



HOME MAINTENANCE MEMBERSHIP

PREVENT PROBLEMS • PROTECT YOUR HOME • ENJOY PEACE OF MIND

\$99

FIRST-YEAR
ENROLLMENT

\$99

ANNUAL
RENEWAL

A Simple Way to Stay Ahead of Home Maintenance

The DK Home Services Home Maintenance Membership helps homeowners keep routine preventive maintenance from being overlooked. For **\$99 per year**, the program includes **two scheduled maintenance visits**, with up to **one hour of routine maintenance labor during each visit**.

MULTIPLE UNITS OR LOCATIONS?

Ask about our **Multi-Unit & Multi-Location Discounts**.

Your Home Maintenance Profile

At enrollment, we create a Home Maintenance Profile for your property. It gives us a practical reference for future visits and helps us arrive better prepared.

- Manufacturer, model and serial numbers for maintainable equipment.
- HVAC filter sizes and other replaceable maintenance items.
- Smoke and carbon-monoxide detector locations and battery types.
- Notes about completed maintenance and items needing future attention.

Routine Maintenance May Include

HVAC

- Check accessible HVAC filters and replace them when due.
- Clean accessible A/C condensate drain lines.
- Clean accessible exterior condenser coils.

Safety & Plumbing

- Test accessible smoke and carbon-monoxide detectors.
- Replace detector batteries when needed.
- Visually check accessible plumbing and water connections for leaks or deterioration.
- Check faucets, toilets and under-sink plumbing for visible concerns.

Appliances & Household Equipment

- Routine conventional tank water-heater flushing when safe and suitable.
- Accessible refrigerator/freezer ventilation or coil cleaning.
- Refrigerator filter replacement where applicable.
- Dishwasher and washing-machine user-serviceable filter cleaning.
- Dryer-vent maintenance from the accessible interior laundry connection.
- Basic visual inspection and lubrication of accessible garage-door/opener components.

Other Registered Equipment

Other household equipment may be added to the Home Maintenance Profile when routine maintenance can be safely performed with normal tools and within the available service time. Specialized service, extensive disassembly and repairs are separate.

Using Your Included Visit Time

Each scheduled visit includes up to one hour of routine maintenance labor. We work through eligible items based on your home's needs and the available visit time.

ADDITIONAL TIME

Additional eligible maintenance labor is **\$50 per hour** or **\$25 per additional 30 minutes**. We will discuss additional billable time before continuing.

What Costs Extra?

PARTS, MATERIALS & ADDITIONAL WORK

Repairs, replacement parts, filters, batteries, hoses, **cleaning products**, consumable materials, and services outside the included maintenance work are additional.

Anything needed for the visit that is not provided by the customer will be invoiced on site at the end of the visit.

Example: If condenser-coil cleaning is performed and a coil-cleaning solution is needed, the cost of the cleaning solution is an additional charge because it is a material used to complete the maintenance service.

Access & Safety

Minimal ladder work means using a standard step ladder or extension ladder up to 16 feet from stable, reasonably level ground. Roof access is not included.



HOME MAINTENANCE

FREQUENTLY ASKED QUESTIONS

QUICK ANSWERS ABOUT YOUR MEMBERSHIP, VISITS, MATERIALS & SERVICES



Frequently Asked Questions

Is this a home warranty?

No. The Home Maintenance Membership is a preventive maintenance program designed to help keep routine household maintenance from being overlooked. Repairs, replacement equipment, and specialized services are separate.

What do I get for the \$99 annual membership?

You receive two scheduled maintenance visits per membership year, with up to one hour of eligible routine maintenance labor during each visit. We also establish and maintain your Home Maintenance Profile.

What happens if the work takes longer than one hour?

With your approval, additional service time can be added at \$50 per additional hour or \$25 per additional 30 minutes. This can be used to finish eligible maintenance work or take care of additional tasks while we are already at the property.

Examples of additional-time work may include:

- Cleaning accessible gutters
- Pressure washing a driveway, sidewalk, patio, or other suitable surface
- Adding or refreshing mulch in landscape beds
- Additional exterior cleaning
- Cleaning exterior windows or screens
- Other minor maintenance tasks that can reasonably be completed during the visit

Materials and supplies used for these additional tasks are charged separately.

Are filters, batteries, cleaning solutions, and other materials included?

No. You may provide the necessary materials yourself. Anything needed for the visit that is not provided by you can be supplied by DK Home Services and invoiced on site at the end of the visit.

Is there a charge for you to travel to me?

Usually, no. Properties within our regular Polk County service area normally do not have an additional travel charge.

For properties outside our normal service area, a travel charge may apply based on the distance traveled. The charge is calculated using the additional travel time required to reach the property.

Example: A customer in the Tampa area would typically be charged for approximately one hour of travel time.

Any applicable travel charge will be discussed with the customer before the appointment is scheduled.

What happens if you find something that needs repair?

We will bring it to your attention. Minor repairs may be handled separately when appropriate, or we can provide pricing for the repair through our Handyman & Home Repair service.

Can I add other equipment to my Home Maintenance Profile?

Yes. Other household equipment can be added when its routine maintenance can be safely performed with normal tools and is appropriate for the program.

Do you go on the roof?

No. Roof access is not included. Normal ladder work is limited to work that can be safely performed using a standard step ladder or extension ladder up to 16 feet from stable, reasonably level ground.

Can landlords or property managers enroll multiple homes or units?

Yes. We can service multiple units and multiple locations. **Ask us about Multi-Unit & Multi-Location Discounts.**

Can I combine the membership with your other services?

Yes. DK Home Services also provides Pest Control and Handyman & Home Repair services. If we identify something during a maintenance visit that falls under one of those services, we can discuss the appropriate next step with you.

More Ways We Can Help

PEST CONTROL

Ask about our initial and recurring pest-control services.

HANDYMAN & HOME REPAIR

Need something repaired, installed, or taken care of? Ask about our Handyman & Home Repair services.

STILL HAVE A QUESTION?

Call or text 863-712-7964 or email dkhmsvs@gmail.com.