



**Annual Home Maintenance & Handyman Plan
Contract & Terms of Service**

Thank you for trusting Maniaci Construction 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) 12-Pay (12 payments of \$120) 52-pay (52 payments of \$30)

Signature _____ Date _____

Maniaci Construction 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 Customer Service at 844-523-6765 or info@ryanmaniaci.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 Maniaci Construction tailor a home survey plan for you when you are away from your home for a period of time. Additional services such as yearly pressure washing, pool maintenance, sealing and deck care, etc. can be added. Please call for a quote.

Additional Benefits

Priority Scheduling: Maniaci Construction Home Maintenance members receive priority scheduling for additional handyman services. You also receive 20% off any home remodels, decks, flooring and other home projects provided by us.

Please see back for additional terms and conditions.

**Maniaci Construction – 12685 Dorsett Road, Suite 156, Maryland Heights, MO 63043
Call or Text: (314) 380-8311 – Office and Fax: (844) 523-6765 - info@ryanmaniaci.com**

Annual Home Maintenance & Handyman Plan - Terms & 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 walk-way (water must be available)
- Clean window wells
- Clean fireplace
- Clean dryer vent
- Replace batteries on smoke & CO detectors. Cost of batteries included.
- Replace outdoor light bulbs as need-ed
- 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

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

Terms and Conditions:

This agreement is with Maniaci Construction a Ryan Maniaci Inc. Company (here-after MC.)

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 (10:00 a.m. to 7:00 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 MC aware they are declining our services in writing. MC 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 canceled.

Payments - If installment payment plan is selected, payment will be due according to the plan you have selected. We accept cash, credit cards, checks, Apple Pay, Google Pay, Cash App, PayPal and Zelle.

Warranty - Materials supplied by MC include manufacturer's warranty. Where applicable, individual product manufacturer warrants and guarantees apply. Labor on installation of materials supplied by MC is warrantied 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. MC 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 MC and any subcontractors from any liability relating to clean up expense, personal injury, or property loss;
- d. pay MC 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 MC 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 - MC 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 MC 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: _____ MC initial: _____