

The Jan Richey Team Concierge List for vendors and services

UPDATED: 1.27.25 TH

ALARM COMPANY

Smith Thompson
O: 972-526-8500
Ref: Tracy

ADT
O: 888-271-1823
Ref: Jan/Tracy

First Command Protection Services
O: 214-495-8500
Ref: Tracy

APPLIANCE REPAIR

Sears Appliance Service
O: 800-469-4663
Ref: Tracy

Appliance Rescue Service
O: 214-599-0055
Ref: Tracy

Mr. Appliance
O: 972-543-1199
plano@mrappliance.com
Ref: Tracy

APPRAISERS

David Ray, SRA (Appraisals & Square Footage)
C: 972-839-3283
dray@gardinerray.com
Ref: Jan (Bobby Ray)

Allen Gardiner, SRA
C: 972-725-7733
O: 214-975-8242
agardiner@gardinerray.com
Ref: Tracy

Eric Biskamp (Square Footage)
C: 214-235-8324
mail@ericbiskamp.com
Ref: Jan

ARTIFICIAL TURF

Golf Turfs of DFW
Don Lemaster
C: 214-680-4653
Ref: Jan

Synthetic Grass Pros
Scottie
O: 972-420-7800
Ref: Jan/Tom

Synthetic GreenScapes
O: 972-442-7362
Michelle
Ref: Jan

AUDIO/VIDEO

Gateway Home Media
Thaddeus Wiltz
C: 972.345.2681
ghminstalls@gmail.com
Ref: Tom/Jan

Starpower
Michael Pidgeon
C: 214-298-9087
Ref: Jan

WIREPRO
Justin Matejka
C: 469-647-0664
Ref: Jan (Al Henry)

CATERER

Thornhill Catering
(Full-Service Corporate & Event Catering)
Amy Tarbet
979-575-3385
O: 972-401-3336
Ref: Jan (Alex Vantarakis)

Celso Mendoza
Bartender/Serving/Waiter (hospitality services)
C: 214-971-5803
Ref: Jan

CHIMNEY SWEEP

The Chimney Sweep
O: 214-363-8751
www.thechimneysweep.com
Ref: Julie

Hale's Chimney Sweep
O: 972-562-6851
Ref: Linda Mulchin

The Jan Richey Team Concierge List
for vendors and services

CONCRETE

FraserCon "Concrete Experts"
Jason Fraser
O: 972.939.9888
C: 214.563.6669
Ref: Jan

CORPORATE APARTMENTS/LEASING/LOCATORS

Oakwood Corporate Housing (takes dogs)
O: 972-392-4747
Ref: Jan (Barbara Hutson)

Heritage at Lakeside (takes dogs)
(SE Preston/Spring Creek)
O: 972-943-3577
Ref: Jan

Vicinity (Formerly ExecuStay Midwest)
Gina Johnson
469-283-7198
Ref: Jan

COUNTERTOPS

A Joy of Granite & Natural Stone
Joy Coleman
C: 214-957-8077
Ref: Jan

GISC (Granite & Flooring)
Rick Rollins
C: 214-326-4498
Ref: Jan

DOOR (Refinishing)

Better Than Ever (Only N. Dallas & Plano)
Steve Kiley
C: 214-405-9053
Ref: Jan/Tom

ELECTRICIANS

Crossroads Electric
Kevin Airel
C: 214-763-6988
Ref: Jan (Yancey)/Tracy

ELEVATORS

Baxter Elevator
Stan
O: 972-943-5757
C: 972-824-0098
Ref: Jan

Nationwide Lifts (Service Calls/Maintenance)
O: 972-424-3070
www.nwliftsoftx.com
Ref: Tracy

ESTATE SALES

A to Z Estate Sales of North Texas
AKA Tyler Grace Auctions
Amanda Bufford
C: 972-793-3432
Ref: Jan (Robin Fair)

Nicole's Estate & Pre-Demolition Sales
Nicole Aaron Blue
C: 972-571-6520
Ref: Jan (Robin Fair)

Janelle Stone Estate Services
Janelle Stone
C: 214-769-0799
www.janellestone.com
Ref: Donna/Tracy

Furniture House Katie Park
Audrey Turner
C: 903-343-7893
www.eaststatesales.com
Ref: Jan

The Jewel Box
Rusty/Loretta
C: 214-808-8905
O: 214-368-0808
Ref: Jan (Patricia Hinchey)

