

JustHome.us

Remodel • Restore • Replace • Furnish • Design & Save



See our Ad Page 2

949-679-4411

www.southcountydrywall.com

WALL TO WALL PERFECTION:
Drywall Techniques for a Flawless Finish



Local home improvement contractors that will help make your renovation dreams a reality

Full-Service Drywall Company

Interior and Exterior Paint Specialist

Recessed • Can Lights

BEFORE



AFTER



**SAVE
MONEY
ON YOUR
ENERGY
BILL**

ZERO VOC Paint



\$100 OFF
**ANY COMPLETE JOB
OVER \$1000**

WITH THIS AD

Does Not Include Electrical Work
Limited Time Offer. JHM

\$949 REG.
\$1049

**ENERGY EFFICIENT
KITCHEN LIGHTING
MAKEOVER**

- 4 Recessed **LED Lights**
- Newly Textured Ceiling
- Bullnose Edges
- Ready For Paint

JHM





Kitchen Lighting Makeover



Acoustic-Popcorn Ceiling Removal



Recessed Lighting & Electrical



Professional Drywall Repairs – Painting



TV Wall Mounting



Professional New Drywall Installation

- **Goodbye Popcorn Ceilings**
- **All Electrical**
- **Painting**
- **Water Damage Repair**
- **Wallpaper Removal**
- **Plaster & Stucco Repair**
- **Change Out Your Old Recessed Can Lights To NEW LED LIGHTS**



949-679-4411

www.southcountydrywall.com

**Contractor's License #899498
Fully Insured**





PLUMBING PROBLEMS? CALL TEAM ROOTER!

- CLOGGED DRAINS
- HYDROJETTING SERVICE
- STREET JOBS
- EMERGENCY SERVICE
- TRENCHLESS SEWER REPAIR
- WATER HEATER REPLACEMENT



714.621.5528

OPEN 24 HOURS A DAY • 7 DAYS A WEEK

WWW.TEAMROOTER.COM

BOOK NOW



SCAN TO BOOK NOW

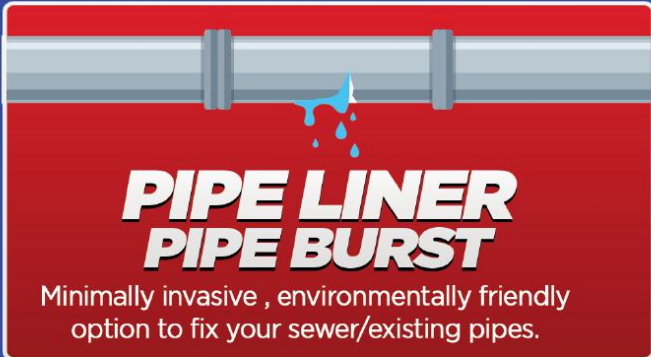
YOUR 5-STAR NEIGHBORHOOD PLUMBER!



**CLOGGED DRAIN
SPECIALISTS**



HYDROJETTING



**PIPE LINER
PIPE BURST**

Minimally invasive , environmentally friendly
option to fix your sewer/existing pipes.



**WATER
HEATER
REPLACEMENT
& INSTALLATION**

**NO GAMES
GIMMICKS**

\$93^{*} OR IT'S FREE!
YOUR DRAIN FLOWS OR IT'S FREE!

ANY DRAIN-ANY TIME* • LIFETIME REDRAIN WARRANTY*
CAMERA INSPECTION FOR PEACE OF MIND



20%^{OFF}

**SENIORS, MILITARY
& FIRST RESPONDERS**

"OUR TEAMWORK MAKES YOUR DRAIN WORK"

\$93 is for Residential Drain Cleaning Service Snaking/Auger service. New Customers & single family homes only W/ PROPER ACCESSIBLE CLEAN OUT. Can not be combined with other offers, call for full details.

Maximize Your Property with a Custom ADU

Add Space, Value, and Flexibility with an Accessory Dwelling Unit

ADUs Designed for Real Life Needs!



