



MASLO CONSTRUCTION

SERVICE PROPOSAL 2024

(312)361-0324

www.masloconstruction.com

111 North Wabash Avenue
Chicago, IL 60602

info@masloconstruction.com





ABOUT US

License Number: 2938321

Issuer: City Of Chicago
Department of Business Affairs
and Consumer Protection

Insurance Information:

Policy number: HBW4171779XB1

Issuer: Simply Business

*Copies available upon request

Legal Business Name: Maslo LLC

EIN: 87-3668735

*Copies of W-9 with Tax ID available
upon request

Maslo Construction (MASLO LLC) is Chicago's premier construction and handyman service provider, renowned for its dedication to quality, transparency, and customer satisfaction. Our team of skilled professionals delivers exceptional craftsmanship and efficient service, ensuring that every project exceeds your expectations. We prioritize clear communication, honesty, and punctuality, earning the trust of our clients time and again. Maslo Construction is the dependable choice for all your construction and handyman needs.

LEADERSHIP



Andriy Maslovsky – Founder and CEO of Maslo Construction

Andriy Maslovsky stands at the helm of Maslo Construction as its Founder and CEO, bringing a wealth of expertise and a passion for craftsmanship to the forefront of the construction industry. Born in Ivano-Frankivsk, Ukraine, and raised in Chicago, Andriy developed a keen interest in building and design from a young age. After completing high school, he dove straight into the construction world, where he honed his skills and nurtured his innate talent.

Specializing in carpentry and painting, Andriy's craftsmanship is a blend of traditional methods and modern innovation. His hands-on approach and meticulous attention to detail are evident in every project undertaken by Maslo Construction. Under his leadership, the company has grown to become synonymous with quality, reliability, and artistic finesse.

Andriy's journey from the historic city of Ivano-Frankivsk to leading a successful construction firm is one of dedication, hard work, overcoming, and an unyielding commitment to excellence. His personal touch and expertise are not just the foundation of his business, but they also inspire and elevate the entire team at Maslo Construction. With Andriy at the helm, clients can expect nothing less than exceptional results delivered with integrity and professionalism.

AREAS OF SPECIALIZATION (HANDYMAN SERVICES)



- Interior Painting
- Furniture Assembly
- Appliance Assembly and Installation
- Drywall Installation and Repair
- Door Installation and Repair
- Tile Work
- Flooring Installation and Repair
- Fixture Installation and Replacement
- Custom Carpentry
- Residential Plumbing Services
- Residential Electrical Services
- Residential Deck Repair
- Window Repair
- Blinds Installation and Repair
- Move Ins and Outs
- Residential Deep Interior Cleaning
- General Exterior Maintenance
- Snow Removal (January-April)



OFFER

Maslo Construction Handyman Service Package for Property Management

1. Regular Maintenance Services:

Monthly Inspections: Routine checks for potential issues in common areas and individual units.

2. On-Demand Repair Services:

Plumbing Repairs: Quick response for leaks, clogs, and other plumbing issues.

Electrical Repairs: Safe and efficient handling of electrical malfunctions or upgrades

3. Emergency Services:

24/7 Availability: Immediate assistance for urgent repairs, i.e. burst pipes or electrical faults.

4. Renovation and Upgrading:

Unit Makeovers: Painting, flooring, and fixture upgrades for units between tenants.

Common Area Enhancements: Lobby, hallway, and amenity space renovations.

5. Seasonal Services:

Winterization: Preparing buildings for Chicago winters, including heating system checks and insulation upgrades etc.

Summer Preparations: Air conditioning servicing, window and roof inspections etc.

6. Specialized Services:

Accessibility Improvements: Installing ramps, grab bars, and other modifications for accessibility.

Security Camera Installations: Installing indoor and outdoor security cameras.

Energy Efficiency Upgrades: Implementing energy-saving measures like LED lighting and energy-efficient windows.

7. Exterior Maintenance:

Landscaping and Groundskeeping: Regular upkeep of outdoor spaces.

Snow Removal: Timely clearing of walkways and parking areas during snowy months.

8. Tenant Move-In/Move-Out Services:

Unit Preparation: Repairs, cleaning, and painting to ready units for new tenants.

Inspection Services: Detailed inspections to document unit condition before and after tenancies.

CASE STUDY

Case Study: Streamlining Handyman Services for Cost and Time Efficiency at a 6-Flat Unit

Client: Z Property Management

Project: Handyman Services for a 6-Flat Residential Unit

Location: Chicago, Illinois

Duration: Ongoing since January 2022

Maslo Construction Role: Comprehensive Handyman Service Provider

Background:

Z Property Management, overseeing several residential properties in Chicago, faced challenges in managing routine maintenance and repairs for a 6-flat unit. The need for multiple vendors for different handyman tasks was proving inefficient and costly.