Style by Sunshine & Sweet Tea
Tara Doering
C: 972-567-1118
Ref: Donna

Another's Treasure
Betsy Dean
C: 214-664-0506
Ref: Tracy (Diane Brown)

EVENTS

Divine Events
Linda Cantu
469-359-3987
Ref: Jan (Casey)

The Jan Richey Team Concierge List
for vendors and services

EXTENDED STAY HOTELS

Hyatt Place Plano
(\$98-\$200/night; Dog & Cat-Friendly (\$75-\$100 Fee)
3100 Dallas Pkwy (at Parker)
O: 972-378-3997
Sales Dept
Ref: Jan

FENCES

Affordable Fence Company (Installation & Repairs)
O:972-423-2222
Ref: Rosa

FIREPLACE

Elegant Fireside (Electric Repair Service)
O: 972-312-9244
Ref: Tracy

Fireside Hearth & Homes (Fireplace Repair/Service)
O: 972-215-7675
Ref: Tracy

FIXTURES/HARDWARE/Coating

Quality Powder Coating
Jim Hester
C: 972-488-0635
Ref: Jan

FLOORING (Cleaning & Repair)

Stanley Steemer (Carpet Cleaning)
O: 1-800-STEEMER
Ref: Tracy

Carpet Tech (carpet cleaning, tile/grout cleaning and more)
Angie Owens
O:972-540-5142
C:972-658-4267
www.carpettech.com
Ref: Jan/Tracy

The Floor Mender (Stretching/Repair)
O:972-375-8067
Ref: Tracy

FLOORING

Star Floors
O: 972-503-7827
Spencer Matson
Ref: Jan/Christine

ProSource of Texas
O:972-521-5115
Ref: Tracy

Carpet Exchange (carpet + other flooring)
Komi
O: 972-385-3545
www.carpetexchangenorthtexas.com
Ref: Betsy

FLOORING (Marble)

A.C. Marble Restoration (Restoration only—Does not install)
Antonio Castaneda
C: 214-493-2829
Ref: Jan/Tom

FOUNDATION REPAIR

Arch Foundation
Clay McClintock
O: 214-467-9700
C: 214-727-3490
cmclintock@archfoundationrepair.com
Ref: Donna

Advanced Foundations

Main# 214.333.0003
Isabel Alcantara
O: 214-337-5505
Ref: Jan (Tony Childress)

FURNITURE REUPHOLSTERY

Artex Interiors
Dan Nguyen
O: 972-863-3531
C: 214-586-9833
Ref: Jan

GARAGE DOOR / MOTOR COURT GATES

Plano Overhead Garage Door
Technician: Steve Reese
C: 972-422-1695
Ref: Tracy

Metro Garage Door Repair

O: 972-391-3610
www.metrogaragedoor.net
Ref: Donna

Dallas Gates

O: 972-475-8068
Ref: Tracy (Plano Overhead Garage Door)

GARAGE FLOOR COATING

GarageWerx
C: 214-307-0690
Garagewerx.com
Ref: Tracy

The Jan Richey Team Concierge List
for vendors and services

**GENERAL CONTRACTORS / MAJOR IMPROVEMENTS/
RENOVATIONS**

AshLake Design & Remodeling
Joy Murray
C: 972-467-1340
Joymurrsy46@yahoo.com
Ref: Jan

Jason Sayegh
GGS General Construction Co.
C: 972-529-8550
jason.sayegh@att.net
Ref: Jan

Mike Kirlin
Kirlin Custom Homes (Remodels)
O: 972-423-8751
mike@kirlincustomhomes.com
Ref: Jan

Andregg Contracting, Inc.
Mark & Patti Andregg
C: 972-965-6086
Ref: Jan

TRIA Custom Homes
Rachel Corage (Owner & Creative Director)
C: 214-918-9202
rachelcorage@gmail.com
www.triacustomhomes.com
Ref: Jan/Tracy

GIFT BASKETS

Yo Pop Etc. (gift baskets, popcorn, confections, etc.)
O: 972-960-6364
www.yopopetc.com
Ref: Linda C.

