



Service Agreement for Property Management Companies

Sprinkler Blown Out of Idaho, LLC

TABLE OF CONTENTS

TABLE OF CONTENTS	2
Statement of Work Prepared for	3
SPRINKLERS BLOWN OUT OF IDAHO, LLC CONTACT INFORMATION	3
PROPRIETARY INFORMATION	3
Executive Summary	4
SPRING STARTUP SERVICE.....	4
CSN ENGAGEMENT RESPONSIBILITIES	4
SPRINKLERS BLOWN OUT OF IDAHO, LLC. AGREEMENT ASSUMPTIONS AND DISCLAIMERS	5
STANDARD SERVICE RATES.....	ERROR! BOOKMARK NOT DEFINED.
PROPERTY MANAGEMENT SERVICE RATES	6

Statement of Work Prepared for

Property Management Company herein known as the Client Services Name (CSN):

Contact Name/Phone: _____

Sprinklers Blown Out of Idaho, LLC Contact Information

David or Jodi Meine
Owners of Sprinklers Blown Out of Idaho, LLC.
8165 W. Kingsbury Dr
Middleton, Idaho 83644
Phone (208) 453-2022
Cell (208) 571-9807
www.mysprinklersblownout.com

Proprietary Information

© Sprinklers Blown Out of Idaho, LLC. All Rights Reserved.

All the materials contained herein are the exclusive property of Sprinklers Blown out of Idaho, LLC, and are therefore copyrighted. This material is presented for the purpose of presenting proposed services and may not be disclosed in any manner to anyone other than the addressee, employees or an authorized representative of the addressed property management company. No portion of these materials may be reproduced, stored in a retrieval system, or transmitted in any form by any means electronic, mechanical, photocopying, recording, or otherwise without the prior written approval of Sprinklers Blown out of Idaho, LLC. Any such request should be addressed to the Sprinklers Blown Out contact identified above of Contact identified above.

Executive Summary

Sprinklers Blown out of Idaho, LLC will be offering sprinkler blowout services to Property Management Companies. Sprinklers Blown out of Idaho, LLC. is a provider of sprinkler blow outs, spring start up, and lawn aeration services.

The above named property management also known as the CSN will be provided the following sprinkler blow out services:

- Sprinklers Blown Out of Idaho, LLC. will provide a tow compressor of at least 125 CFM to service each of the Property Management companies' client homes or businesses.
- Each compressor will be manned by a trained and experienced technician to winterize the sprinkler lines for each sprinkler zone on the client list provided.
- The technician will shut off the sprinkler irrigation (And open the drain valve where applicable) to make sure no water enters the system before the start of the irrigation season. Our goal is to properly winterize the sprinkler system and whenever possible leave it so the property manager or tenant can turn back on their water on their own. Some exceptions may apply based on the design of the sprinkler system. Backflow assemblies and in some cases underground valves may need to be closed or opened before turning back on the water. If you are not sure how to properly get water flowing again, sign up for our sprinkler start up service at www.mysprinklersblownout.com or give us a call in the spring at 208-453-2022. We will gladly come and turn back on the water, check and adjust all sprinkler heads. A quote can be provided for services needed. If there is extensive redesign or replacement work required, we may refer you to another affiliated company. We guarantee our work if we performed the sprinkler blow prior to the first winter freeze.

Spring Startup Service

- Participating CNS's will be offered a Spring Startup Service for those wishing to participate.

CSN Engagement Responsibilities

- 1) CSN will contact home occupants and/or business contact of their participation and expectations.
- 2) CSN will have company staff, the home owner available, or proper permission in place to enter on site to perform the required work.
- 3) CSN will provide all vendor personnel the proper access to the properties to accomplish the tasks outlined in this proposal.
- 4) The CSN agrees to provide a list of all of properties to be serviced by October 10th of each calendar year.

