SPRINKLERS & STINKERS

Commercial Annual Irrigation Maintenance Agreement

We Make Grass Grow & Poo Go

SERVICE PLAN | Pay per completed visit | No fixed-term commitment

1. Property, Plan and Pricing

PLAN DETAIL	AGREED TERMS
Service address	As identified on the signed Housecall Pro estimate
Visit frequency	1 visit(s) per 12 months, targeted approximately every twelve months
Routine maintenance charge	$350 per visit for up to 8 zones
Additional zones	+$30 per zone, per visit above 8
Larger / unusual systems	Custom written estimate
Billing	After each completed visit; repairs and materials additional

Prices apply only to the listed property, service areas, and zone count documented after the required pre-enrollment inspection. Changes in scope or pricing must be presented and accepted before taking effect. Any applicable taxes will be disclosed as required by law.

2. Required Inspection and Service Call Before Enrollment

Before either party signs this maintenance agreement, Sprinklers & Stinkers must complete an onsite irrigation inspection and service call to verify zones, controller access, overall operating condition, and known deficiencies. The initial appointment is separate from maintenance-plan visits. Its scope and total charge must be disclosed and approved in a separate Housecall Pro estimate before work begins. The current standard residential service-call charge is $105; any more extensive inspection service or commercial diagnostic charge is separately quoted. Charges will not be duplicated for the same work without express customer approval.

After the assessment, Sprinklers & Stinkers may require repair of identified deficiencies, adjust eligibility or pricing, or decline enrollment. The customer may also decline the plan without penalty. No maintenance agreement takes effect until the pre-enrollment visit is complete and the maintenance agreement is separately signed.

3. Services Included in Each Scheduled Visit

- Visual review of reasonably accessible irrigation zones, heads, valves and related equipment.
- Operate accessible zones from the irrigation controller; observe patterns, obvious leaks, performance and visible coverage.
- Visual assessment of obvious pressure-related concerns; review and adjust seasonal controller settings with permission.
- Minor nozzle direction and spray-pattern adjustments that require no excavation, replacement or separate repair.
- Summarize visible concerns and provide repair recommendations or an estimate when warranted.
- Provide a written/electronic service summary to the designated property representative, identifying inspected areas and observed deficiencies.

Rotor-area cleaning is NOT routine maintenance. Rotors generally do not require this work. Rotor cleaning is available only by special request and an approved property-specific price.

4. Excluded Services and Parts

- Raising, lowering, relocating, or replacing sprinkler heads; excavation and sod or landscape restoration.
- Irrigation pipes, manifolds, valves, solenoids, controllers, rain sensors, pumps, wells, relays and backflow repairs.
- Electrical troubleshooting, wire tracing, locating buried valves, adding heads or irrigation zones.

- Replacement of standard or specialty nozzles, rotors, spray bodies, drip components, and all other parts.
- Cleaning spray-head rings unless expressly included in the property proposal; rotor-area cleaning unless specially quoted.
- Emergency, unscheduled, after-hours services and any work outside the agreed zones or areas.

Routine service does not supply or replace soil, rock, sand, mulch, sod or other landscaping/backfill materials. Work outside the included scope requires separate prior authorization and may require a return appointment.

5. Additional Repairs, Rates and Authorization

Commercial repair, troubleshooting, and additional labor rates are NOT included in the maintenance fee. Before extra work begins, an authorized customer representative must approve a written Housecall Pro estimate showing scope, labor/service charges, materials and applicable taxes. Residential $45 repair pricing and $105 residential service-call terms do not automatically apply to commercial properties. No automatic plan discount applies unless stated in the signed property proposal.

Authorization must identify the additional scope and applicable price and may be given through the signed Housecall Pro estimate, an electronic change approval, text, email, or an otherwise lawful method. When a specific statutory written authorization is required, that requirement controls. If hidden problems are found, Sprinklers & Stinkers will obtain approval before work outside the authorized scope proceeds. Same-day work depends on time, access, stocked parts, and safe conditions.