GLASS REPLACEMENT

Binswanger Glass (glass for all areas of home)
Robert Heffernan – Branch Manager
O:972-424-8554
C:469-525-2382
Ref: Jan

GRILL CLEANING

Superior Grill Cleaning
Winal Adams
C:972-838-3944
www.superiorgrillcleaning.com
Ref: Tracy

Big Spoon Grill Cleaning
Chris Shivers
O: 972-370-3081
www.bigspoongrillcleaning.com
Ref: Donna

North Texas Grill and Fireplace
Wesley
954-501-8740
Ref: Christine

HANDYMAN / HOME MAINTENANCE

Paul Handrick
C:940-393-9189
Ref: Jan (Mimi)

GISC (Does Granite & Flooring as well)
Rick Rollins
C: 214-326-4498
Ref: Jan

Victor Ehr
Handyman + Electrical & Plumbing
C:214-912-8484
verh@hotmail.com
Ref: Jan (Tom O'Connor)

Caleb Humphrey
C: 808-779-3032
Ref: Donna/Tracy

Gettin' Handy
Joe and Anabel Garza
C: 972-741-4469 (call or text)
info@gettinhandy.com
Ref: NextDoor/Jan/Tracy

Twisted Pads
Bosque Moore
C:972-768-7418
www.roomsrestored.com
Ref: Jan

Hanging Around Texas (Professional Art Installation)
O:214-HANG-ART
www.hangingaroundtexas.com
Ref: Tracy

The Jan Richey Team Concierge List for vendors and services

HOME / CLOSET ORGANIZATION

The Couture Closet (Professional Organizer/Custom Closet Designer)
Kathleen Jacobson
C: 214-534-3276
Ref: Donna

Neat Chic Organizing
Ryann Bills
C: 469-733-3192
www.neatchicorganizing.com
Ref: Tracy

HOME TENDERS

Mansion Minders
Brenda Platt
C: 469-233-3303
Ref: Tracy

Showhomes of America
Emily Rose
O: 972-243-1929
emilycrose@aol.com
Ref: Tracy

HOME WARRANTY COMPANIES

Super Home Warranty
C:214-803-5551
Ref: Tracy

Old Republic Home Protection Company
O: 800-445-6999
Ref: Tracy
American Home Shield
O: 800-827-4636
Ref: Tracy

Home Warranty of America
O: 888-492-7359
Ref: Tracy

HOUSE CLEANING SERVICES

Nina Hayes (large jobs)
O: 972-429-2225
Ref: Jan/Tracy (Marilee Cumming)

Merry Maids
O: 972-881-1300
www.merrymaids.com
Ref: Tracy

The Maid Place
O: 214-644-0111
Ref: Tracy

Angelina's Cleaning (after hours)
Angelina Verduzco
C: 972-849-8451
Ref: Jan/Tracy

Lonestar Restoration DFW
(deep cleans, wood & tile cleaning, exterior power washing)
O:817-305-6599
Ref: Donna/Tracy

HVAC

Sirius Plumbing and HVAC
O: 972-235-6600
Ref: Jan/Tracy

Medley HVAC
O:972-533-9942
Ref: Donna/Christine

Joplin Service Company
O: 972-569-8339
Ref: Tracy

The Cold Truth HVAC
O:469-328-8568
service@thecoldtruthac.com
Ref: Christine

Jose Loreda
TX Air
O:469-688-7033
Ref: Jan (Mimi)

INSPECTORS (Home, Fire Systems, Elevators, Moisture Detection)

MRI Home Inspections
Kurt Kapischke
C: 972-658-8549
Ref: Donna/Christine/Yolanda

Super Inspector
Randle, Robert or Donnie – Inspectors
O: 940-367-1708
www.superteamservices.com
Ref: Tracy

Texas Home Safe Inspection
Scott Chesser
C: 817-944-7470
Ref: Tracy

The Jan Richey Team Concierge List for vendors and services

Professional Home Inspections
Darrell Tinglov
O: 214-726-1335
C: 972-740-1446
Inspector4304@gmail.com
Ref: Tracy

D&B Home Inspections
Dan Cahill
C: 214-808-3665
Ref: Tracy

Rescom Fire Systems (Fire Sprinkler Inspection)
O: 214-350-1755
Ref: Tracy

Baxter Residential Elevators
O: 469-323-4867
Ref: Tracy

A Closer Look Home Inspection Services
(Water Intrusion/Moisture Inspection)
Jim Hemsell
O: 940-891-3803
www.professionalinspector.com
Ref: Tracy

