



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. The first correct answer emailed to jean@jfcollc.com will be the proud winner of a \$20 Gift Card of your choice.



Question: What year were the Pittsburgh Steelers founded?

Answer:

- a) 1931
- b) 1939
- c) 1943
- d) 1933

August 2009

Greetings!

Check out the new energy tax credits available to homeowners in the Pittsburgh Business Times article.

Our newsletter is designed with you in mind by providing helpful information to make your remodeling/renovation planning a little smoother. Please contact us with any questions, comments or suggestions. We love hearing from you!

Company Update

Pittsburgh-area homeowners slow to take advantage of energy efficiency tax credit

Friday, June 12, 2009
Pittsburgh Business Times - by Ben Semmes

An energy efficiency incentive, part of the \$787 billion Federal Recovery Act, is starting to influence Pittsburgh-area consumers, although not as much as some contractors would like.

John McCloskey, President of North Side-based J. Francis Company LLC, said the incentive, which provides a tax credit for 30 percent of an energy efficient installation up to \$1,500, has not pushed new customers his way but seems to be convincing some homeowners to seek more extensive renovations to take full advantage of the tax credit.

[Click here for further information](#)

Feature Project

Finished View

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Thanks for the Kind

Words

"I wanted to take a moment to thank you and your team for the excellent work that you completed on my home. And, because of you, I now say home. Although I lived here for the last 15 years, I never felt like the house was mine or that I would stay here forever. I now love everything about it and know I will be here for a very long time. Everyone who had seen my place before is amazed at what you were able to accomplish."

Homeowner of "Featured Project"

Aging In Place Update

What should my home contain if I want to age-in-place?

- A master bedroom and bath on the first floor.
- A low or no-threshold entrance to the home with an overhang.
- Lever-style door handles.
- No change in levels on the main floor.
- Bright lighting in all areas, especially places like stairways.
- A low-maintenance exterior.
- Non-slip flooring at the main entryway.
- An open floor plan, especially in the kitchen/dining area.
- Handrails at all steps.

What are some techniques Certified Aging in Place (CAPS)-trained professionals use?

- Lighting from multiple directions - reduces glare



During Construction View



During Construction View



Finished View

and shadows.

- Light sockets with more than one bulb - redundancy in case one bulb burns out.
- Stacking closets for a future elevator shaft.
- Contrasting colors for depth perception - use a different color counter (or edging around the counter) than the floor, staining the edge of the stairs a darker color than the rest of the steps.
- Convenience shelf at an entry way to place your grocery bag while getting your keys.

J. Francis Company, LLC would like to help you and your parents or other senior family members live with less worry and stress. **Contact us** today for a personalized assessment of your family's home care needs.

Seasonal Maintenance Tips

Excessive rain can bring out unwelcome guests such as termites, carpenter ants, fleas and bees. All insects need moisture to survive. Carpenter ants, for example, never nest in healthy dry wood. They will seek out a windowsill that has been damp from a leak, or an area near a water pipe that leaks and will start a nest there. Termites will eat most hardwoods, but they must have moisture and will locate their nest near an available source. Eliminating one of those elements will help control annoying pest infestations. Here are some tips to help control the pest problem in and around your home:



During Construction View



Finished View



Finished View

- Inspect your home. If you detect any leaks have them fixed immediately. In the long term, the repairs will save you from needing more extensive repairs.
- Watch for infestation signs such as small wood shavings near entrance to nest for carpenter ants.
- Be sure to keep food crumbs at a minimum. Those little morsels are the perfect size for pests to carry home and share.
- Check screens on doors and windows. Repair torn screens and seal any openings.
- Properly dispose of garbage immediately after barbeques to cut down on pest attraction.
- Bathe your pets more frequently in the summertime to reduce the spread of fleas & ticks.



Finished View



Finished View



Finished View

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
- 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 !!



Pool Addition- this stunning 1200 square foot addition to the existing home includes an indoor swimming pool, hot tub, sauna, full bathroom, glass block web bar, 2nd floor loft , two car garage, deck, and backyard patio. The glass block windows and ceiling feature rope lighting for a dramatic effect. The design was completed by Indovina & Associates, Architects. The goal was to match the architecture of the home and allow for a seamless flow from the previously remodeled home to the new addition. The finished result is an exceptional space for indoor & outdoor entertaining.