6. Scheduling, Access and Failed Visits

Sprinklers & Stinkers will contact the customer or designated representative to coordinate each visit. The customer will provide safe access to the irrigation controller, accessible valves and heads, gated or fenced areas, and other relevant equipment. Pets, locked areas, and site hazards must be addressed before arrival. The company is not required to inspect unsafe, concealed, obstructed or inaccessible components.

Where travel or inspection is prevented by unavailable access after arrival, any failed-visit charge must have been stated and approved in the commercial proposal. Material access delays may require a separately authorized added charge.

7. Payment and Processing

Payment for each completed maintenance visit and separately authorized repairs is due upon completion unless the accepted Housecall Pro estimate specifies another lawful payment schedule. Invoices may be sent electronically. There is no automatic payment-card charge or prepaid annual commitment created by this agreement.

Any payment-processing charge, if permitted, must be disclosed before payment and comply with Florida law, the payment processor agreement, and applicable card-network rules. This agreement does not impose a fixed credit-card surcharge, and no surcharge will be imposed where prohibited, including prohibited debit or prepaid card surcharges.

8. Limited 90-Day Repair Warranty

Qualifying separate repairs carry a limited 90-day warranty from their completion date for defects in the workmanship performed and qualifying parts supplied and installed by Sprinklers & Stinkers. To request service, notify the company at (352) 366-9959 within 90 days, identify the invoice and concern, and provide reasonable inspection access. The company will inspect and correct covered defects in the covered repair without another charge for covered parts or labor.

The warranty does not cover customer-supplied parts; problems unrelated to the completed repair; pre-existing defects; normal deterioration; failures caused by sediment, sand, non-potable water, extreme weather, power problems, landscaping equipment, animals, vehicles, construction, unauthorized changes, or other third parties. Routine inspection or adjustment is not itself a guarantee against future failures. Applicable nonwaivable consumer rights remain unaffected.

9. System and Landscape Limitations

A maintenance visit reflects reasonably observable conditions at the time of service; it is not a comprehensive guarantee of the absence of underground leaks, buried valves, intermittent electrical faults, pressure fluctuations, unsuitable system design or future failures. Sprinklers & Stinkers cannot guarantee healthy turf, uniform growth or continued landscape survival when outcomes depend on water supply, weather, prior system design, changing landscaping or

conditions outside its control. These limitations do not excuse the company from legal responsibility for its own negligent work or violations of applicable law.

10. Authorized Representative and Property Changes

The customer identifies the authorized representatives permitted to approve additional work; HOA, condominium, property-management and corporate approvals remain the customer's responsibility. Notify the company of material zone, controller, landscaping, access and water-supply changes. If changes affect work or price, a revised proposal must be accepted before charges change.

11. Cancellation by Either Party - Anytime

The customer OR Sprinklers & Stinkers may cancel this agreement at any time, for any reason, without advance notice, a cancellation fee, or an early-termination penalty. Cancellation can be communicated by telephone, text, email or another documented channel, and takes effect when received unless the notice specifies a later date. The company will confirm cancellation and stop scheduling future visits. There is no fixed twelve-month payment obligation and no automatic renewal into another fixed term. Any earned charges for completed services or previously approved, noncancelable work remain subject to applicable law and agreed terms. Any required statutory cancellation rights take precedence.

12. Florida Law, Electronic Signing and Acceptance

Florida law governs this agreement. The plan terms, selected frequency, verified zone count, price and service address are incorporated into the Housecall Pro estimate presented for signature. The customer agrees to transact electronically and may retain the electronically signed agreement. Both parties are entitled to a copy of the signed record. If the transaction is subject to a mandatory statutory cancellation notice, the company must separately provide the required notice in the legally prescribed form; signing this plan does not waive it.

By signing the Housecall Pro agreement, the customer confirms completion of the required pre-enrollment inspection/service call, acknowledges the stated plan pricing and exclusions, and authorizes ONLY the routine services described herein. All additional repairs require separate authorization. The company accepts the agreement through scheduling and delivery of the signed plan.

Customer / authorized representative: _____ Date: _____

Service address: _____

Verified zone count: _____ Initial assessment completed: _____ HCP estimate #: _____