- Perfect for Family, Guests, or Income
- From Design to Move-In — We Handle Everything
- Custom-Built ADUs with No Surprises
- Expert ADU Construction. Seamless Process.
- Trusted Local ADU Builder Since 1985 in OC
- We Make Building Your ADU Easy

We include:

- All the design plans
- Structural engineering
- Submit to the city
- Pull all the permits
- Build your new ADU, turn-key.



GARAGE CONVERSIONS





ADU KITCHEN



ADU LIVING ROOM



VAULTED CEILINGS



We are setting industry standards for Customer Service!

- Very detailed contracts
- Transparent communication
- We do what we say



50% OFF

Design Plans for ADU's and Room Additions
(Regularly priced at \$5,000)

With mention of this Just Home Magazine ad during initial consultation. Not valid with any other offer or prior purchases. Limited time only. Specials, discounts, terms and conditions subject to change without notice. Valid ONLY for new ADU's and Room Additions. CALL FOR DETAILS.



Attached/Detached ADUs • Garage Conversions
Master Bedroom-Bath Additions • Home Remodeling
New Home Construction



714.231.9773

OrangeCountyConstruction.com

Remodeling homes in OC since 1985 - Ask for references

CA Lic #950616

Comfort You Can Count On

Trusted HVAC Solutions in Orange County for Nearly 30 Years



Services Include:

- Air Conditioner Installation, Replacement, Repair & Maintenance
- Heater/Furnace Installation, Replacement, Repair & Maintenance
- Ductless Mini-Split Systems
- Energy Efficiency Upgrades & Home Performance Testing
- Whole-Home Ventilation & Air Purification

Factory Authorized Dealer with NATE-certified Professionals

"At McMaster Heating & Air, we're dedicated to delivering maximum indoor comfort at the best price."

Ron McMaster, Owner/Founder

**Exceptional Workmanship,
Honest Service, and Lasting
Customer Satisfaction —
Backed by 28 Years of Experience.**

Free WI-Fi Thermostat*

With New Installation

Tech Clean California Rebate*

**On Heat Pump Installations
Call for Details**

* With mention of this ad • Not valid with any other offer or prior purchases. Limited time only. Specials, discounts, terms and conditions subject to change without notice.



**We Offer Free In-Home Estimates
with New Installations**

MCMMASTER
— HEATING AND AIR —

949.481.7995
mcmasterair.com



HealthyAir
EXPERT



Fast Professional Services

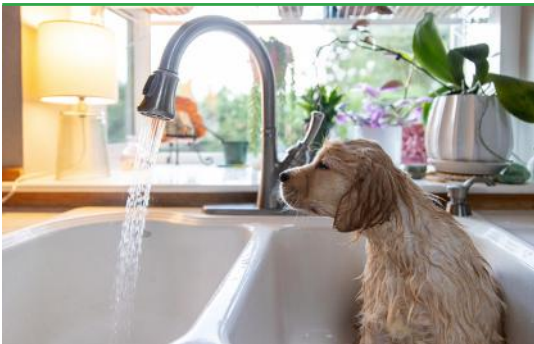
- ★ 30 Years of Trusted Experience
- ★ Satisfaction Guaranteed



NEW INSTALLATIONS



REPAIRS



SERVICE

For more than 30 years,
Saddleback Plumbing Heating & Air
has provided expert plumbing, heating, and air conditioning
services to residents throughout Orange County.

If you need plumbing, air conditioning, heating or indoor air quality
services, call on Saddleback Plumbing Heating & Air today. We are here to
ensure you and your family are as comfortable as possible.
You can count on us for quality and reliable service every time.



**SAVE \$40 on
Your Tune Up!**
CLEAN, INSPECT & CHECK
YOUR SYSTEM!



**SAVE \$50
on Service Charges
of \$189 or More**

With mention of this ad • Not valid with any other offer or prior purchases. Limited time only.
Specials, discounts, terms and conditions subject to change without notice.



Protect Your Investment!

- 3 Year Parts and Labor Warranty*
- 15% Discount off Standard Rate
- Two Semi-annual Precision HVAC Tune Ups
- Free Annual Plumbing Inspection
- No Dispatch or Trip Fees
- Preferred Priority Service

☀ USE LESS ENERGY ☀ EXTEND SYSTEM LIFE ☀ REDUCE BREAKDOWNS ☀ SAVE MONEY!