Sprinklers Blown Out of Idaho, LLC. Agreement Assumptions and Disclaimers

Sprinklers Blown out of Idaho technicians/contractors will not enter properties or perform services where any of the following conditions exist:

- 1) Dog(s) or other animal(s) where the technician/contractor in his or her judgment thinks the animal shows aggression or may pose a threat or may escape the premises while performing service.
- 2) Gates are locked or other obstruction does not allow the work to be completed.
- 3) Previous damage has been found preventing work completion. (Most times work will be completed and the damaged noted on the invoice.)
- 4) Sprinklers Blown out of Idaho is not responsible for further damage caused by damaged, defective parts or components, or previous defective workmanship.
- 5) The Sprinklers Blown out of Idaho technician/contractor has the right to refuse to do work where it's determined that the conditions of the property, contaminates, hazardous materials, or individuals pose a threat to safety.
- 6) Furthermore if the sprinkler components including property shut-off valves or zone controllers are not identified and the technician is unable to find them in a reasonable amount of time, failure to provide adequate compressed air connection point, damage has been found preventing the work from being completed, a sprinkler system is not installed property, access cannot be obtained, or other problems exists that prevent the technician/contractor from completing the sprinkler blow out, and because we still incurred technician/contractor costs for coming onsite, Sprinklers Blown Out of Idaho will still bill the CSN for service even if the work is not completed due to the problems just described.
- 7) The CSN is aware that sprinkler blowouts are a preventative maintenance procedure. There is no guarantee that water in the soil or water entering or reentering the system through sprinkler heads or other water entry points can harm the integrity of the system and pipes during the winter season.
- 8) Sprinkler Blown Out of Idaho, LLC. Warranties its workmanship. However the CSN agrees to report warranty issues in a timely manner and allow Sprinklers Blown out of Idaho or its designated contractors the opportunity to inspect and offer to repair the issue at their cost.
- 9) Any warranty becomes void if any another contractor or service provider performs work on the sprinkler system, its components, or performs warranty or replacement work without Sprinklers Blown out of Idaho and its designated contractor's permission to inspect and repair at their cost. If Sprinklers Blown out of Idaho inspects and determines the issue needs a warranty repair, Sprinklers Blown out of Idaho or a subcontractor shall provide the repair service.
- 10) If the CSN declines these services and chooses to have the worked performed by another contractor or performed at their cost this clause shall become void and all warranties shall be deemed void. No reimbursements will be paid to the CSN or another contractor without written permission from Sprinklers Blown out of Idaho, LLC. and approved by the owner.
- 11) A best-effort will be made to complete the properties provided by CSN by November 1st of each year.
- 12) This agreement must be signed and faxed or mailed before any work can be completed regardless of the receipt of the property list.

13) Each sprinkler blow out is allotted 20 minutes. If additional work is required to be performed during the sprinkler blow out such as water extraction, extensive searching, additional digging to uncover sprinkler parts, debris removal, or other labor needed to complete service will be billed at \$45 per hour or in 15 minute increments(\$11.25 per 15 minutes). The CSN will be contacted for approval for any customer requiring more than 15 minutes of additional labor. Because it will take more time to contact the CSN and gain approval, the CSN agrees that any additional work up to 15 minutes will be billed without the need for further approval.

Property Management Service Rates

Sprinklers Blown out of Idaho, LLC. offers property management companies the following rates and volume discount. Pricing is based on residential homes having 6 zones/stations or less per property. Homes that are greater than 6 zones/stations per property will be subject to an additional fee of \$2.00 per zone per property.

0-50 Houses = \$25.00 per property
51-100 Houses = \$23.00 per property
101-150 Houses = \$21.00 per property
150+ Houses = \$20.00 per property

- *Prices based on sprinklers zones being located in lawns surrounding residential homes.*
- *Any property that has greater than 25 zones falls under time rate plan below.*
- *If sprinkler blow out is for a property that includes large landscaping, agricultural farmland, pastures, parks, large church lots etc., price of service is \$75.00 per half hour.*

The CSN will be billed for services once this agreement letter is received. Payment arrangements can be negotiated with Sprinklers Blown out of Idaho which may include installment payments based on completed work.

Authorization & Approval Signature

Company Name: _____

Company
Address: _____

Company Representative Phone Number(s): _____

Today's Date: _____

Company Representative Signature: _____

***Please mail this signed agreement letter to: Sprinklers Blown out of Idaho, LLC.
8165 W. Kingsbury Dr. Middleton, Idaho 83644 or fax to: 413-485-2990 (Non local number because I receive my faxes through email)***