



## SEASONAL

- Five Star Partnership
  - Access to every service professional on the Harmony Home Service team. Every contractor is experienced, vetted, licensed and insured
  - Peace of mind that you have a trusted professional helping you manage your home and property
  - Simple solutions, Single Source - One phone call to Harmony Home Service for your home needs
  - If services are needed, one invoice at the end of the month
- Always Home Emergency Access
  - 24/7/365 emergency answering service
  - Staffed by professional property managers that will help you when the unthinkable happens
- Property Concierge - 2x per year Home Check
  - Change Light Bulbs (as needed)
  - Change HVAC Filters
  - Change Batteries in Smoke and CO2 Detectors(2x per year)
  - Inspect sinks, drains, toilets for leaks and abnormalities
  - Inspect fire extinguisher and dryer vent
  - Inspect temperature of refrigerator and freezer
  - Inspect handrails, safety bars, flooring and general safety
  - Inspect thermostat
- HEATING/AIR CONDITIONING CHECK
  - TWICE PER YEAR – SPRING AND FALL
  - HEATING CHECK
    - 25 POINT INSPECTION
      - Thermostat, Flue, Clean Burners, Pilot light, Ignitor, Blower Motor, and Much More
      - Return and Supply Pressure, Return and Supply Temperature
      - Confirm Operation for cold months
  - COOLING CHECK
    - 25 POINT INSPECTION
      - Thermostat, Flue, Check Outdoor Motor, Clean Outdoor Unit, , Blower Motor, Check Compressor and Refrigerant and Much More
      - Return and Supply Pressure, Return and Supply Temperature
      - Confirm Operation for warm months
  - 24 HOUR EMERGENCY SERVICE – AS NEEDED
  - DISCOUNTED PRICING ON NEEDED SERVICES

- GARAGE DOOR OPERATION AND SAFETY CHECK
  - ANNUAL CHECK UP
    - 12 POINT INSPECTION
      - Tighten and replace defective bolts and nuts
      - Lubricate rollers, pulleys and cables as needed
      - Adjust springs
      - Tighten chain
      - Lubricate drive mechanicals
      - Inspect belts, brake, and clutch and mounting
      - Inspect cables and weather seal for wear and damage
      - Keypad batteries replaced
      - One 2 car garage door – steel or wood

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