* Warranty on any repair made by Saddleback Plumbing Heating & Air and must maintain
constant membership in the MVP plan.
Does not include drain line stoppages. See MVP Agreement for details.

LEARN MORE



Serving Orange County Since 1981

949.829.0910
saddlebackplumbing.com

Licensed & Certified BBB CSLB #414946

Plumbing • Heating • Air Conditioning

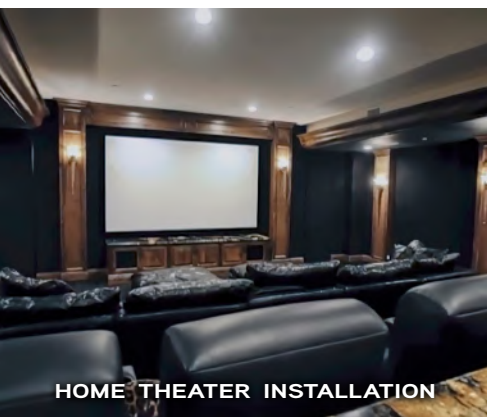
Saddleback

Control Everything. From Anywhere.

Custom AV + Smart Automation in One Touch



CONTROL OF MUSIC, VIDEO, LIGHTS, CLIMATE AND MORE.



HOME THEATER INSTALLATION



WHOLE HOUSE AUDIO/VIDEO



HOME SECURITY SYSTEM

High Quality Workmanship Since 1994



888-694-1590
elitecustomaudiovideo.com



- Home Theater Installation
- Lighting Control Systems
- Home Networking
- Whole-House Audio/Video Solutions
- Complete Home Automation Systems
- Outdoor TV Installation

Fast, Professional Services

For more than 30 years, Saddleback Plumbing Heating & Air has provided expert plumbing, heating, and air conditioning services to residents throughout Orange County.



Saddleback Plumbing Heating & Air emphasizes that their team, from management to technicians, is key to delivering exceptional service. They offer professional plumbing, heating, and air conditioning services in Orange County, CA, known for their expertise, integrity, and fair pricing, with much of their business coming from referrals.

In 2006, they acquired The Earls Plumbing, building on 75 years of combined experience. As a Lennox Premier Dealer, they provide top-quality HVAC systems and are affiliated with the Plumbing Heating & Cooling Contractors (PHCC), ensuring highly trained technicians. Bill Chronister, their president, was recently named Contractor of the Year by the PHCC

Association for his contributions to the community.

Did we mention that we're a Lennox Premier Dealer? As a trusted Lennox provider, not only are we providing quality service, but we're also installing the best HVAC systems around. Also, our affiliation with the Plumbing Heating & Cooling Contractors (PHCC) attests to our commitment to maintaining highly qualified and trained technicians who can provide the finest service possible. Recently, the PHCC Association of Orange, Riverside, and San Bernardino Counties named Bill Chronister, president of Saddleback Plumbing Heating & Air, Contractor of the Year for his hard work and generous dedication to the community.

If you need plumbing, air conditioning, heating or indoor air quality services, call on Saddleback Plumbing Heating & Air today. We are here to ensure you and your family are as comfortable as possible.

You can count on us for quality and reliable service every time.





Saddleback Plumbing Heating & Air

949.829.0910
saddlebackplumbing.com

BRIGHT IDEAS FOR EVERY ROOM:

Lighting, Insulation & Design That Save Energy



IG Design Inspo by: @philkeandesigngroup



Trend Alert:

Energy efficiency is more accessible than ever with innovations like solar panels, smart thermostats, and energy-efficient windows.

As energy costs rise, Southern Californians are turning to sustainable solutions to lower their utility bills and reduce their carbon footprint. Energy-efficient upgrades not only save money but also increase the value of your home.

What You Should Know:

Start with an energy audit to identify areas where your home is losing efficiency. Replacing old windows, adding insulation, and upgrading to energy-efficient appliances are some of the most impactful changes you can make. Solar panels are another excellent investment, especially with California's abundant sunshine.

Lighting is another area where small changes can make a big impact. Switch to LED bulbs and install smart lighting systems that adapt to your usage patterns. For heating and cooling, programmable thermostats and energy-efficient HVAC systems can optimize comfort while reducing costs.