Darbo Inspections
(Water Intrusion and Stucco)
Brent Delozier
C: 214-878-1520
www.darboinspections.com
Ref: Tracy

Paragon Structural Engineering
(Water Intrusion and Stucco)
O: 469-892-7520
www.pseglobal.com
Ref: Tracy

INSURANCE

State Farm Insurance
Deborah Wolfgram
O: 972-781-2100
Ref: Jan

Allstate Insurance
John Clements
O: 972-312-1800
C: 214-300-8142
johnclements@allstate.com
Ref: Jan

HUB International (Insurance Broker)
Carrie Ousley
C: 281-224-0762
O: 832-681-5020
Ref: Tracy

INTERIOR DESIGN/STAGING

Donald Coan Designs (Luxury Design Services)
Donald Coan
O: 972-370-9135
www.donaldcoandesigns.com
Ref: Jan

TRIA Custom Homes (Interior Design, remodeling)
Rachel Corage
C: 214-918-9202
Ref: Donna/Tracy

Nina George
Nina George Staging
C: 214-215-4228
Ref: Jennifer D./Carol T.

Karen Eubank
Eubank Staging and Design
C: 214-912-9263
Ref: Donna

Angie Bowsher (Light Staging and Organizing)
C: 214-551-0436
Ref: Tracy

George Bass Designs (Luxury Vacant Staging)
Thomas Coffee
O: 214-500-2641
www.georgebassdesign
Ref: Jan (Windrose)

Model My Home (Vacant & Occupied Home Staging)
O: 972-733-3435
Ref: Tracy

Charter Furniture (Rental Furniture & Staging)
O: 972-385-1911
Ref: Tracy
Cottonwood Creek Staging (Vacant & Occupied Home Staging)
O: 214-405-5382
Ref: Tracy

Inspired Redesign (Occupied & Vacant Home Staging)
Michelle Rider
O: 972-345-6400
Ref: KL Creations

The Jan Richey Team Concierge List for vendors and services

IT SERVICES

I Love My WIFI.com
ILovemywifi.com
Ref: Jan (Maria Runge)

Core AV Solutions
Young Ahn
C: 214-500-7075
info@coreav.net
www.coreav.net
Ref: Tracy

KOI POND/WATER GARDEN

Dickson Brothers, Inc.
Allan Crocker
O: 972-288-7537
info@dicksonbrothers.com
Ref: Donna

LANDSCAPING SERVICES

Cunningham Landscape Consulting
Shane Cunningham (Owner & Designer)
C: 972-839-1802
cunninghamconsulting@gmail.com
Ref: Donna & Desira

Clay's Clippers (Frisco Only)
C: 214-893-4886
Ref: Tracy

Pedro Guerrero – Tree Trimmer
C: 469-233-4372
Ref: Tracy (CC)

C Green Landscaping (Also does Irrigation, Sprinklers, Drainage)
#1 Candace Threadgill
972-231-2870
#2 Chuck Green - Sold Co & Finances new owner
C: 972-880-0939
cgreen@cgreens.com
Ref: Jan

Condren Tree Service
Jeff Condren
O: 972-422-5616
Ref: Tracy

Monster Tree Service
O: 972-395-5404
Ref: Tracy

Arbor Docs
O: 972-422-4560
Ref: Tracy

Parker Tree Service
O: 214-394-2414
Ref: Jan

Brian Masterson
Terra Vista – Pool, Patio & Landscape
O: 214.618.1485
C: 817.312.8995
info@terravistappl.com

Ortega Tree Service
Cruz Ortega & Brynum Ortega
C: 214-574-0760
(Tree trimming, Yard/bed clean-up, grass install)
Ref: Tracy

Hernandez Tree Service
Lewis Hernandez
C: 214-309-8681
lewishernandez8681@gmail.com
Ref: Jan (Next Door)

LEAK DETECTION

American Leak Detection
O: 972-713-8691
Ref: Tracy

Accu-Find Slab Leak
Barry Leach
C: 972-399-0061
Ref: Tracy

LEASING & PROPERTY MANAGEMENT

Jill Lucas
Lucas Luxury Leasing
C: 214-704-0803
O: 972-380-5100
Ref: Jan

A Plus Management
Amy Karnes (Broker)
C: 469-215-2042
www.aplusrocks.com
Ref: N. Laabs

