



J. Francis Company LLC

GENERAL CONTRACTING AND REMODELING

1410 High Street • Pittsburgh, PA 15212 • phone: 412.322.6407 • fax: 412.322.6425

newsletter

Super Trivia Challenge

Here's your Chance at a \$20 Gift Card!

Trivia is a fun feature of the newsletter. Each & every month brings a new question & opportunity for **you** to win! The first correct answer emailed to jean@jfcollc.com will be the proud winner of a \$20 Gift Card of your choice.

Question: Which countries celebrate Labor Day?

Answer:

- a) United States & Canada
- b) United States & Germany
- c) United States & England
- d) United States & Mexico

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Thanks for the Kind Words

"I love the kitchen. Love it, love it..... Need I say more? Our guests love it and it makes my life easier. Nobody is bumping into each other and as usual everybody hangs out in the

August 2008

Greetings!

We did it again! For the **fourth year** in a row, J. Francis Company, LLC has earned the PBT's Pittsburgh Top 100 ranking. Read below to check out a kitchen remodel under the "Featured Project". Our newsletter is designed with you in mind by providing updates about J. Francis Company, LLC and helpful information. Please contact us with any questions, comments or suggestions. We love hearing from you!

Company Update



J. Francis Company, LLC earns Pittsburgh 100 Ranking for the Fourth Year in a Row!

[Click here for further information](#)

Feature Project

Finished View

kitchen."

Owner of Featured Project

Remodeling Tips

Remodeling Tips

Ways to Improve Your Home Without Moving

Most home improvements don't increase the value of your house as much as they cost. The following is a list of the top ten home improvements that will give you the most return on the value of your house.

1. **Clutter** - Removing clutter from your home. Sell excess items or rent a storage space, if necessary.
2. **Lighting** - Replace any burnt-out bulbs and use higher wattage bulbs, if possible. Replace lighting fixtures in high traffic areas in the home for an updated look.
3. **Plumbing** - Repair or replace any defective plumbing or electrical items in your home. Water is the most damaging element to a home and leaks should be addressed.
4. **Staging** - Dispose of old/worn furniture. Try re-arranging furniture around in a room for an open, roomy feel.
5. **Update kitchen and bath** - These are the areas on the home with the greatest return on investment. You may want to consider resurfacing or painting cabinets. Replace toilet seats, outdated fixtures and cabinet/drawer handles. Replace caulk and grout in countertops, sinks, showers and tubs.
6. **Paint interior** - Repair



During Construction View



Finished View



During Construction View

interiors walls by patching chips, cracks and holes. Touch up or repaint walls.

7. **Paint exterior** - Patch and repair any damaged areas. You may want to repaint or resurface the exterior walls of the house.
8. **Carpeting** - Lightly soiled carpets can be shampooed and have spots removed. If the carpets are ripped, faded, deeply stained, or have heavy wear, you may want to consider replacing them.
9. **Flooring** - Repair or refinish any damaged flooring. If not repairable, consider replacing with new flooring. Hardwood flooring is extremely popular and has a long-life.
10. **Yard** - Trim back the overgrowth and maintain the yard. Fall is an excellent time for planting shrubs and updating the landscaping.

Our Core Values

- Caring
- Competence
- Integrity
- Respect
- Timeliness

J. Francis Company, LLC approaches business with our core values as a guide.

What Kind of Work Does J. Francis Company Do?

Our Typical Remodeling/Renovation Work Includes:

- Additions
- Bathrooms
- Basement Remodeling



Finished View



During Construction View



Finished View

- Classroom Improvements
- Demolition
- Drywall and Plasterwork
- Electrical
- Finished Carpentry
- Flooring
- Gut and Rehab
- Kitchens
- Mechanicals
- Office Build-Outs
- Painting
- Plumbing
- Roofing
- Rough and Trim Carpentry
- Siding
- Space Reconfigurations
- Tenant Build-Outs
- Windows
- Wood and Metal Framing
- and Much More !!

Referral Rewards Program

Could You Use \$100.00??

- For every referral you send our way that becomes a customer, you will receive your choice of: a \$100 gift certificate to the store or restaurant of your choice or a \$100 donation to the charity of your choice in your name.
- By referring your friends, clients & co-workers to us for remodeling & renovation projects, you've helped our business grow. Offering these special rewards is our way of saying thanks. To take advantage of our Referral Reward Program, just email to jean@jfcollc.com or fax to 412.322.6425 the following contact information: your name & phone number, the name, address & phone number of the person you are referring. We will follow



During Construction View



Finished View

up on every referral.

Contact Us

Our Mission Statement...

"J. Francis Company, LLC exists to provide our customers with competent general contracting services. We emphasize integrity, respect and timeliness in all our relationships. Our goal is sustained growth and profitability by continually exceeding expectations."