Choosing a Pro:

On **JustHome.us**, you'll find contractors who specialize in energy-efficient upgrades. Look for professionals with certifications in sustainable building practices.

3 Tips for Homeowners:

- 1. Prioritize insulation.** Properly insulated homes stay cooler in summer and warmer in winter, reducing energy use.
- 2. Consider renewable energy.** Solar panels and battery storage systems can significantly cut electricity costs.
- 3. Upgrade appliances.** Energy Star-rated products are designed to use less water and electricity.

*Find energy-efficiency experts
on [JustHome.us](https://www.justhome.us)
and start saving today.*

AS SEEN IN
HOME
JUST
JustHome.us



Visit

HOME

JustHome.us

*for more design ideas
and Preferred Contractor Bios!*





VIEW OUR VIDEO!



Your Home Will Never Look So Good!

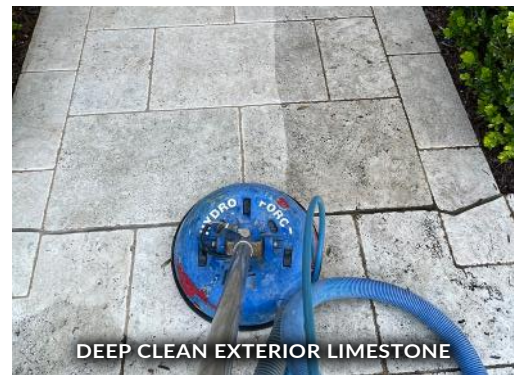


BEFORE

AFTER

**GRANITE COUNTER
CRACK REPAIR**

Save your counters from replacement.
We have saved our customers millions of
dollars in the last ten years.



DEEP CLEAN EXTERIOR LIMESTONE

REFINISHING | POLISHING | CLEANING | REPAIR

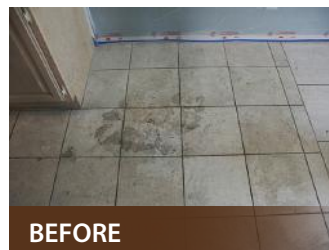
Marble, Limestone, Travertine | Granite Repair & Sealing | Tile and Grout Cleaning

Services that we provide on Natural Stone include:

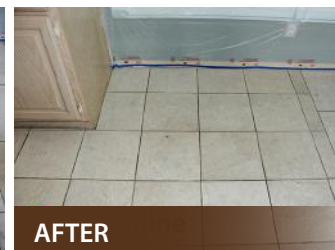
- Deep Cleaning • Refinishing • Polishing & Sealing • Repairs
- Re-grouting • Smoothing Uneven Tiles (*Lippage Removal*)

Services for Tile and Grout:

- Deep Cleaning • Clear Sealer
- ColorClad Premium Grout Sealer



BEFORE



AFTER

ORANGE COUNTY STONE REFINISHING EXPERTS

Locally Owned and Operated Since 1994



Sureshine™
CARE AND RESTORATION SERVICES

714-694-3001

www.sureshinecares.com

16392 Gothard St. Ste D • Huntington Beach, CA 92647



Open Up Your Living Space!

FOLDING &
SLIDING
PATIO
DOORS

YOUR
ONE-STOP
SHOP

Point of Sales
Plans
Construction
Installation

WE DO IT ALL.

No job too big or too small!



0% Financing • 0% Interest • 0 Down • 0 Payments 12 months...
Ask About Our Other Financing Options!

