



JENKINS PROPERTY
SOLUTIONS
Maintenance/Construction/Realty

Home Maintenance Membership

One Simple Plan to Keep Your Home Running Smoothly

Stop juggling multiple contractors and stay ahead of costly repairs. Our Home Maintenance Membership gives you consistent, professional care throughout the year—so you don't have to think about it.

What's Included

Quarterly Service Visits (4 per year)

We handle routine upkeep so small issues don't turn into expensive problems.

Every Visit Includes:

- Full home walkthrough
- Light bulb replacement
- HVAC filter replacement

Bi-Annual Services (2x per year)

Focused maintenance on key safety and mechanical systems.

- Sump pump inspection & battery check
- Smoke & carbon monoxide detector check + battery replacement
- Appliance filter cleaning/replacement
- Attic & crawl space visual inspection

Annual Deep Maintenance

More in-depth services to protect major systems and improve efficiency.

- Full property assessment (interior & exterior)
- Dryer vent cleaning
- Water heater flush

571-819-8781

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What to Expect

- **4 scheduled visits per year**
- **Approximately 11+ hours of service annually**
- A proactive approach to home maintenance
- Clear communication before any additional work

Sample Service Schedule after Initial Assessment

Visit 1	Visit 2	Visit 3	Visit 4
Walkthrough	Walkthrough	Walkthrough	Walkthrough
Light bulbs	Light bulbs	Light bulbs	Light bulbs
HVAC filters	HVAC filters	HVAC filters	HVAC filters
Smoke detectors	Appliance Filters	Smoke detectors	Appliance Filters
Attic/Crawlspace check	Sump pump visual inspection and battery	Attic/Crawlspace check	Sump pump visual inspection and battery
Water heater flush		Dryer Vent cleaning	

Membership Guidelines and Limitations

We include the most common materials and services needed to maintain your home. If anything falls outside these ranges, we'll always review it with you first—no surprises.

- **HVAC Filters:** Up to 4 basic 1" filters per visit
- **Light Bulbs:** Up to 40 standard bulbs per year
- **Dryer Vent Cleaning:** Up to 8 feet of vent. Vents on roof or above 12' subject to additional fees.
- **Appliance Filters:**
 - 1 refrigerator (filter included up to set value)
 - 1 washer filter cleaning
 - 1 dishwasher filter cleaning
- **Smoke/CO Detectors:** Batteries for up to 12 units (twice per year)

Specialty materials, difficult access areas, or extended systems may require additional approval.

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Why Homeowners Choose This

- Fewer unexpected repairs
- No more remembering seasonal maintenance
- One trusted team instead of multiple contractors
- Peace of mind year-round
- Get back your time

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