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

Team Update

Al Lesutis - otherwise known as "Big Al" has worked for J. Francis Company for three summers in a row. Al is a vocational teacher for Steel Valley High School and enjoys doing construction during the summertime for a change of pace. Al is an outdoorsman whose hobbies include motor cross racing, hunting & fishing in his leisure time.

What's New in '09

PA Contractor Registration Law Went Into Effect 7-1-09

What does it mean for PA homeowners? The PA Home Improvement Consumer Protection Act (HICPA) mandates:

- Every contractor/subcontractor doing over \$5,000 in

information: your name & phone number, the name, address & phone number of the person you are referring. We will follow 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."

Our Vision Statement:

At J. Francis Company, first we build the relationship and trust. Then we build quality projects, on-time and on-budget. We recognize that the success of your remodeling project is based upon what you have experienced during the process. The quality of that experience is our success.

Contact us:

John McCloskey, President:
john@jfcollc.com

Dave Myers, Vice President/General Manager:
dave@jfcollc.com

Jean M. Krak, Business Development Manager:
jean@jfcollc.com

Toni Shar, Office Manager/Comptroller:
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business per year must have a PA registration number.

- The PA Office of Attorney General will maintain a list of registered PA contractors/subcontractors with insurance information, driver's license & social security number.
- The Act establishes contract terms. All contracts must include the PA registration number, the PA Attorney General's phone number, a total price of the contract with no more than a 1/3 down payment allowed at the start of the job (if the total price is more than \$1,000), approximate start and completion dates, and notice of the consumer's right to cancel the contract.
- Home improvement includes activities done with the building or land which the total cash price of all work agreed upon between the contractor & owner is more than \$500.
- There are minimum insurance requirements for all home improvements contractors and subcontractors to meet the \$50,000 in liability coverage.
- Home improvement fraud is now a criminal statute that can be prosecuted by the county or state district attorney's office. The act contains very specific language regarding penalties that contractors face if they break they law. Depending on the value of the work, criminal terms for unfair business practices could be charged as a misdemeanor or a felony.
- This law was enacted to protect homeowners from unscrupulous contractors. Make sure you check for a PA registration number before hiring a contractor to work in your home. Consumers can verify a contractor's registration by calling 888-520-6680.
- New home construction is not considered a home improvement under the law.
- The act does not apply to a home improvement retailer having a net worth of more than \$50 million.
- J. Francis Company has utilized sound business practices for years with a professional process including written detailed estimates and proposals, written contracts, and a one year warranty.

Company Update

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Pittsburgh Business Times - by Ben Semmes

Jean M. Krak, manager of business development with J. Francis Co., said that projects must meet an even higher

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Links



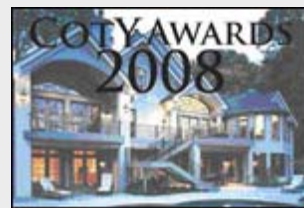
certification than Energy Star to qualify for the incentive. Specifically, the solar heat gain coefficient and the U Factor - measures of the efficiency of a new window, door, skylight, HVAC system or high- quality insulation - must be 0.30, Krak said.

"It will probably stimulate decision making," Krak said in an e-mail response to questions, adding that there were no energy efficiency tax credits in 2008 and only \$500 worth per home owner in 2007. "There's still a tremendous amount of interest in remodeling since the housing inventory in our area is running 20 to 40 years old on average and up. New home construction is down significantly. People are staying in their homes and remodeling."

Krak cautioned that there is a specific documentation that the consumer must have from the manufacturer that indicates that the product installed meets the federal government's criteria.

Ray Staab, owner of Staab Heating & Cooling said that he is already seeing interest from consumers in taking advantage of the tax incentives. At one home in the south of Pittsburgh, Staab is installing a \$7,900 HVAC system- the top of the line option from heating and cooling manufacturing giant Bryant. But with a \$1,000 rebate from Bryant, the \$1,500 stimulus tax credit and a \$500 rebate through Pennsylvania's Home Energy Program, the customer is shaving \$3,000 off the total purchase price.

Ben Semmes is a freelance writer





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