Visit Our Showroom Today! 1920 Newport Boulevard • Costa Mesa, CA 92627

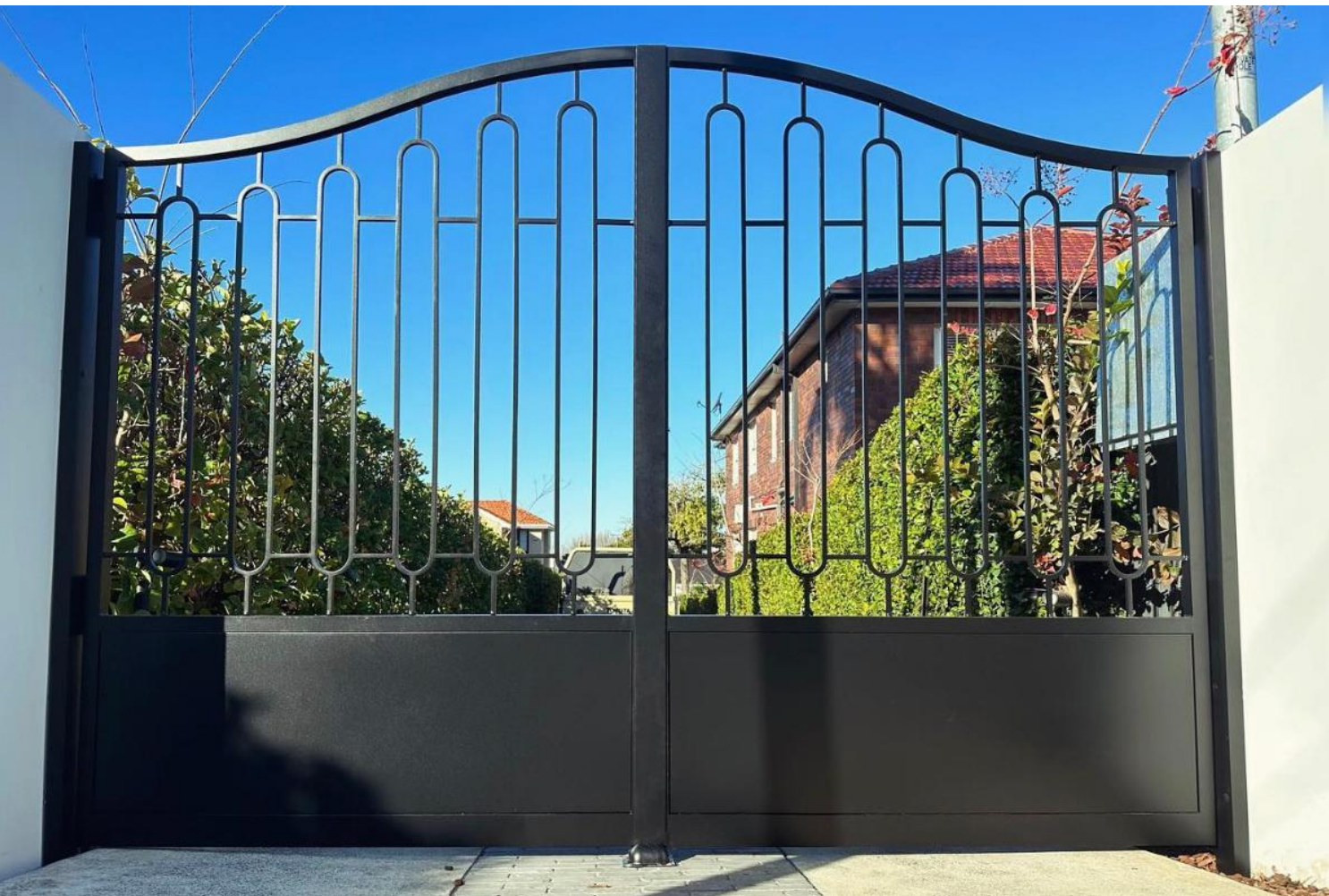
**THE FOLDING
DOOR STORE**
Lic. #920786

Call For a **FREE** Estimate:
949-333-3711
TheFoldingDoorStore.com

centor
INTEGRATED DEALER

The only fully integrated
door system with
screens and shades.

Contemporary Metal Gates for the Home



Contemporary metal gates offer a blend of style, durability, and security that make them an excellent choice for modern homes. One of the primary benefits is their strength and durability. Made from materials like steel or aluminum, these gates can withstand harsh weather conditions and resist corrosion, ensuring a long lifespan with minimal maintenance.

In terms of aesthetics, metal gates offer sleek, modern designs that can enhance a home's curb appeal. With customizable patterns, finishes, and





colors, homeowners can achieve a look that complements their property while maintaining a modern, upscale feel. The versatility of metal allows for both minimalist designs or more intricate, artistic features.