Challenge:

The main challenge was coordinating various handyman services, leading to increased costs and time inefficiencies. The client needed a streamlined approach to handle all maintenance and repair tasks under a single service provider.

Solution:

Maslo Construction stepped in as a one-stop-shop for all handyman services required by the 6-flat unit.

Our solution included:

- **Consolidated Service Approach:** Offering a comprehensive range of handyman services, including plumbing, electrical, carpentry, and painting, under one roof.
- **Efficient Scheduling:** Coordinating all tasks efficiently to minimize disruption to tenants and reduce downtime.
- **Rapid Response and Execution:** Ensuring quick response times for both scheduled maintenance and emergency repairs.
- **Proactive Communication:** Maintaining regular and clear communication with the property management team for updates, feedback, and planning.
- **Regular Maintenance Checks:** Conducting routine inspections to identify and address potential issues before they escalate into costly repairs.

Results:

- **Reduced Overall Costs:** By consolidating various handyman tasks with Maslo Construction, Z Property Management reduced their maintenance costs by 28%.
- **Time Efficiency:** Streamlined scheduling and rapid execution of tasks cut down on the time spent on repairs and maintenance. We provide same-day service calls.
- **Enhanced Tenant Satisfaction:** Faster response times and efficient completion of work led to increased tenant satisfaction.
- **Improved Property Condition:** Regular maintenance checks helped in maintaining the property in optimal condition, reducing long-term repair costs and faster turnover rates.

PROCESS

Embark on a seamless journey to transform your space with Maslo Construction. Here's how our process ensures a smooth and efficient experience from start to finish:

- **Find Us Online:** Your first step towards a beautifully executed project begins with finding us. We're featured on Google, Yelp, Facebook, and Instagram. Our website is www.masloconstruction.com.
- **Visit Our Website:** Once you've found us online, visit our website to schedule a call. Ready to discuss your project? Schedule a call with us directly through our website. This initial conversation is crucial for us to understand your needs, preferences, and the scope of your project.
- **Determine the Need for an Onsite Visit:** During our call, we'll assess whether your project requires an onsite visit. If so, we will schedule a convenient time to meet and inspect the site. This step ensures that we fully grasp the project requirements and any specific challenges.
- **Onsite Visit:** Our professional team will visit your property to evaluate the project firsthand. This enables us to provide a more accurate and detailed quote, ensuring transparency and avoiding any surprises later on.
- **Receive Your Quote:** Within 24 hours of the onsite visit, we will draft and send you a detailed quote. This quote will outline all costs, timelines, and specifics, ensuring you have a clear understanding of the project execution.
- **Job Scheduling:** If you agree with the quote, we'll move forward and schedule the job at a time that's convenient for you. We pride ourselves on adhering to schedules and ensuring timely project completion.
- **Collaborative Revision:** In case you have any concerns about the scope or pricing, we are open to collaboration. We'll work together to adjust the project's scope and pricing to better suit your needs and budget.

At Maslo Construction, we're committed to a customer-focused approach, ensuring your satisfaction at every step. Your dream project is just a call away. Connect with us to start your journey towards a space that reflects your style and meets your standards of comfort and quality.



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RECIPIENT:

Joe Schmo
555 5th Street

Quote #1055	
Sent on	
Total	\$0.00

Product/Service	Description	Qty.	Unit Price	Total
Move-Out Kitchen Specific	<ul style="list-style-type: none">• Test Faucet Hot/Cold/Sprayer And Any Other Attachments To Include Checking For Leaks From Handle/Knobs When In Use• Check Beneath Sink (Including Cabinet Floor) For Signs Of Current Or Past Leaks And/Or Mold/Mildew. (Fill Both Basins and Drain Simultaneously With Garbage Disposal Running Repeat Twice)• Check Sink Basin, Countertops, And All Other Appliance Areas For Proper Sealant• Test Garbage Disposal• Check Dishwasher Mounting And Interior For General Condition.• Add Pod To Dishwasher And Run A Cycle. Check For Signs Of Leaks.• Test Shutoff Valves• Check For Drip Pan Beneath Sink (Note Size If Missing)• Check That Sink Stoppers Are Present• Check Water Filtration System Beneath Sink, If Present• Check Refrigerator For Water Filter, Shelves, Drawers, Freezer And Refrigerator Temperature, Ice Maker, Water Dispenser, Etc...• Check Countertops And Backsplashes For Cracks, Gaps, Burns, Damage, Etc...• Test Exhaust Hood Or Over The Range Microwave For Operation, Exhaust Fan Function, Bulbs, And Grease Filter• Check For Oven Anti-Tip Device. Test Oven And Burners For Operation. Check Oven Appliance Bulb. Test Oven Broiler Drawer• Check All Cabinet Doors, Drawers, Frames, And Toe Kicks For General Condition Including Bottoms, Hinges, Rails, And Knobs	1	\$0.00	\$0.00
Materials		1	\$0.00	\$0.00

