

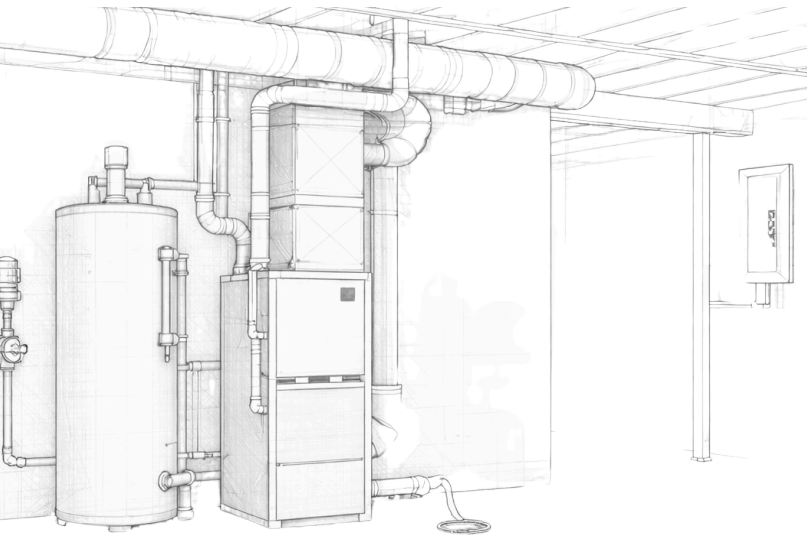


The Homelio Care Program

Routine preventive care for the systems that your home depends on. Delivered through scheduled visits, documented system records, and a team that knows your home over time.



The Problem. The Program.



Owning a home comes with a quiet uncertainty.

Most of what matters isn't visible. And most maintenance doesn't happen until something forces it.

Not because homeowners don't care, but because there's never been a clear, consistent system for doing it differently.

The Homelio Care Program

The Care Program is a structured alternative.

Three visits each year. The same team. A Home Health record that builds with every visit.

So when something needs attention, you're making a calm informed decision rather than a rushed one.

Program Structure

- \$60 per month *
- Three scheduled visits per year
- Seasonally aligned system care
- Ongoing service record
- Coordinated next steps when needed
- Support when something unexpected comes up

* For homes 1,800 - 3,200 sqft

What Homelio Does

- A structured preventive maintenance program
- A defined annual rhythm
- A record that strengthens over time
- Oversight of your home's essential systems
- A team that knows your home and helps you make decisions

What Homelio Does Not Do

- Emergency repair work
- On-demand handyman service
- Renovations or upgrades
- Property management
- Managing contractor projects

The Value of Structured Care

Most issues don't start as problems.
They start as small changes.

When those changes are seen early, they're easier to understand and easier to address.

The Care Program exists in that space.

Structured visits that catch what would otherwise go unnoticed.
A record builds that becomes more useful with each visit.

Over time, you're not just maintaining a home.
You have a team that knows it.



Program Pricing

Home Size	Monthly	Annually
Under 1,800 sq ft	\$50/mo	\$580/yr
1,800 - 3,200 sq ft	\$60/mo	\$700/yr
3,200 - 4,500 sq ft	\$70/mo	\$820/yr
Over 4,500 sq ft	Contact us	Contact us

Monthly or annual billing — whichever works best for you.

Example Home Health Report

After each visit, you receive a Home Health Report that summarizes: current system condition, work completed, anything to monitor over time.



Home Health Report

Homeowner: Sarah Thompson

Address: 214 Cedar Lane, Mt. Lebanon, PA

Technician: Michael R.

Visit Type: Preventive Maintenance Visit #1

Next Visit: July 2026

Visit Date: March 8, 2026

Home Health Snapshot

System	Status	Notes
HVAC	Good	Filter replaced, blower clean
Water Heater	Monitor	Mild sediment present
Dryer Vent	Good	Fully cleaned
Electrical Safety	Good	Panel clear, breakers labeled
Smoke / CO Detectors	Good	All devices functioning
Drainage & Water Risk	Monitor	Downspout near garage needs extension

Work Completed

- ✓ Dryer vent cleaned
- ✓ Smoke & CO detectors tested
- ✓ HVAC filter replaced
- ✓ Water heater flushed
- ✓ Sump pump tested

System Observations

HVAC System	Good	Water Heater	Monitor	Dryer Vent	Good	Electrical Panel	Good
							

Exterior Water Risk

Monitor

Downspout needs extension. Recommend adding 6-8 ft. extension.