Security is another key advantage. Contemporary metal gates provide a robust barrier against intruders, offering peace of mind. They can also be integrated with advanced security features such as keypads, sensors, or automated systems, making access both convenient and secure.

Lastly, metal gates are eco-friendly as many are made from recyclable

materials, adding to their appeal for environmentally-conscious homeowners. In conclusion, contemporary metal gates combine functionality, aesthetics, and sustainability, making them a smart and stylish investment for any home.



Photos courtesy of
DLS Metal Craft



Retractable Gates

For more Design & build ideas
visit our Website at **JustHome.us**

Or follow us on social media @**JustHomeUS**



Make Your Holiday

YOUR PERFECT HOME

Ponce Construction & New Age Designs are proud and excited to offer a three-dimensional virtual reality design of your yard.



VIEW OUR NEWEST 3-D VIRTUAL VIDEO!

**POOLS • SPAS • FOUNTAINS • WATERFALLS • ARTIFICIAL & REAL ROCK FEATURES
FIREPLACES & FIRE PITS • WALKWAYS • BARBECUES • MUCH, MUCH MORE!**

30 Years Experience in Orange County

DESIGN SPECIAL!

\$500 OFF

Blueprint & Design Services

with min. job of \$45,000.

Conditions Apply • Limited time only. Specials, discounts, terms and conditions subject to change without notice. CALL FOR DETAILS.

We provide all clients a weekly detailed progress update.
No more guessing where your money is going!



Dreams Come True!

A NEW PONCE POOL!



VIEW OUR NEW 3-D SWIMMING POOL DESIGN!

Fully interactive outdoor
living presentation
created in pool studio,
professional 3d swimming
pool design software.

OUR 3-D SOFTWARE CAN AUTO-GENERATE BLUEPRINTS FOR YOUR ASSOCIATION / CITY PERMITS!

ALL-INCLUSIVE PRICING!



**VISIT OUR REALITY DESIGN PAGE TO
SEE ALL OF OUR 3-D VIRTUAL VIDEOS**

**VIEW OUR WHO'S
WHO VIDEO!**



Providing Pool / Landscape Design & Construction
to all of Orange County.

949.454.9575

ponceconstructionorangepcounty.com

Lic. #999642 • C-8 Concrete, C-27 Landscape, C-53 Pools/Spas



**FREE
ESTIMATES**

*Your Dream... **Created***

We Specialize In **BATHROOMS**
COMPLETE INTERIOR DESIGN

DESIGNERS on hand
to help you select the perfect
material for your project.

FREE KOHLER TOILET
with any Bathroom Remodel

With mention of this ad • Not valid with any other offer or prior purchases.
Limited time only. Specials, discounts, terms and conditions
subject to change without notice. New Customers Only

Call Today

Precision Interiors
DESIGN • REMODELING • CONSTRUCTION

714-257-9340

sfprecisioninteriors.com



Beautiful Barn Doors for Home or Office

as low as **\$449!**

- Made Locally In Irvine
- HALF the price of similar barn doors stores sell
- **DOORS IN STOCK NOW:**
Pre-finished barn door dimensions are 36"x82"

• Beautiful Reclaimed Lumber

**NO TREES WERE KILLED TO MAKE
THESE BEAUTIFUL DOORS!**



facebook.com/DavesBarnDoors

**We Specialize in
Custom-Made Doors!**

Call for Quote!

949-212-1202



**DAVE'S
BARN
DOORS**





ADVERTISER SPECIALS SEPTEMBER 2025

ORANGE COUNTY



Orange County Construction

50% OFF

Design Plans for ADU's and Room Additions
(Regularly priced at \$5,000)

With mention of this Just Home Magazine ad during initial consultation. Not valid with any other offer or prior purchases. Limited time only. Specials, discounts, terms and conditions subject to change without notice. Valid ONLY for new ADU's and Room Additions. CALL FOR DETAILS.

Learn More

Fast Professional Services

- 30 Years of Trusted Experience
- Satisfaction Guaranteed



Saddleback
Plumbing • Heating • Air Conditioning



SAVE \$40 on Your Tune Up!
CLEAN, INSPECT & CHECK YOUR SYSTEM

SAVE \$50 on Service Charges of \$189 or More

With mention of this ad • Not valid with any other offer or prior purchases. Limited time only. Specials, discounts, terms and conditions subject to change without notice.

