

# Yearly Home Maintenance Plan



Your home **NEEDS** yearly maintenance. By doing the maintenance on time, costly damage can be avoided, saving you \$\$\$ and stress. We are here to help.

**Skagit Handyman & Construction**  
Call or text: 360-399-6066  
Email: [skagithandyman@hotmail.com](mailto:skagithandyman@hotmail.com)  
[skagithandyman.com](http://skagithandyman.com)

Services we offer:

- Touch up caulking around sinks, tubs, showers and countertops.
- Inspect & pressure wash siding and foundation.
- Inspect plumbing for water damage and leaks.
- Inspect gutters & remove large debris.
- Pressure wash your driveway.
- Pressure wash your deck.
- Inspect windows & weather stripping, touch up caulking.
- HVAC inspection, change air filters, check exhaust fans.
- Electrical inspection, check smoke detectors and carbon monoxide detectors.
- Custom maintenance needs for your property. Price based on needs.

No plan, just service?  
\$400 per visit.

**Essential Plan: \$96 monthly, or \$1050 paid in full.**  
Choose 3 services  
10% discount on any additional work needed

**Care Plan: \$146 monthly, or \$1750 paid in full.**  
Choose 5 services.  
15% discount on any additional work needed

**Love your home Plan: \$237 monthly, or \$2850 paid in full.**  
You get ALL 9 services listed!  
20% discount on any additional work needed

Yearly maintenance visits will be given a scheduling window and you choose the time that works for you! Thank you for considering us! We service Skagit County!

## Yearly maintenance Plan Contract and Terms of service

### **Detail of services offered. Please read carefully and ask question if needed.**

- Touch up caulking around sinks, tubs, showers and countertops: Includes kitchen sink and counter, up to 2 bathroom sinks and counters, 1 tub or shower.
  - \$100 per extra tub/shower.
  - \$50 for every extra sink with counter top.
- Inspect & pressure wash siding and foundation. Includes up to 250 sq feet of siding of pressure washing. Inspection includes full home. Siding must be accessible. Homeowner is responsible for moving any obstructions or belongings away from the building and out of the way.
  - \$50 for every extra 100 sq foot of pressure washing
- Inspect plumbing for water damage and leaks. Crawl space must be accessible.
- Inspect gutters & remove large debris. Includes up to 100 linear feet of gutter. (Single story)
  - \$50 for every additional 50 linear feet. Gutters must be accessible.
- Pressure wash your driveway. Includes up to 250 square feet (standard driveway). Homeowner is responsible for moving all vehicles and belongings away from driveway.
  - \$50 for every additional 100 square feet.
- Inspect and pressure wash your deck. Includes a standard size deck, up to 200 square feet. Deck must be accessible. Homeowner is responsible for moving all belongings away from the deck.
  - \$50 for every additional 100 square feet.
- Inspect windows & weather stripping, touch up caulking. Includes inspection of exterior, ground floor windows. Includes touch up caulking on up to 8 windows. Full caulking of multiple windows is not included and would require a separate quote.
  - \$25 for each additional window.
  - 2nd story windows vary in cost depending on height, accessibility, location and safety.

- Electrical inspection, check smoke detectors and carbon monoxide detectors. Home owner is responsible for communicating location of smoke alarms prior to inspection.
- HVAC inspection, change air filters, check exhaust fans. Home owners are responsible for communicating location of fans to be inspected, prior to inspection. Home owner will providing air filters to be changed.
- Custom maintenance needs for your property. Price based on needs.

Yearly maintenance visits will be given a scheduling window and you choose the time that works for you! We do our best to accommodate your schedule, while doing the maintenance at the appropriate time of year.

Extra service visits can be added to your essential or care plan for \$250 per visit, per service. Visits are \$400 for non plan members. Extra visits are \$200 for those on the love your home plan.

After your visit a report and action plan will be provided, outlining any construction or renovations recommended and the associated costs.

### **Payment and Cancellation:**

Plans can be canceled anytime. No refunds are given. If you cancel your plan, mid plan, any future visits will also be canceled. If payment fails to process and no action is taken by the homeowner within a week of being contacted about the failed payment, services will be terminated, and the contract voided.

# LIMITED WARRANTY AGREEMENT

Skagit handyman is pleased to provide the following warranty:

## **WHAT IS COVERED**

Contractor warrants that the improvements constructed are reasonably free of defects and within customary tolerances of construction industry. "Customary tolerances of the construction industry" means tolerance is common and expected in the construction industry and guaranteed to be performed by a skilled professional contractor. This warranty also covers work under customary tolerances for all subcontractors and other trades people under contract with the contractor, including the crew of the contractor.

Contractor further warrants and guarantees that the work reasonably conforms to the requirements of the contract document's drawings, plans, and specifications. If any defects were found, contractor shall repair or replace any of the alleged defective work at cost. The work to be corrected will be the particular part or area that is defective. Contractor shall start corrective work within a reasonable time after written notice from the owner. Contractor shall have the option of repairing or replacing, at its election.

## **TERM OF WARRANTY - 1 YEAR**

This warranty as well as the statute of limitations for any claim of damages for defective work or materials, is one year from substantial completion.

## **EQUIPMENT, MATERIAL, AND APPLIANCES**

Contractor here by assigns and conveys to owner all manufacturers and suppliers warranties, together with operating instructions if available, on all goods, material, equipment and appliances provided to contractor.