Contact us:

John McCloskey, President:
[**john@jfcollc.com**](mailto:john@jfcollc.com)

Dave Myers, Vice President:
[**dave@jfcollc.com**](mailto:dave@jfcollc.com)

Jean M. Krak, Business
Development Manager:
[**jean@jfcollc.com**](mailto:jean@jfcollc.com)

Ed Bittner, Estimator:
[**ed@jfcollc.com**](mailto:ed@jfcollc.com)

Jeremy Kishlock, Production
Manager:
[**jeremy@jfcollc.com**](mailto:jeremy@jfcollc.com)

Toni Shar, Office Manager:
[**toni@jfcollc.com**](mailto:toni@jfcollc.com)

Nicole McCaffrey, Administrative
Assistant:
[**nicole@jfcollc.com**](mailto:nicole@jfcollc.com)

J. Francis Company, LLC
General Contractor
1410 High Street
Pittsburgh, Pa. 15212
412.322.6407 office
412.322.6425 fax
[**jfcollc.com**](http://jfcollc.com)

Links



Before Construction View



Finished View



During Construction View



Finished View



During Construction View



Finished View



Before View



Scope of Work:

This gorgeous Victorian home was built in 1865. The homeowners wanted an open feel for the first floor. Their vision was to modernize their kitchen to create a multi-use, family friendly area for dining, doing homework & socializing with friends. In order to accomplish this, we installed an engineered LVL wood beam where the partition wall between the kitchen & dining room was removed to carry the load of the existing 2nd & 3rd floors above the space. The home required structural repairs and reinforcement of the floor joists to eliminate significant floor sagging. New steel reinforced concrete footings and new structural steel posts were installed and the floor was jacked up to a reasonably level status. New electrical and plumbing rough-ins were installed for the new kitchen layout. The project included semi-custom painted maple cabinetry, stone countertops, new hardwood flooring, new lighting including recessed cans and hanging pendants & chandelier, box beam ceiling design, and powder room updates. The project finished on-time and on-budget, with a high level of customer satisfaction. The finished result is a dramatic change of the

existing space for a stunning new kitchen.

Team Update

Mike Marciniak

Mike has worked as a carpenter for J. Francis Company, LLC. for over three years. His favorite aspects of construction are tiling, finish work, and cabinetry. He enjoys the satisfaction of seeing the look on his customer's face when they see the finished project. "One of my favorite reasons for working at J. Francis Company is that there is always something different to each remodeling project and that peaks my interest," Mike said.

In his free time, Mike enjoys playing guitar, saxophone, working out, and working in his yard. He has two cats named Felix & The Fuzz.

What's New in '08

Ten Worst Home Improvement Mistakes

One of the main reasons most people consider a home remodeling project is because they want to increase the value of their home. The following is a list of ten mistakes to avoid in home remodeling.

1. **Over-Personalizing** - The more you personalize the improvement, the less likely you will recover the investment. You may spend an excessive amount of money for hand-painted tile for the bath, but it is unlikely that a prospective buyer will be willing to pay extra for the cost.
2. **Rushing a Project** - Creating unreasonable deadlines can cause unnecessary mistakes. Focus on getting it done right instead of just getting it done.
3. **Out of Character** - Try to maintain some character within your neighborhood. Properties can take on grotesque proportions when the owners start adding amenities and just can't stop. Most towns have at least one local monstrosity. Keep in mind who else will want to live in that house besides the current owners.
4. **Making Unseen Changes** - First impressions mean a lot. You can spend a considerable amount of money on amenities for your home, such as a central vacuum system, but these will not pay for themselves when selling if you have not bothered to paint or replace the siding on your home.
5. **Not Creating a Budget** - It is best to be frank with your contractor as to how much you plan to spend on your remodeling project. This can be a touchy subject for both the homeowner and the contractor. Homeowners fear the contractor will charge more if they know how much money they really have to spend, while contractors worry that home owners

expect a level of quality that doesn't match the price they want to pay.

6. **Doing It On You Own** - For a substantial remodeling project it is best to hire an General Contractor or Architect. This will cost you money initially, but could save you money and aggravation later. A General Contractor or Architect will know about zoning and environmental restrictions, as well as projects that may require permits or licenses.
7. **Failing to Ask for and Check References** - Ask for references from the contractors for at least three references and follow through by actually calling them. This is the single best way of determining the integrity of the contractor. It is important to know who is working in your home!
8. **Picking The Lowest Price** - If the price sounds too good to be true, it probably is. Discount prices usually translate into shoddy work. You may think you are saving money, but you may have to pay another contractor to redo the project and fix the mistakes made by the first.
9. **Hiring A Contractor You Don't Trust** - Any established contractor knows that their business is built on trust and good relationships. For a project to go well, both homeowner and contractor should feel listened to and respected. To find someone you feel comfortable with, you should interview perspective contractors as if they were going to be an employee or house guest.
10. **Not Having a Contractual Agreement** - Make sure to have the scope of work, products selected, timeframe in which the work needs to be completed, payment terms, warranty etc. in an agreement signed by both parties.

Company Update

For the fourth year in a row, J. Francis Company, LLC has been named to the "Pittsburgh 100" by the *Pittsburgh Business Times (PBT)*. Each year, the PBT seeks to find the fastest growing privately owned companies in the region, as ranked by percentage growth in revenue in the past three years. The award was received at a ceremony on August 21, 2008 by John McCloskey at the Duquesne Club in Pittsburgh. "I am very pleased to be recognized again this year as part of a select group of our regions top 100 fastest growing companies. J. Francis Company, LLC's continued strong performance is a direct reflection on our employees' dedication to serve our customers everyday. We look forward to continued growth with a highly professional approach to general contracting and construction," said John McCloskey.



Jean M. Krak
J. Francis Company, LLC

email: jean@jfcollc.com
phone: 412.322.6407
web: <http://www.jfcollc.com>