



# 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](mailto:jean@jfcollc.com) will be the proud winner of a \$20 Gift Card of your choice.

**Question:** Memorial Day is a Federal Holiday formerly known as:

**Answer:**

- a) Decoration Day
- b) Commemoration Day
- c) Remembrance Day
- d) Community Day

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### Thanks for the Kind Words

"Now that we have completed the rehabilitation, I would like to let you know what a pleasure it has been to have your company do the job. The completed project was above our expectations and finished in a timely manner above our

### May 2010

#### Greetings!

With summer rapidly approaching, now is the time to plan your home improvement/remodeling projects! Our newsletter is designed with you in mind by providing construction updates and helpful information for you. We discuss the new EPA lead laws in this issue. Please contact us with any questions, comments or suggestions. We love to hear from you.

### Company Update

J. Francis Company, LLC has been awarded the lead-free certified firm status by the EPA. In addition, Dave Myers, Vice-President/General Manager, recently completed training as a lead-free "Certified Renovator". Lead paint in older homes (pre 1978) has become an issue during remodeling. As of April 22, 2010, work done in areas of possible lead paint must be carried out in keeping with safe practices as defined by the EPA. Such work can only be done by approved firms such as J. Francis Company. Before you renovate, investigate! We continue to be dedicated to creating a safe work environment for you and our workers. Look for future articles on "Safe Work Practices", call us today to learn more, or contact us to look at your latest project. See the article "[What's New in '10](#)" for further information.

### Feature Project

#### Finished View

budget constraints.

I have had some bad experiences with contractors as far as communications and work being completed satisfactorily and on time. Working with J. Francis Company was definitely the opposite. From the beginning to the end of our project, all aspects of the job were handled in a professional manner.

The employees on site conducted themselves professionally. The craftsmanship of their completed project was above satisfactory.

Thank you very much for the entire job you did. I would most definitely recommend J. Francis Company to anyone looking for a General Contractor."

*Owner of Investment  
Property in  
"Featured Project"*

### Remodeling Tips

**Bath Trends** While the basic functions of a bathroom are assumed, the design evolved to include a variety of luxury and spa-like features amenities that can be added to most remodeling projects. Consider these current bath trends:

**Universal Access:** Whether to accommodate a chronic disability, an elderly relative, a temporary injury, the concept of universal or accessible design can be easily and affordably achieved in any bathroom remodel without sacrificing design or resale value. Multiple-height vanities, lever-handled faucets, D- shaped cabinet pulls, and zero-threshold showers with built-in seating and handheld heads are just a few design and product ideas that support universal design and are easily accommodated in a bathroom remodel or



**During Construction View**



**Finished View**

addition.

**Tub Choices:** Bathtubs are not only getting longer and deeper but also can include mood lighting and spillover troughs to create a more relaxing experience. Called "chromotherapy" by one plumbing manufacturer, these whirlpool or bubble tubs feature underwater LED lights that gently change color across a wide spectrum of soft pastels; effervescent bubbling action from multiple underwater ports enhances the soothing effect.

**Shower Technology:** Forget about a single showerhead hung from the wall. Today's showers offer multiple, adjustable heads on every wall and from above, with wall-mounted control pads to set and manipulate spray patterns, intensity, and temperature. Some heads are set flush to the wall or ceiling to provide a gentle spray, while handheld shower heads allow users the flexibility for options.

**Vanity Selections:** Double sinks continue to dominate popular bathroom design. With more empty nesters planning to stay in their home for life, master bathrooms are being expanded in size. Stealing space from an empty bedroom can allow for a longer vanity with "his & hers" sinks. Popular cabinetry selections range from Thermofoil white to dark woods. Granite and manufactured stone have made their way into the bathroom. Granites are available in mass produced sizes or custom cut slabs for that unique "wow" factor.

**Personal Service:** As people remodel their homes, the master bathroom has become a destination. As such, it needs additional conveniences, including laundry and clothes storage as well as a place to prepare snacks and



**Before Construction View**



**Finished View**



**During Construction View**

refreshments. Often called "morning kitchens," these mini-service areas offer built-in coffee and espresso makers, compact refrigerators, bar skinks, microwave ovens, and of course adequate cabinet storage to privately serve the owners as they get ready for work in the morning or wind down at the end of the day.

### 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 !!



**Finished View**



**During Construction View**



**Finished View**

## 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](mailto: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 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.*



**During Construction View**



**Finished View**

*The quality of that experience is our success.*

**Contact us:**

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## Links



## During Construction View



## South Side Investment Property

This large turn of the century home required a complete renovation. The home received demolition of many areas to reveal the original architectural features such as brick walls and fireplaces. The kitchen was remodeled for a modern, warm and functional look. The bedrooms were remodeled for new expanded closet space; the bathrooms had the plumbing fixtures replaced and updated for building code, and a new 2nd floor deck replaced the deteriorated one. The remodel took approximately 4 months and was completed on-budget. The completed project reveals a stunning high end home in the flats of the South Side.

## What's New in '10

## **NEW EPA Laws bring about changes in Lead Safety Practices: Renovate, Repair & Painting Rules**

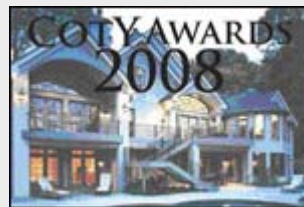
On April 22, 2008, the EPA issued a rule requiring the use of lead-safe practices and other actions aimed at preventing lead poisoning. Under the rule, beginning in April 2010, contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination. Lead was used as a pigment and drying agent in "alkyd" oil based paint. "Latex" water based paints generally have not contained lead.

Lead-based paint is a major source of lead poisoning for children and can also affect adults. Eating paint chips is one way young children are exposed to lead. Consumers can also generate lead dust by sanding lead-based paint or by scraping or heating lead-based paint. Lead dust can settle on floors, walls, and furniture. Under these conditions, children can ingest lead dust from hand-to-mouth contact or in food.

All contractors should follow these three simple procedures:

- Contain the work area.
- Minimize dust.
- Clean up work site thoroughly.

Under the rule, child-occupied facilities are defined as residential, public or commercial buildings where children under age six are present on a regular basis. The requirements apply to renovation, repair or painting activities. The rule does not apply to minor maintenance or repair activities where less than six square feet of lead-based paint is disturbed in a room or where less than 20 square feet of lead-based paint is disturbed on the exterior. Window replacement is not minor maintenance or repair.





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