Contractor will use its best efforts so that such products are new and purchased from reputable suppliers. Contractor also agrees to properly install such materials.

Contractor did not manufacture such products. Contractor warrants its services and workmanship only. Accordingly, contractor cannot warrant or guarantee these products themselves. Contractor will not be liable for latent defects in any product. Nor shall contractor be liable for dangerous products, design defects in products, or defective warnings or recalls.

## **HOW TO OBTAIN SERVICE**

If a problem develops during the warranty, owner shall notify contractor in writing of the specific problem. Owner shall give such notice properly, after first discovering the condition.

Contractor will be performing the obligations under this warranty within a reasonable time of receipt of such a request and will diligently pursue these obligations.

Contractor has sole discretion as between repair or replacement. All efforts shall be made for a reasonable match, and repair or replace in the event the original item is no longer available.

## **REMEDIES**

# LIMITED WARRANTY AGREEMENT

With respect to any claim asserted by owner, it is understood there is no right to cover or request compensation for incidental, indirect, special, consequential, secondary, or punitive damages, loss of use, diminution in value, rental costs, moving costs, delay in occupancy, construction, mortgage, loan, or line of credit interest charges, mortgage interest rate increases, lost profits or income, medical costs, damages for mental distress, aggravation, personal injury, or pain and suffering.

Owner should notify contractors within a reasonable period after first knowledge of a problem, not to exceed 30 days. To be covered, the physical signs of the problem must be observable and have started to cause damage before the one-year period expires.

## **WHAT IS NOT COVERED**

This limited warranty does not cover the following items:

1. Damage or defects caused by the failure to maintain any item or keep it in good working order.
2. Damage resulting from fire, freezing, storms, electrical malfunction or surge, lightning, earthquake, pest damage, acts of God, or other unforeseen causes or accidents.
3. Damage from alterations, misuse or abuse by any person, ordinary wear and tear, or problems caused by lack of maintenance.
4. Damage resulting from your failure to observe any operation instructions furnished at the time of installation.
5. Any item furnished, installed, modified, altered, or repaired by you or any other person other than contractor.
6. Problems which arise in an attempt to match existing materials. There are limitations inherent in the matching of existing material such as stucco, drywall, paint, wood, tile, flooring, concrete, and the like. Exact duplication and matching, texture, and color cannot be guaranteed. Variations with an industry tolerance as will be considered acceptable.

## **CANCELLATION POLICY**

We make every effort to stick to our schedule, but in the event of unforeseen circumstances, we reserve the right to reschedule within a reasonable amount of time. Services canceled by homeowner without 24 hours notice will be forfeited. We understand the need to occasionally reschedule due to illness and unexpected circumstances, and forfeit of service will not be applied for reasonable rescheduling requests. Skagit Handyman has the right to decide what is considered reasonable.

## **COMPLETE AGREEMENT**

This warranty constitutes the entire integrated agreement and understanding of the parties as to any causes of action for losses, expenses, or damages under warranty, workmanship, or construction material product defect issues, and supersedes as well as preempt any oral statements or representations by contractor or its agents, before or after signing the contract.

## **Homeowner pre-work checklist**

Thank you for scheduling work with Skagit Handyman. We look forward to working with you. Please go through this checklist before the first day of work/inspection to help you be prepared and keep the project on schedule. The following terms, the homeowner agrees to carry out, prior to the start of work.

1. *PARKING*: We will need parking as close to the work entrance as possible, for work vehicles and trailers. Trailers may need to stay on site for the duration of the project.
2. *PETS*: Please be sure that all animals are safely kept out of the work area for the duration of the project. This includes the yard if it is being used to go in and out of the house.
3. *ACCESS*: Someone authorized (18 or older) needs to either be there to let us in, or explain how you would like us to access the home prior to the first day of work.
4. *CHILDREN*: We cannot work inside of a house if only minor children are in the home alone. This means anyone under 18 needs to have an adult present if we are going to enter the home.
5. *SAFETY*: If mold, asbestos, or other hazardous materials are discovered while working, we will discontinue work until conditions become safe. Please keep children away from tools and materials while not in use.
6. *WORK SPACE*: All furnishings, decor, breakables, furniture, and any other belongings in the work area will need to be moved by the homeowner prior to visit date. Areas needing inspection should be accessible and not covered or blocked.

We hope that this checklist helps you prepare for your project. We really appreciate you trusting us and look forward to getting started. If you are not able to accommodate the above items, it may result in delay of the project, slower than expected work and additional costs. Feel free to reach out to us at 360-399-6066 or [Skagithandyman@hotmail.com](mailto:Skagithandyman@hotmail.com) if you have any questions prior to your scheduled start date.

By signing below I affirm that I have carefully read and understand the services being offered, the warranty, pre construction checklist, and choose to enter into a service contract with Skagit Handyman on the date below. Service will start at the beginning of the next month, from the date of signing.

Service Address: \_\_\_\_\_

Service Plan Chosen: \_\_\_\_\_

To be paid    MONTHLY or YEARLY (please circle one)

Home owner signature: \_\_\_\_\_

Printed name: \_\_\_\_\_

Date: \_\_\_\_\_

Contracted with Disch Built LLC: \_\_\_\_\_

Date: \_\_\_\_\_

*Thank you!*