

PASSAFIUME PROPERTY SERVICES LLC

Home Maintenance Memberships – Detailed Service Guide

Our Home Maintenance Memberships are designed to help homeowners identify obvious maintenance concerns early through routine visual maintenance visits. These visits are not licensed home inspections.

Home Check – \$149/year

One annual visual maintenance visit for homeowners who want a yearly maintenance checkup.

Included at each applicable visit:

- Visual walk-through of accessible interior and exterior areas
- Check accessible plumbing fixtures for obvious leaks
- Check toilets for movement or running water
- Inspect visible caulk around tubs, showers, sinks and backsplashes
- Inspect grout for visible deterioration
- Test smoke and carbon monoxide alarms (owner-supplied batteries if needed)
- Check doors for proper closing and latch operation
- Inspect locks and door hardware
- Inspect windows for obvious drafts or damaged weatherstripping
- Replace HVAC filter (owner supplied)
- Provide a written maintenance checklist with recommendations
- 5% discount on future labor

Home Essentials – \$129/visit or \$449/year

Four seasonal maintenance visits each year.

Included at each applicable visit:

- Everything included in Home Check
- Seasonal maintenance checklist
- Tighten loose cabinet pulls, hinges and door hardware
- Lubricate hinges, locks and sliding door tracks
- Inspect visible drywall for cracks or moisture staining
- Inspect baseboards and trim for damage
- Priority scheduling
- 10% discount on future labor

Home Care Plus – \$49/month or \$539/year

Twelve scheduled maintenance visits throughout the year.

Included at each applicable visit:

- Everything included in Home Essentials
- Monthly maintenance tracking
- Annual maintenance summary
- Maintenance reminders
- No trip charge during scheduled membership visits
- 15% discount on future labor

Important Notice

These services are visual home maintenance checkups intended to help identify obvious maintenance concerns. They are not licensed home inspections, code compliance inspections, or engineering evaluations. If a concern appears to require specialized evaluation or repair, Passafiume Property Services will recommend contacting an appropriately licensed professional.