LIGHT BULBS

A to T Lightbulbs (LED specialists)
O: 972-219-9660
Ref: Tracy

The Jan Richey Team Concierge List for vendors and services

LIGHTNING RODS

Hamilton Lightning Rods
Marty Hamilton
C: 512-763-7102
Ref: Jan/Tom

LIMO SERVICE

Ayman Alrefaai
Elite Limo
C: 973-216-2674
Ref: Jan

S1 Global Transportation
Tony Brusdeilins
O:972-488-0612
Ref: Jan/Tom

LOCKSMITH

Michael's Keys (Formally First Quality Locksmith)
O: 972-596-6017
Ref: Tracy

A1 Locksmith & Security
Stone
972-690-8464
Ref: Jan

MASONRY/BRICK

Len Greer
C: 214-212-8900
Ref: Tracy (Longhorn Foundation)

Omega Masonry
O: 972-449-7759
Ref: Tracy

Brick Care
Bruce Douglas & Steven Comunale
C: 469-233-0930 Bruce
C: 214-766-6834 Steven
brickcare@gmail.com
Ref: Tracy

Champion Brick Repair
O:817-900-6324
Ref: Tracy

MOLD INSPECTIONS/REMEDIATION

Texas Environmental Inspections (Inspections)
O: 214-754-8058
Ref: Tracy/Donna

Culley Enviro (Inspections & Remediation)
O:817-945-6094
Ref: Tracy (Jim Bauer)

All Mold Pro (Inspections)
Tom Bieger
Evan Bache-Wiig (State License MAC-1599)
O:972-567-7298
C:214-476-0899
Ref: Jan/Tracy

All Dry Services (Water Damage & Mold Remediation)
Lee Jones – Owner/Mgr
O:469-384-2457
CC:469-588-889
Ref: Jan

RestoPros
Michael Parkey
O:1-855-587-3786 (Richardson office)
www.restopros.com
Ref: Tracy (All Mold Pro)

Puro Clean (Remediation)
Jim Bauer
C: 972-832-8282
O: 972-624-7870
Ref: Tracy (Texas Environmental Services)

Breathe Pure
O:972-278-2900
(HVAC Remediation as per Protocol)
Ref: Donna/Tracy (Pura Clean)

Advanta Clean (Remediation)
Bryan Bennett
O: 972-672-3053
Ref: Tracy (Texas Mold Services)

Woodward Environmental
(Lead, Mold, Asbestos, Indoor Air Quality)
Case Woodward
C: 214-533-7445
casewoodward@gmail.com
Ref: Jan

The Jan Richey Team Concierge List for vendors and services

MOVING COMPANIES

Element Moving
Lisa Feldman
C: 214-923-4298
O: 972-805-0988
www.elementmoving.com
Ref: Tracy/Donna

Firehouse Movers
O:972-412-6033
www.firehousemovers.com
Nikki Purcell -Nikki@firehousemovers.com
Ref: J. Sheehan

United Van Lines North Dallas
Dick Abernathy
C: 972-989-8815
Ref: Jan/Tracy

Delivery Limited (Full-Service Luxury Relocation)
O:214-261-1000
www.deliverylimited.com
Ref: Donna

Move Star (Off Duty Firefighters – Local)
C: 972-716-9911
Ref: Tracy/Jaime

TexSun Moving
(Offers short & long term storage)
O: 972-239-7068
Ref: Tracy (Melanie Sherman)

Black Tie Moving
O: 469-299-8360
Ref: Donna/Will

All My Sons Moving (small or large moves)
O:972-316-4944
www.allmysons.com/plano
Ref: Tracy

Senior Focused Relocation
(Purge, Organize, Move Services)
Betsy Durnin
C: 972-596-2468
Ref: Shaun O'Neal

Caring Transitions
Rex Norris
O:469-275-4875
Ref: Tracy (C. Wofford)

Move Method
Cheryl Morgan
(Space Planning, Move Management, Project Installation)
C: 214-282-7008
www.movemethodtx.com
Ref: Tracy (The Outlook)

Silver Linings
(Unpack, Organize whole house)
O:214-752-7044
Ref: Donna (Kathleen Jacobson)

Hot Shots Moving & Delivery (small to medium moves/delivery)
O:214-704-8763
www.hotshotmoving.com
Ref: Tracy

Johnny's Delivery & Moving
(Pick-Ups, Drop-Offs, Furniture Delivery, Lite Hauling)
C:214-874-5252
Ref: Donna

