

This Agreement is a binding contract when Customer signs it, initials \$6, accepts an estimate that incorporates these terms, pays a deposit, or allows work to start — whichever occurs first.

JOB / QUOTE #	SERVICE DATE / WINDOW	COUNTY
CUSTOMER / OWNER	SERVICE ADDRESS	PHONE / EMAIL

1. PARTIES AND AUTHORITY

1.1 “Company” means Caloosa Pressure Washing & Paver Sealing and its owners, employees, subcontractors, and agents. “Customer” means the person named above and any owner, tenant, manager, or HOA representative who requests or accepts the work. The signer represents authority to bind the property owner and is personally responsible if that is untrue.

1.2 Only the services written on the accepted estimate, work order, or invoice (the “Services”) are included. Photo or phone quotes may be revised if hidden conditions, extra area, failed sealer, access problems, or HOA limits appear. Customer may accept the new price, reduce scope, or cancel unperformed work.

2. CUSTOMER PREPARATION

2.1 Before arrival Customer shall: close and latch all windows, doors, sliders, and cage doors; move vehicles off surfaces to be cleaned or sealed; remove or protect furniture, décor, rugs, TVs, and potted plants; keep children and pets indoors; provide a working hose bib (or agreed water) and limit other household water use; turn irrigation off surfaces that must stay dry; and disclose gate codes, HOA rules, well issues, recent paint, and known leaks or electrical problems.

2.2 Items left in the work area are at Customer’s risk. Company may, but need not, move light objects. Fragile or unlabeled items are Customer’s responsibility.

3. ACCESS, WATER, WELLS, AND HOA

3.1 Customer shall provide safe access and trailer parking. No access, no water, or being turned away may incur a trip charge and reschedule. Ordinary hose connection is not Company negligence. If the property is on a well, Customer assumes risk of pump strain, motor failure, or low yield from extended wash time unless Company supplies water at extra cost.

3.2 Customer obtains any HOA or municipal approval. HOA fines and stop-work orders are Customer’s responsibility unless Company ignored written HOA rules given to it before the job.

4. SURFACES, STAINING, PAVERS, PLANTS

4.1 Washing can reveal faded paint, oxidation, tiger-stripping, cracks, rot, failed caulk, pitted concrete, and uneven paver color. Those conditions are not Company damage. Company is not liable for loose, peeling, rotten, oxidized, or end-of-life surfaces, dry-rotted screens, or failed insulated-glass seals.

4.2 Rust, irrigation stain, oil, grease, tire marks, tannin, artillery fungus, and efflorescence are excluded unless written on the estimate and even then may only lighten. House-wash window rinse is not a window-cleaning job.

4.3 Paver sand and sealer results vary with weather, irrigation, prior product, and drainage. Unless the estimate states otherwise, sealer workmanship (peeling or whitening from application error) is limited to 12 months. Not covered: rain or sprinklers during cure; traffic before release; return of algae, weeds, or ants; sand washout from poor drainage; color/sheen different from the finish selected; or sealer Customer insisted on against Company’s recommendation. Keep the surface dry and closed to traffic for the period Company states (typically 24 hours foot / longer for vehicles).

4.4 Company will use ordinary care around plants and rinse when practical, but is not responsible for leaf burn or plant loss except for gross negligence. Company is not a pool contractor and is not responsible for pool chemistry or equipment except for gross negligence.

5. WEATHER AND STOP-WORK

5.1 Company may delay or reschedule for rain, lightning, wind, standing water, unsafe access, electrical hazard, missing water, or aggressive animals. Weather reschedules are not a breach. If the site is unprepared or unsafe on arrival, Company may leave, charge a trip fee, and reschedule. Hurricanes and similar events extend performance time.

6. ELECTRICAL — OUTDOOR LIGHTS, OUTLETS, AND FANS (INITIAL REQUIRED)

6.1 Water and cleaning solution will contact exterior electrical equipment. Customer — not a wall switch — shall shut off the correct circuit breakers before the crew arrives for all of the following in or near the work area: outdoor outlets and GFCI boxes; exterior, soffit, flood, post, and landscape lights; patio/ceiling/wall fans and misting-fan motors; landscape-lighting transformers and timers; holiday and string lights; outdoor TVs and speakers that cannot be moved; and cameras or doorbells Customer can isolate without disabling systems Customer chooses to leave on.

