



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

**Question:** What is the most popular Halloween candy bar treat?

#### Answer:

- a) Kit Kat
- b) Milky Way
- c) Butterfingers
- d) Snickers

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### Thanks for the Kind Words

*"I wanted to let you know once again how thrilled we are with the work J. Francis Company recently completed on our home. When we purchased the*

## October 2008

### Greetings!

Fall is now upon us so why not come home to a newly remodeled kitchen? Check out our "Feature Project" - a remodeled kitchen and addition. There are so many options for kitchen remodeling. It can be exciting and intimidating on your own but J. Francis Company, LLC is ready to guide you along the way! Don't forget to "Fall Forward" on November 2nd. Contact us with any questions, comments or suggestions. We love hearing from you!

## Company Update

### Pittsburgh Business Times

*Friday, October 3, 2008*

"As home sales continue decline, homeowners choose renovation..." John McCloskey, J. Francis Company, LLC President is interviewed for article.

[Click here for further information](#)

## Feature Project

### Finished View



### Before View

house we were not convinced that it could become our "home". However after all the work has now been completed we both easily refer to it as our "Home" and not just a house. Your entire team truly made the project - which is never easy - almost enjoyable (or at least as enjoyable a project can be while living without a kitchen!!) Not only was J. Francis extremely professional with respect to the actual construction (JK was absolutely fantastic!!) and the selection of finishes, but they also provided design ideas which we never envisioned. For example the concept of increasing the size of one of our son's bedrooms by taking space from our other son's bedroom was ingenious and in turn it created two equally sized bedrooms which are loved by each of our boys! All told I would strongly recommend J. Francis to anyone looking for construction needs (in fact I have already made such a recommendation!). "

Owner of Featured Project

## Seasonal Maintenance Tips

Before you sit back and watch the snow fall, consider important maintenance to your home and property. Properly maintaining your home will provide you with ease of mind when inclement weather occurs.

- Trim back trees and hedges before the severe weather does it for you and could possibly damage your property.
- Have your furnace and chimney cleaned and inspected by a qualified technician annually. With natural gas prices rising steadily, it pays to have a



**Finished View**



**Before View**



**Finished View**

technician tune up your furnace.

- Clean and/or replace your furnace filter and humidifier filter if present.
- Clean the clothes dryer exhaust duct and space under the dryer. Remove all lint, dust, and pieces of material or cloth.
- Keep all flammable materials, including all lawn and power equipment, away from water heaters and wiring in the basement, utility rooms and garage.
- Insulate exposed water pipes in areas exposed to cold temperatures.
- Check for damage to your roof, and clean gutters and downspouts to keep debris from accumulating. This is especially important during the fall season to keep leaves from building up in gutters.
- Check the caulking around doors and windows for deterioration and re-caulk if needed.
- Check caulking around showers, bathtubs, sinks and toilet base, and make repairs as needed.
- Keep a multi-purpose fire extinguisher accessible that is filled and ready for operation.
- Inspect your smoke detectors. Change the batteries! Generally if an unit is 10 years old, it should be replaced. Check the sticker inside on the back side of the unit for date.
- Run lawnmower dry of gas or use an additive for winter storage.
- Turn off outside water supply, drain and store hoses.



**Before 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 !!

## Referral Rewards Program

***Could You Use \$100.00??***

- For every referral you send our way that becomes a customer, you



**Before View**



**Finished View**

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."*

### **Contact us:**

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**Before View**



**Finished View**

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### Links



**Finished View**



**Finished View**



### **Scope of Work:**

The home remodeling included a kitchen renovation, second floor space reconfigurations, and first floor addition. The purpose was to expand the existing kitchen and create a casual atmosphere by eliminating the formal appearance and unify the kitchen and family room. The homeowners were looking for a traditional kitchen that could be used for dining, entertaining, doing homework while providing ample storage space and a workstation area for bill paying. Demolition was necessary of the existing kitchen and partial exterior of the back of the house and excavation for the addition. The scope of work included new painted kitchen cabinetry and dramatic Cambria stone countertops, new tigerwood exotic hardwood flooring throughout the first floor, new recessed, hanging & under cabinet lighting, and painting of the first floor. The wall paint ushers in a vibrant yet relaxing feeling to the home. Painting existing trim and moldings throughout the first floor refreshes & updates the home. The hardwood flooring flows from the front door to the back door of the first floor and adds a cozy warmth to the home. The finished result is a stunning, warm, spacious kitchen for family and friends to gather.