ODOR REMOVAL/REMEDIATION/ELIMINATOR

Puro Clean
Jim Bauer
C: 972-832-8282
O: 972-624-7870
Ref: Tracy (Texas Mold Services)

BioSweep of Dallas
Maurice
O:214-708-2850
Ref: Tracy

Pure Ayre
Odor Eliminator Product for the home
www.pureayre.com
Ref: Jan

ORGANIZING/PACKING

Get Organized! (Organizing for Home/Business & packing for moving)
Benita Swan
C: 972-668-6233
Ref: Donna/Tracy

Angie Bowsher
(Staging and Organizing)
C:214-551-0436
Ref: Jan/Tracy

The Jan Richey Team Concierge List
for vendors and services

OUTDOOR LIVING AREAS

Pool Environments & Outdoor Living Areas
C: 214-212-9013
O: 972-985-1576
Ref: Cheryl Ketner

Waterline Pools & Outdoor Living Areas
Jon Harrison
O: 972-407-9976
Ref: Cheryl Ketner

PAINT

Painters Connect
Hugo Juarez
C: 214-907-3661
Ref: Jan/S.McCall

Custom Residential Paint Contracting, Inc.
Joe Mear, Owner
O: 972-733-1624
www.customresidentialpaint.com
Ref: MP Sharon

Hugo & Josh's Royal Painting
Josh Martinez
C: 214-725-8592
Ref: Jaime L.

Mark Lorenzo
C: 214-535-6872
Ref: Jan/Jaime (Winda & Pava)

Edwards Painting
(Exterior/Interior & cabinetry painting, epoxy flooring, fence staining/painting)
Trey Edward Hardin
C:469-450-3266
trey@edwards-painting.com
Ref: Donna/Tiffany

Southern Painting
Dave MacMeeken
C: 469-585-0790
O: 972-867-5452
Ref: Tracy

Vega Painting
Allen Vega
M:817-262-8549
Ref: Jan (Vince Sullivan)

House to Home Painting
Nacho
972-639-1817
Ref: Jan/Tracy

PEST CONTROL

All Safe Pest Control
O: 972-385-7000
Ref: Jan

PET SITTING

Guardian Pet Sitters
Sharon Jones
C: 972-625-5272
Ref: Jan

Willow Bend Pet Sitting (& Dog Walker)
Muffie Freas
972-841-7160
Ref: Jan

Miss Kitty
Ref: Jan

Jaime Lowe
C:214-244-0507
Ref: Jan/Tom

PLUMBING

Sirius Plumbing
O: 972-235-6600
Ref: Tracy

Benjamin Franklin Plumbing
O: 972-562-1776
Ref: Tracy

Metroplex Leak & Line
O: 214-388-8838
Ref: Jan (Tony Childress)

Crawford Services
O: 214-271-8800
Ref: Jan (Cindy Lukehart)

POOL

Gold Medal Pools (Service & Repairs)
O: 972-712-4653
customerservice@goldmedalpools.com
Ref: Tracy

All Seasons Pool Care (Service)
O: 972-612-3900
Meghan
Ref: Jan (Bill Ruzynski)

The Jan Richey Team Concierge List
for vendors and services

Absolut Enterprises (Service & Repairs)
Chris Osborn
C: 214-534-9757
O: 972-832-5383
Ref: Tracy

Hayden Pools (Inspections & Service)
Jamie Hayden
C: 214-361-7665
Ref: Tracy

Doug Treuter (Inspections)
C: 972-841-7946
O: 972-248-1636
Ref: Tracy

POOL CONSTRUCTION

Foley Custom Pools (Construction)
Kevin Foley & Tyler Foley
O: 972-423-7178
C: 214-600-0669
Ref: Jan

Riverbend Sandler Pools (Design and Construction)
Greg Baxter
C: 972-596-7393
Ref: Tracy

Pool Environments & Outdoor Living Areas
Chris
C: 214-212-9013
O: 972-985-1576
Ref: Cheryl Ketner

Waterline Pools & Outdoor Living Areas
Jon Harrison
O: 972-407-9976
Ref: Cheryl Ketner

POOL FENCING

Jack Smith
O: 972-989-8032
Ref: Tracy/Jaime

PRESSURE WASHING

DSH Pressure Washing
Dakota
C: 682.276.5355
Dshpressurewashing.com
Ref: Jan

ROOFING/GUTTERS

Upper 90 Roofing
Tommy Tynes
O:469-951-2229
Ref: Jan

Pickle Roofing Solutions
Travis Dowell
C: 972-679-1774
O: 972-954-7186
Ref: Jan/Tracy

