SPRINKLERS & STINKERS

Residential Semi-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	2 visit(s) per 12 months, targeted approximately every six months
Routine maintenance charge	$75 per visit for up to 6 zones
Additional zones	+$12 per zone, per visit above 6
Larger / unusual systems	13+ zones or unusual scope: custom quote
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.
- Clear grass/debris around concrete sprinkler rings (donuts) at standard spray heads only.
- Replace qualifying visibly clogged or non-functioning standard fixed-spray nozzles at no additional nozzle charge when an appropriate replacement is stocked on the service vehicle. Specialty nozzles and spray bodies are excluded.

Rotor-area cleaning is NOT routine maintenance. Rotors generally do not require this work. If specially requested and approved, limited rotor-area cleaning may be performed for $45 for the agreed scope, subject to site conditions and scheduling; more extensive work requires a separate quote.

4. Excluded Services and Parts

- Raising, lowering or relocating sprinkler heads; excavation or substantial head straightening.

- Spray-body or rotor replacement; specialty nozzles, MP-style rotators, check valves, drip or micro-irrigation components.
- Line, fitting, manifold, valve, solenoid, controller, rain sensor, pump, relay and backflow repairs or replacement.
- Electrical fault diagnosis, wire tracing, underground valve locating, head additions or new zones.
- Removal or replacement of sod; landscape restoration; new soil, rock, sand, mulch or other fill materials.
- Cleaning around rotors except as separately requested and authorized.

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

For separately authorized qualifying minor repairs performed during a maintenance visit, the first 30 minutes of repair time costs $45 in addition to the maintenance fee. If repair work requires more than 30 minutes, the customer must first approve the standard $105 service-call charge, and the initial $45 counts toward that $105 rather than being added to it. The $105 service-call charge covers up to 60 minutes of the approved qualifying work; parts remain separate. Work exceeding 60 minutes requires a disclosed labor rate and further authorization before continuation. The currently published additional technician labor rate is $105 per hour, prorated for authorized additional time if so stated in the estimate. The service-call rate is not a promise to complete extensive or specialty work for that amount.

Plan customers receive 10% off eligible, separately identified repair labor and qualifying parts approved during the scheduled visit. Routine maintenance fees, dispatch/trip components of service calls, specialty services such as rotor cleaning, and separately excluded charges do not qualify. When the service-call amount combines travel and labor, any discount applies only to the separately stated eligible labor portion; discounts do not stack. The estimate/invoice will state the actual discount before work begins.

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.

If scheduled work cannot begin after technician arrival due to customer-controlled denial or lack of access, a disclosed $25 failed-visit charge may apply, except where prohibited by law or when the failure is caused by Sprinklers & Stinkers.

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. 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.

11. 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 #: _____