Scheduling: Schloegel Home Maintenance members receive priority scheduling for additional handyman services.

One Stop Billing: One bill for home maintenance services and additional services such as lawn care and snow removal.

Please see back for additional terms and conditions.

Items included in Fall and Spring Visit:

- Inspect & change furnace filter. Standard filters in standard sizes included in price.
- Inspect & clean gutters and downspouts
- Open/close outdoor faucets and hoses
- Tighten exterior door hardware
- Adjust downstairs vents, Adjust upstairs vents
- Cover/uncover patio furniture
- Cover/uncover AC Unit(s)
- Hose down driveway and entry walkway
- Clean window wells
- Clean fireplace
- Clean dryer vent
- Replace batteries on smoke & CO detectors. Cost of batteries included.
- Replace outdoor light bulbs as needed
- Supply a new fire extinguisher as needed
- Open/close fireplace flue

Home inspection includes:

Exterior

- Wood rot - siding, trim, decks, windows, misc.
- Painting - Paint Condition
- Gutters & Downspouts
- Rodent Infestation
- Masonry
- Drive & walks - condition
- Grading - positive fall
- Roof - condition
- Door - operation

Basement

- Foundation walls
- Foundation floor
- Sump pump
- HVAC exposed - leaks
- Furnace filter replacement
- Rim joist insulation
- Silcock shut-off's
- Water leakage

Kitchen

- Backsplash caulk
- Cabinet door alignment
- GFCI outlets in backsplash
- Faucet / side spray working
- Countertop sealing / gaping
- Appliances
- Drawer glides, hardware, cabinet

Master Bath & Two Additional Baths

- Caulking in shower
- Caulking on backsplash
- Water pressure - shower & sink
- Toilet - components/running?
- Grout in shower and floor
- GFCI outlets present
- Cabinet doors & hardware
- Countertop sealing
- Accessories attached/replace
- Plumbing fixtures operating

General

- Functionality of front door
- Functionality of rear door
- Functionality of garage entry door
- Functionality of interior doors
- Caulking at mouldings
- Interior cabinetry alignment
- Entry foyer - grout, flooring
- Garage door operation
- Washing machine supply & vent
- Light bulbs to replace
- Miscellaneous repairs

Schloegel cannot and does not guarantee against future damages or failures after the home inspection.

Terms and Conditions:

This agreement is with Schloegel Design Remodel dba Schloegel Property Solutions (hereafter SPS.)

Pricing & Renewal - \$1400 pricing applies to homes under 4,000 square feet. For larger homes, please request a quote. Materials are not included except where indicated on the checklists. This contract applies to a single home only at the address listed on this contract.

Handyman hours must be used during the year covered by the agreement. Standard working hours included (8:00 a.m. to 5:00 p.m., Mon. through Fri.). Call out or overtime not included. Emergency and after hours handyman services are available for an additional fee.

Agreement will be automatically renewed on an annual basis until customer makes SPS aware they are declining our services in writing. SPS reserves the right to make changes at renewal.

Cancellation Policy - Agreement may be cancelled with 30 days written notice at any time. If you desire to cancel, please let us know and we will send you a final invoice for all services rendered and the contract will be cancelled.

Payments - If installment payment plan is selected, payment will be due in four equal installments at date of signature, 90 days after signature, 180 days after signature and 270 days after signature. We accept cash, credit cards or checks.

Warranty - Materials supplied by SPS include manufacturer's warranty. Where applicable, individual product manufacturer warrants and guarantees apply. Labor on installation of materials supplied by SPS is warranted for a period of one year against improper installation.

Hazardous Material - The determination of the presence of any hazardous material or pollutants (i.e. asbestos, molds, acids, etc., excluding lead in pre 1978 houses) is solely the responsibility of the building owner. SPS has not made

and is not required to make any determination of whether the premises contains or is free of hazardous material or pollutants. The building owner warrants and represents that there are no hazardous materials or pollutants present in the area to be disturbed by this construction project.

1. Should hazardous material or pollutants, excluding lead in pre-1978 houses, be discovered at any time, it will be the building owner's responsibility to:

- a. provide any and all testing;
- b. have material properly removed and disposed of;
- c. hold harmless SPS and any subcontractors from any liability relating to clean up expense, personal injury, or property loss;
- d. pay SPS for any and all work completed as of the time of discovery; and
- e. indemnify contractor for any injuries or damages incurred by contractor as a result of said hazardous material or pollutants.

Owner is responsible for the condition of the structure and the existing materials contained therein. If any of the existing materials in the structure contain any hazardous material (as defined by the EPA) or pollutants (as defined by contractor's general liability insurance policy), Owner agrees to indemnify and hold contractor, and any subcontractor or vendor of contractor, harmless for any damages incurred by Owner, contractor or any third person as a result of any such hazardous material or pollutants during the performance of this Agreement.

Legal Fees - If SPS engages in legal counsel to enforce any terms or conditions of the contract documents, the initiation of any arbitration or legal proceedings, the prevailing party shall be entitled to prompt payment and reimbursement in full from all of its attorney's fees and costs.

Finishes - SPS shall use best efforts to match existing finishes and materials. However, an exact match is not guaranteed due to such factors as discoloration from aging, a difference in dye lots, and the difficulty of exactly matching certain finishes, colors, and surfaces. Unless stated otherwise, there is no allowance for matching non-standard moldings or other materials.

Materials - Additional time and materials not included in this proposal will be charged in addition to this contract. - Necessary parts not provided by the customer, or parts unacceptable for installation by customer due to safety concerns or quality concerns, will be provided by SPS for installation at an additional charge. Customer is welcome to provide a secondary product or part. Special equipment (i.e. scaffolding, lifts, etc.) not included.

Initial: _____ SPS initial: _____