

Routine Home Services & Vendor Guide

A note before you dive in —

Buying a house is overwhelming. There is a lot you *can* do and a lot you *need* to do — this is where you want to focus. The people listed here are some of the best I've worked with and would recommend to a friend without hesitation. When reviewing any new contractor, always get **3 bids** so you can compare. A lot of people will try to sell you things you don't need — gutter guards, home warranties, all of it. **Do not buy any of it.** It is not necessary, and they know you're new to this. The best thing about this house is that you won't have to worry about any of that. Stick to this guide, trust these people, and you will be taken care of.

Service	Provider	Contact	Typical Cost	Schedule	Notes
Mosquito & Pest Extermination	Saela Pest Control KC	Saela Pest Control KC	\$100 every other month (free check-ups in between)	Every Other Month	The best investment you will ever make. When I moved in I couldn't walk outside without being eaten alive by mosquitoes.
Lawn Care	Alfaro Lawn Service	Roberto: 913-710-9870 (Tell Roberto I referred you)	\$55 front yard weekly \$85 every other week (front + back)	April – October Every Other Week	Reliable, reasonably priced, and great quality work.
Gutter Cleaning	Alfaro Lawn Service	Roberto: 913-710-9870	\$85 per visit	April / July / September / November	People will try to sell you gutter guards — you do not need them. Just get them cleaned quarterly and you'll be fine.
Tree Trimming	Alfaro Lawn Service	Roberto: 913-710-9870	Dependent on service needed	September	You do actually have to do this so the trees don't try to take over the house. Keep branches away from the roofline and power lines.
Mulch & Bushscaping	Alfaro Lawn Service	Roberto: 913-710-9870	Dependent on service needed	April / July / September	Keeps the yard looking sharp and helps retain moisture in garden beds.
Snow Removal	Alfaro Lawn Service	Roberto: 913-710-9870	\$50–\$75 per snow (sidewalk + driveway)	As Needed	As a homeowner you are responsible if someone slips on your sidewalk. Be a good neighbor and keep the drive and walk clear.
HVAC – A/C Tune-Up	Polar Aire Heating & Cooling	Polar Aire Heating & Cooling	Free	Annually (Spring)	Required to maintain warranty coverage on your 2023 HVAC system.
HVAC – Furnace Tune-Up	Polar Aire Heating & Cooling	Polar Aire Heating & Cooling	Free	Annually (Fall)	Required to maintain warranty coverage on your 2023 HVAC system.
General Handyman & Contracting	Sherman Contracting	Aaron Sherman: 913-626-9180 (Tell Aaron I referred you)	Very reasonably priced	As Needed	Great for small jobs larger companies won't touch. High quality work and a great connector to other trusted tradespeople.
Sewer Line Clean-Out	Higgins Sewer & Drain	Higgins Sewer and Drain Cleaning	\$900	Every 2 Years	Clears tree roots from the sewer line to the street. Easy to forget, important to do.

All service providers above are personally vetted and recommended. Contact information current as of 2026. Keep both guides together and share with future owners.