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## **Team Update**

**Congratulations to Jeremy Kishlock, Production Manager and his wife Becky on the birth of their son Lukas.**



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## **What's New in '08**

### **Kitchen Design Trends**

Kitchens truly have become the heart of the home- not just a room to cook in, but to entertain in and live in. Homeowners realize that everyone ends up in the kitchen! The trend towards more people working in the family kitchen is well documented, and the traditional standards for designing the functional kitchen are being revised as a result. Instead of the kitchens with just a traditional cook, prep, clean-up, and food storage areas, homeowners can use their kitchen cabinets to create a casual dining space, a workstation area for their computer, a homework area, or anything they need.

As more Americans build homes with kitchens that are open to living and dining rooms, kitchens are being treated more like any other room in the house, with elaborate moldings, specialty lighting, and finely crafted floors. One of the greatest underlying themes in kitchen decorating is bold personalization. Homeowners are running the gamut of colors, materials, and designs in the kitchen, depending on the look they're going for.

**Design:** More than half (56.8 percent) of the kitchen designers surveyed said "traditional" was their most often requested type of kitchen design. For cabinetry, top most used finishes in kitchens are painted cabinetry, cherry and maple. This is a departure from the once-dominant oak cabinetry. Moreover, designers identify stainless steel as the top color scheme in today's kitchen designs, followed by beige and bone colors.

**Cabinetry :** As customer's floor plans continue to be more open, there is typically less space to mount above the counter cabinets. As a result, manufacturers are creating more height options for wall cabinets. The newest trend in cabinets is not just exterior looks, but personalized storage. Whether you're looking for open shelves, or a wall of cubby holes, cabinet makers are producing an ever-increasing number of options based on consumer wants and needs.

**Appliances:** Stainless steel continues to lead the way as the most popular finish for appliances. However, appliances with custom paneling to match cabinetry are more commonly incorporated into today's kitchen designs. The appliances that most often receive paneling are dishwashers and refrigerators. Cooktops with front controls are a welcome addition to anyone's kitchen. Refrigerators have also seen a makeover with exterior drawers for ease of use.

**Counter Tops:** Solid surface countertops are becoming increasingly popular, and are used in most professionally designed kitchens because of the ease of cleaning and ability to hold up in the kitchen's high- traffic area. These countertops are easily repairable, and won't chip or crack. Another popular choice is granite, an option known for its durability and dramatic looks.

**Faucets:** High arc faucets are big on convenience, whether it comes to rinsing a roasting pan or filling a large pot. So it's no surprise homeowners are choosing faucets that give you lots of room to work. Pull-down spouts are also a convenient feature that allows you to do more work out of the sink and achieve more than traditional pull-out side sprays.

**Flooring:** Wood floors add cozy warmth to even the most contemporary kitchen design. New advancements in sealing treatments have resulted in natural or manufactured wood floors that can stand up to the heavy use of kitchen flooring. A less expensive alternative is laminate flooring that is designed to look like real wood, but can be easier to clean and maintain. Laminate flooring can also create the look of faux stone, granite, or marble.

**Color:** Color is being used more in the kitchen this year and the colors that are hot include vibrant oranges and reds, gold pewter and silver washes, copper, and off-setting neutral shades like bisque. Don't be afraid to be bold and personalize when it comes to your kitchen's décor -- remember, it's your home, design it to suit your likes and needs.

**Universal Kitchen Design:** The emphasis on ease-of-use in public buildings prompted by the Americans with Disabilities Act is prompting a growing trend in the housing market, too. Whether you have a disabled person in your family or not, everyone can benefit by keeping Universal Design principles in mind when planning a new kitchen.

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## **Company Update**

### **Pittsburgh Business Times**

*Friday, October 3, 2008*

***As home sales continue decline, homeowners choose***

**renovation...**

John McCloskey, president of North Side-based J. Francis Company, a general contracting firm that specializes in commercial & residential work, wasn't expecting to see a strong uptick in business from homeowners seeking to upgrade their living space..."I don't think people are worried about sticking their money into real estate in Pittsburgh," he said. "Maybe our home is our safest place to put our money."

Click [HERE](#) to read entire article.

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