Learn More



\$100 OFF

ANY COMPLETE JOB OVER \$1000 WITH THIS AD

Does Not Include Electrical Work
Limited Time Offer: JHM

With mention of this ad • Not valid with any other offer or prior purchases. Limited time only. Specials, discounts, terms and conditions subject to change without notice.

Learn More

\$949 REG. \$1049

ENERGY EFFICIENT KITCHEN LIGHTING MAKEOVER

- 4 Recessed LED Lights
- Newly Textured Ceiling
- Bullnose Edges
- Ready For Paint



Clogged Drain?

\$93 or It's Free!

No Games, No Gimmicks!

\$93 is for Residential Drain Cleaning Service Snaking/Auger service. New Customers & single family homes only. WI/ PROPER ACCESSIBLE CLEAN OUT. Can not be combined with other offers, call for full details.

Learn More



Exceptional Workmanship, Honest Service, and Lasting Customer Satisfaction — Backed by 28 Years of Experience.

McMASTER HEATING AND AIR

Free Wi-Fi Thermostat*
With New Installation

Tech Clean California Rebate*
On Heat Pump Installations
Call for Details

* With mention of this ad • Not valid with any other offer or prior purchases. Limited time only. Specials, discounts, terms and conditions subject to change without notice.

Learn More

Your Home Will Never Look So Good!



BEFORE **AFTER**

GRANITE COUNTER CRACK REPAIR **Save your counters from replacement.**
We have saved our customers millions of dollars in the last ten years.

Marble, Limestone, Travertine
Granite Repair & Sealing
Tile and Grout Cleaning



**REFINISHING | POLISHING
CLEANING | REPAIR**

Services that we provide on Natural Stone include:

- Deep Cleaning • Refinishing • Polishing & Sealing • Repairs
- Re-grouting • Smoothing Uneven Tiles (Lippage Removal)

Services for Tile and Grout:

- Deep Cleaning • Clear Sealer • ColorGard Premium Grout Sealer

With mention of this ad • Not valid with any other offer or prior purchases. Limited time only. Specials, discounts, terms and conditions subject to change without notice.

Learn More



Control Everything. From Anywhere.

Custom AV + Smart Automation in One Touch

- Home Theater Installation
- Lighting Control Systems
- Home Networking
- Whole-House Audio/Video Solutions
- Complete Home Automation Systems
- Outdoor TV Installation

Learn More



DESIGN SPECIAL! \$500 OFF*
Blueprint & Design Services

**POOLS • SPAS • WATERFALLS • FIREPLACES & FIRE PITS
BARBECUES • MUCH, MUCH MORE!**

* With min. job of \$45,000. Conditions Apply
With mention of this ad • Not valid with any other offer or prior purchases. Limited time only. Specials, discounts, terms and conditions subject to change without notice.

Learn More

Find Your Local Home Improvement Specialist at

<https://justhome.us>

Advertise to 100,000 Top Owner-Occupied Homes 1-888-208-0476



Just Home Exclusive Offers
with this Badge!

UPGRADE YOUR PATIO

For a
Limited Time
We Pay the
Sales Tax!

MADE IN



U. S. A.

THE AWNING CO.
The Awning
Company

SEE OUR PROFILE

at Just Home Online



Drop Shades



Retractable Awning



Slide On Wire



Fixed Awnings

- Protects Against Harmful Rays
- Enhance Your Outdoor Living Space
- Reduce Energy Cost by up to 25%
- Manufactured in the USA
- Sunbrella Fabric 10-Year Warranty
- No Pressure Sales
- Rapid Turnaround Times
- Family Owned & Operated

CALL THIS MONTH FOR

20% OFF ANY PURCHASE*



Promo Code Just Home

*Not valid with any other offer or prior purchase. Tax and installation are not included. Limited time only. Just Home

***You Shouldn't Have to Choose Between
Quality and Affordability***



sunbrella™

somfy.

Lic. #968011



866-567-8039

VISIT OUR FACTORY SHOWROOM:
16811 Hale Ave, Suite E • Irvine CA 92606
TheAwningCompanyCA.com