6.2 Unplug every outdoor cord so weatherproof covers can close. Leave those breakers OFF during the job and for at least 24 hours after (48 hours if Company instructs or fixtures were heavily wetted). Re-energizing wet equipment is Customer’s decision and risk. Taping or bagging a fixture is an extra precaution only and is not a substitute for killing the breaker.

6.3 If Customer cannot find the breaker, has no panel access, or elects not to shut power off, Customer must say so in writing before work starts and then assumes all electrical risk except Company’s gross negligence or willful misconduct.

6.4 Company is not responsible for pre-existing, unsealed, non-GFCI, damaged, or non-code wiring or fixtures; shorts, trips, corrosion, or motor/fixture failure after Customer restores power (including early restoration); or doorbells, cameras, Wi-Fi, pool boards, garage openers, or irrigation controllers affected by moisture or Customer-controlled breakers.

\$6 INITIALS. I will shut off breakers for outdoor lights, outlets, and fans before arrival, keep them off during the job, and leave them off for the drying period. Covering a fixture is not the same as killing the breaker.

Customer initials: _____ Date: _____ ☐ I cannot/will not shut breakers off and assume the risk in \$6.3.

7. PRICE, DEPOSIT, CANCELLATION

7.1 Price is the accepted estimate plus written extras and applicable tax. Balance is due on substantial completion unless the estimate says otherwise. Unpaid invoices may accrue the lesser of 1.5% per month or the maximum Florida rate, plus reasonable collection costs and the maximum lawful NSF fee. Company reserves any construction-lien rights Florida law allows.

7.2 A deposit reserves the date and is applied to the invoice. After any three-business-day home-solicitation right under Ch. 501, Florida Statutes (if that statute applies), the deposit may be kept to the extent it reasonably covers reserved time, materials, and lost dates, not exceeding the unpaid price.

7.3 Customer may reschedule free with 48 hours' notice. Late cancel, no-access, unprepared site, or turning the crew away may be billed \$150 or 25% of the job, whichever is greater. Company-initiated weather moves do not trigger that fee. Customer's remedy for a Company cancel is a new date or refund of unearned deposit.

8. WARRANTY, LIABILITY, CLAIMS

8.1 Except §4.3 and any written estimate warranty, Services are a one-time cleaning. Growth and stains return. TO THE MAXIMUM EXTENT FLORIDA LAW ALLOWS, COMPANY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING MERCHANTABILITY AND FITNESS. Manufacturer product warranties stay with the manufacturer.

8.2 Except for gross negligence or willful misconduct, Company's total liability is limited to the amount Customer paid for that job. Company is not liable for lost rent, delayed closings, HOA fines, or consequential, special, or punitive damages. Nothing limits liability Florida law does not allow to be limited.

8.3 Inspect before the crew leaves when possible. Report damage or incomplete work in writing within 48 hours. Company gets a reasonable chance to inspect and re-perform before Customer hires someone else. Photographed pre-existing conditions are not valid damage claims. Customer shall indemnify Company against third-party claims arising from site conditions Customer controls or from breach of this Agreement (including failure to shut off breakers), except for Company's gross negligence or willful misconduct.

9. GENERAL

9.1 This Agreement plus the accepted estimate is the entire deal. Changes must be written (text/email counts). Florida law governs. Venue is state court in Lee County, Florida, or the county of the property if Company so elects. Electronic signatures bind. If this was a home solicitation sale under Ch. 501, Customer may cancel until midnight of the third business day after signing by written notice to Company.

9.2 Unless Customer checks the box, Company may use exterior before/after photos that do not feature faces. ☐ No photo use.

Customer has read this two-page Agreement, may seek legal advice, and agrees the risk allocation in §§4, 6, and 8 is part of the price.

Customer signature

Date

Print name

Company representative / date

Not legal advice. Have a Florida attorney review before relying on this form. Insert your legal entity name and actual deposit/warranty practice.