PAYMENT PROCESS

At Maslo Construction, we prioritize efficiency and convenience in our payment processes, catering specifically to the needs of property management companies. Our system is designed to be straightforward, secure, and flexible.

1. Client Hub – Easy Online Payments and Communication

- All-in-One Platform: Our client hub on the Maslo Construction website serves as a central point for all communications and transactions.
- Instant Access: Log in to view invoices, track project progress, and communicate with our team.
- One-Click Payment: When an invoice is ready, you'll receive a notification. Payments can be made directly through the hub with just a few clicks, ensuring a hassle-free process.

2. Alternative Payment Methods

- Venmo: For quick and easy payments, use Venmo. It's a convenient option for immediate transactions.
- Zelle: Alternatively, Zelle is available for secure, direct bank transfers. It's efficient and perfect for regular payments.

3. FLEX Payment Terms Available – Net 15 or Net 30

- Flexible Options: Understanding the varying cash flow needs of property management companies, we offer Net 15 and Net 30 payment terms. Choose the option that best aligns with your financial planning.
- Invoice Schedule: Invoices will be issued upon completion of service or as agreed upon in the contract, with payment due upon receipt of invoice, or either 15 or 30 days from the invoice date, based on terms of agreement.

4. How to Make a Payment:

- Invoice Notification: Receive your electronic invoice via the client hub and email.
- Select Payment Method: Opt for payment through the client hub, Venmo, or Zelle, whichever suits your preference.
- Transaction Completion: Follow the straightforward steps on your chosen platform to finalize the payment.
- Payment Confirmation: Receive an automatic confirmation for your records once the payment is successfully processed.

MASLO CONSTRUCTION VS. A MAINTENANCE MANAGER?



- **Wide Range of Expertise:** Maslo Construction brings a diverse skill set, covering everything from basic repairs to complex installations. This versatility is often beyond the scope of a single maintenance manager.
- **Cost-Effective:** You only pay for services as needed, avoiding the fixed salary and benefits associated with a full-time maintenance manager.
- **Reduced Overhead:** Eliminates the need for storing a wide range of tools and equipment, as Maslo Construction comes fully equipped for every job.
- **Scalability:** Easily handle fluctuating workloads. During periods of high demand, Maslo Construction can allocate additional resources without the client incurring extra permanent staffing costs.
- **Professional Quality of Work:** Guaranteed high-quality, professional workmanship that adheres to the latest industry standards and regulations.
- **Liability and Insurance:** Maslo Construction carries its own insurance, reducing the liability risks for your property.
- **Time-Saving:** Quick response and efficient service mean that repair and maintenance tasks are completed faster, leading to less downtime and inconvenience.

Opting for Maslo Construction offers a comprehensive, flexible, and cost-effective solution for property maintenance. Our team's wide range of skills and quick response times ensure that your property remains in top condition with minimal disruption. While a maintenance manager provides the benefit of on-site availability, the breadth and quality of services offered by Maslo Construction, along with reduced overhead costs and liability, present a compelling case for choosing our services. Partnering with Maslo Construction means investing in the longevity and value of your property with a team that is committed to your satisfaction and success.





THANK YOU

Take the Next Step with Maslo Construction

As you've seen in this proposal, Maslo Construction stands ready to bring unparalleled quality, efficiency, and value to your property management needs. We understand the challenges you face and have tailored our services to meet those needs effectively. Now, the next step is yours.

Schedule a Meeting: Let's discuss how we can specifically address the requirements of your properties. Contact us to arrange a meeting with our team at your earliest convenience. This will be an opportunity to delve into the details, customize our services to your exact needs, and set the stage for a fruitful partnership.

Reach Out for Further Information: If you have any questions or need more information, please don't hesitate to reach out. We are at your service to provide any additional details or clarifications.

Your decision to partner with Maslo Construction is more than just a business choice—it's a step towards ensuring the longevity, value, and appeal of your properties. We are excited about the prospect of working with you and are ready to demonstrate the tangible benefits our partnership can bring.

Contact us today to set in motion a partnership that promises not only to meet but exceed your expectations. Maslo Construction is not just a service provider; we are your partner.