

KOJ&LAWNS LLC

Residential Home Maintenance Subscription Plans

 Koj-lawns.com |  koj.lawns@gmail.com |  (318) 464-7833

Hassle-Free Home Care & Maintenance

Keep your home safe, efficient, and well-maintained all year round with our professional tier plans.

Home Check

3 VISITS / YEAR

\$24.99 / mo

ESSENTIAL PROTECTION:

- ✓ Inspect & check HVAC air filters
- ✓ Check smoke detectors (replace batteries every 6 mos)
- ✓ Inspect sink drainage for proper flow
- ✓ Check caulking around sinks, tubs, & windows
- ✓ Test & reset all GFCI electrical outlets
- ✓ Check exterior hose bibs & spigots
- ✓ Garage door track & safety sensor check

MOST POPULAR

Home Care Check

4 VISITS / YEAR

\$54.99 / mo

Includes Tier 1 Plus:

- ✓ Toilet inspection (check leaks & flappers)
- ✓ 1 Hour labor for inspection repairs per visit
- ✓ Dryer vent cleanup (2x / year)
- ✓ Gutter cleaning (2x / year)
- ✓ Outside AC unit wash (2x / year)
- ✓ Water heater safety & relief valve check
- ✓ Door & window weatherstripping inspection
- ✓ Appliance supply line check (washer/dishwasher)

Total Home Care

6 VISITS / YEAR

\$74.99 / mo

Includes Tiers 1 & 2 Plus:

- ✓ **Upgraded:** 2 Hours labor for inspection repairs per visit
- ✓ **10% Off** extra labor outside inspections
- ✓ Exterior foundation & siding visual check
- ✓ Comprehensive bi-monthly property report
- ✓ Priority scheduling for repair calls

Why Choose KOJ&LAWNS LLC?

Preventative maintenance prevents costly emergency repairs, extends the lifespan of critical household systems, and preserves property value. Our scheduled visits keep your home safe, reliable, and hassle-free year-round.

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Home Maintenance Subscription Service Agreement

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Client Name:	_____	Start Date:	_____
Service Address:	_____	Phone Number:	_____
Selected Tier:	☐ Tier 1 (\$24.99) ☐ Tier 2 (\$54.99) ☐ Tier 3 (\$74.99)		Email: _____

1. SCOPE OF SERVICE & MAINTENANCE VISITS

KOJ&LAWNS LLC agrees to provide home maintenance inspection services in accordance with the selected plan tier. Service visits will be scheduled in advance with the homeowner during normal business hours.

2. INCLUDED LABOR & MATERIALS POLICY

Included labor hours (1 hour for Tier 2, 2 hours for Tier 3) apply specifically to minor repairs identified during the scheduled inspection visit. Labor hours do not roll over between visits. **All repair parts, replacement hardware, filters, and materials are billed separately** and require client approval prior to installation.

3. ADDITIONAL REPAIRS & DISCOUNTS

Any repair or maintenance work requested outside the scope of the inspection or beyond the included labor allowance will be quoted as a separate job. Tier 3 subscribers receive an exclusive 10% discount on all additional labor performed by KOJ&LAWNS LLC.

4. BILLING & CANCELLATION

Subscription fees are billed automatically on a monthly basis starting on the effective date. Subscriptions may be canceled by either party with a 30-day written notice via email or phone.

5. PROPERTY ACCESS & LIABILITY

Client agrees to provide reasonable access to inspection areas (HVAC units, crawlspaces, attics, plumbing fixtures, and electrical panels). KOJ&LAWNS LLC performs visual inspections and preventative routine care; this agreement is not a full home inspection warranty or insurance policy against future system failures.

Client Signature / Date

KOJ&LAWNS LLC Representative / Date