Tarrant Roofing (Replacement & Inspections)
Michael Kincaid
O: 972-470-9999
C: 469-912-4462
www.tarrantroofing.com
Ref: Tracy/Donna

Lifetime Roofing and Construction
O:972-931-7898
Jessica Cantrell
Ref: Jan

Tiger Roofing (Repairs)
Lloyd Fruge
C: 214-232-3436
O: 972-270-3004
Ref: Tracy

Ballentyne Roofing (Slate & Tile specialist)
O: 972-279.8857
Ref: Tracy (M. Traweek)

Christian Brothers Roofing
Larry McClure
C: 214-502-8187
Ref: Donna

Northside Gutters
Juan
C:214-436-9291
Ref: Pickle Roofing

Five Star Gutters
Jose
C:214-566-1572
Ref: Kidd Roofing

The Jan Richey Team Concierge List for vendors and services

SENIOR LIVING ASSISTANCE

Ruby Cares
Joyce Logan (Senior Living Advisor)
O: 214-536-2979
jlogan@rubycarese senior.com
Ref: Jan

KSS (Kristi's Senior Solutions)
Kristi Vance
O:903-821-3780
kristi@kristisseniorsolutions.com
www.kristisseniorsolutions.com
Ref: Donna

SKYLIGHTS/ SOLARTUBES

FreeLite Skylights
O: 972-234-5990
Ref: Tracy

Skylight Solutions
O: 972-263-6033
Ref: Tracy (CC)

SPRINKLER SYSTEMS

Texas Waterboys
O: 972-733-4343
Ref: Jan/Tracy

Alpha Omega Irrigation
(sprinkler repair, install, drainage)
Chris Nickerson
O:469-500-3068
Ref: Jan/Tracy (Jerry Coffee)

STRUCTURAL ENGINEERS

Childress Engineering
Tony Childress
O: 214-451-6630
Ref: Jan/Tracy

RCS Enterprises
Martin Montgomery
O: 972-727-8572
Ref: Tracy

Crannell, Crannell & Martin Engineering
O: 972-691-6605
Ref: Tracy

Jonathan A. Cooper, Engineer
O: 972-402-9343
C: 214-695-6717
clipper121@gmail.com
Ref: Tracy

Mike Cooper, P.E.
C: 972-271-1518
Ref: Tracy

STUCCO INSPECTIONS & REPAIRS

Darbo Inspections (Inspections)
Brent Delozier
C: 214-878-1520
www.darboinspections.com
Ref: Tracy

A Closer Look Home Inspection Services
(Stucco/Water Intrusion/Moisture Inspection)
Jim Hemsell
O: 940-891-3803
www.professionalinspector.com
Ref: Tracy

John Lytle (Repairs)
Anchor Plaster
C: 972-670-2096
Ref: Tracy

Randal Newman (Repairs)
Silver Star Plastering
C: 214-533-8668
O: 972-278-5988
Ref: Tracy

STUCCO WARRANTY

Moisture Warranty Corporation
O: 800-400-8679
Ref: Jan (J. Nees/G.Pradelli)

SURVEYOR

Engineering Concepts & Design, L.P.
Todd Wintters, P.E. (Principal & President)
O: 972-941-8400
Ref: Robert Ray

Burns Surveying
Mike Perkins
O: 214-326-1090
mikep@burnssurvey.com
Ref: Vicky Pierce – Capital Title

CBG Surveying
O:214-349-9485
Ref: Vicky Pierce – Capital Title

The Jan Richey Team Concierge List
for vendors and services

TAX (PROPERTY) REDUCTION SERVICE

Property Tax.IO
Jim Goodrich
www.propertytax.io
Ref: Donna/Tracy

Lower My Texas Property Taxes
O: 214-507-5237
Ref: Vicky P.

North Texas Property Tax Services
O: 214-954-4103
www.ntpts.com
Ref: Jan/Tracy

O'Connor Tax Reduction Experts
O: 972-243-9966
Ref: Vicky P.