Items to Watch

- ✓ Water heater sediment
- ✓ Garage downspout drainage
- ✓ Basement humidity levels

Technician's Notes

Overall, the home's systems are in good shape. Keep an eye on the water heater sediment and drainage near the garage.

Service History

Mar 8, 2026. Preventive Maintenance Visit #1

Upcoming Visit: July 2026

The value of the record increases as observations accumulate.

Scope of Care

Care is organized around the systems that matter most.

All work is completed across the year within a defined seasonal rhythm.

Specific timing may adjust based on system conditions.

Water Management & Drainage

- Water heater flush and condition review
- Sump pump test and discharge verification
- Exterior drainage inspection
- Gutter and downspout clearing
- Visible moisture condition review

Electrical & Safety

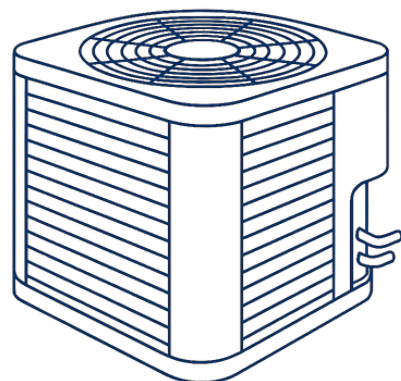
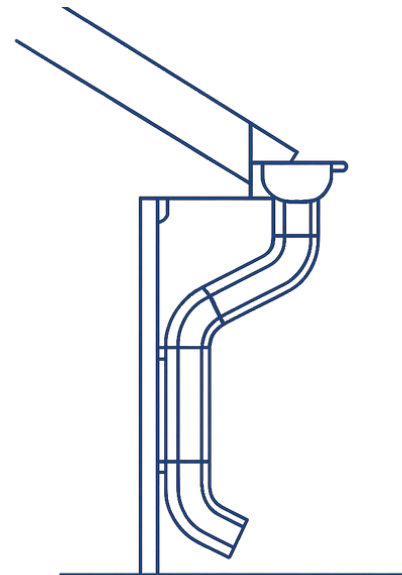
- Electrical panel visual inspection (non-invasive)
- Infrared thermal scan of breakers
- GFCI functionality check
- Smoke detector verification and battery replacement
- Carbon monoxide detector verification

HVAC & Air Systems

- Seasonal HVAC diagnostic check
- Condensate line clearing
- Exterior condenser coil cleaning
- Standard 1-inch filter replacement
- Dryer vent inspection and cleaning

Envelope & System Integrity

- Inspection of exterior penetrations (utility entries/exhaust points, vents, hose bibs)
- Review of visible sealant and flashing
- Minor corrective actions that reduce water or safety risk



Operating Standards

Who Comes to Your Home

Homelio technicians are W-2 employees, not independent contractors.

They bring hands-on experience across core home systems and are trained specifically in Homelio's preventive care approach.

Your home is served by a consistent team — familiar with your systems, your history, and what to watch for.

Homelio is fully insured and operates under defined service and safety standards.



Honest by Design

Homelio technicians are never compensated based on repair recommendations. We do not perform or profit from repairs or replacements. We do not accept referral fees.

Preventive care is the only thing we do.

When Something Needs Repair

If something moves beyond maintenance: We document it. We explain what's happening. We recommend a trusted contractor when needed.

You approve and contract all work directly. We can help coordinate if helpful, but the decision is always yours.

How We Operate

Each visit runs approximately 90 to 120 minutes. A written service summary is delivered within 24 hours. All observations are recorded against your home's ongoing condition history.

Anything beyond preventive scope is always your decision, on your timeline.

Ask Homelio

Between visits, you can reach out when something about your home feels unclear.

A contractor recommendation.

An unfamiliar condition.

Something you're not sure how to interpret.

We respond within 24 hours with clear guidance, grounded in your home's history.

Enrollment Process

We start with a short conversation to understand your home.

From there:

- Your home profile is created
- Your first visit is scheduled within 30-45 days
- Your service record begins
- Visits continue on a consistent season rhythm

Service Area and Density

Homelio enrolls by neighborhood to maintain technician consistency and service quality. Availability in your area may be limited.

Currently Serving:

Mt. Lebanon • Bethel Park



Cancellation Policy

Cancel anytime. If you've overpaid, we refund the difference. If we've delivered more than you've paid for, we settle the balance together.

Routine care for the systems your home depends on.

W-2 professionals.
No repair commissions.
A team that knows your home.



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