TRASH/JUNK REMOVAL

1-800-Got Junk
O: 1-800-GOT JUNK
Ref: Tracy

College Hunks Hauling Junk
Dave Steinman
O: 1-800-586-5872
Ref: Tracy

JDog Junk Removal & Hauling
Andy Chavira (Frisco Only)
O:469-735-9227
Ref: Tracy

The Junkluggers
O: 1-800-584-5865
www.junkluggersofcollincounty.com
Ref: Tracy (Cheryl Ketner)

Red Responders (Biohazard & Hoarding Clean-Up)
Matt Mistica
C: 817-773-9035
O: 972-349-1221
Ref: Jan

UPHOLSTERY CLEANING

Plano Carpet Cleaning (upholstery)
O: 972-867-8055
Ref: Tracy

Stanley Steemer
O: 1-800-STEEMER
Ref: Tracy

WINDOW TREATMENTS/BLINDS/SHUTTERS

Best Shutters Direct
Jordan Alessio
C: 214-538-2400
O: 972-612-0892
Ref: Donna

Read Design Window Fashions
O:817-416-7164
www.readdesignwfv.com
Ref: Christine

WINDOWS

Cleaning

Plus One Window Cleaning
Dale Harris
C :214-986-2334
Ref: Jan

Nothing But Clean Window Cleaning
O: 972.527.1811
Ref: Tracy (Kay Chappell)

Lonestar Spit and Shine Windows
Sheldon Coone
C: 972-342-9274
sales@lonestarspitandshine.com
Ref: Tracy

Shine Window Cleaning
O: 972-665-8141
www.shineinfo.com
Ref: Tracy (Jenny D.)

KJ's Window Cleaning
Amber Jones
O: 972.325.8905
Ref: Jan

Replacement

Chenault's Window Services (Wood Windows)
Zach Chenault
C: 214-926-9386
O: 972-783-9572
Ref: Jan

J.J. Window Service
C: 972-479-1302
Marianna or Karen
Ref: Jan

The Jan Richey Team Concierge List for vendors and services

Metroplex Windows
O: 972-596-1984
Ref: Tracy

Precision Windows
O: 972-562-8828
Ref: Tracy

Bulldozer Windows (Wood Windows)
O: 972-238-9309
Ref: Tracy (JJ Windows)

Rock Glass (Wood Windows)
O: 214-837-7829
Ref: Tracy (JJ Windows)

Tinting & Solar Screens

AmeriTint
Kurt Howell
C: 940-550-5149
O: 972-243-8468
Ref: Jan

Charity Pick-Up and Drop-Off Services

Habitat for Humanity ReStore – most furniture, large appliances, building materials, and automobiles
W. Spring Creek Parkway Ste 402, Plano, TX 75023
Store Phone: 214-424-0791
Text pickup request: Phone: 972-544-5875 (may ask for photos) –
Expect 7+ day advance for pickup <https://planorestore.com/donate/>

The Salvation Army – clothes, furniture, household items, cars, lawnmowers, fitness equip, tools, etc.
<https://satruck.org/> - detailed menu for donated items and estimated tax value schedules
Locations for drop off and pick up scheduling is online with a phone number when confirmed

Metrocrest Services – most furniture, clothes, décor, jewelry, books, music - 2661 Midway Rd, #207 Carrollton, TX 75006 -
https://www.metrocrestservices.org/donate_resale.php
972-250-1900 to request pick up. Expect 7+ day advance for furniture pickup

Bedstart – just beds, mattresses and all bedroom set up furnishings
Bed Start, Inc. - director@bedstart.org
Pick up scheduling online only: <http://bedstart.org/schedule-a-pickup/>

Minnie's Food Pantry – non-perishable food, clothing, household items, some furniture
<https://minniesfoodpantry.org/> - drop off goods and donate online only
Resale boutique: <https://minniesfoodpantry.org/minnies-resale-boutique/>

Dallas Furniture Bank – gently used furniture and office furniture
Phone: (972) 466-0600 | 1417 Upfield Dr #104, Carrollton, TX 75006
<http://www.dallasfurniturebank.org/donation-furniture> - schedule a furniture pickup - \$20 fee for pickup

Goodwill Locations – Drop off only – No Pickup service – clothes, goods, furniture <https://www.goodwill.org/locator/?cat=1>

Recycle to support – R2S – primarily clothing, household goods (furniture not picked up)
972-619-7880 (text or call) – Next day pick up for clothes and small household items
Schedule online or find locations for drop off: <http://www.r2s-tx.net/>