

Friends Home Watch Service

Palm Springs | Cathedral City | Rancho Mirage | Coachella Valley

"Your home is in trusted hands when FRIENDS are watching."

AGREEMENT FOR HOME WATCH SERVICES | Confidential

Subject Property Address

1. Parties to This Agreement

Service Provider

Joe Pascale
DBA Friends Home Watch Service
760.218.6897
P.O. Box | Palm Springs, CA 92263
joe@friendshomewatch.com
www.friendshomewatch.com
Professional | Licensed | Insured

Client(s) -- Property Owner(s)

2. Service Period

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This Agreement begins on the start date above and continues on a month-to-month basis.

Either party may cancel at any time with written notice (text or email) per Section 11.

3. Service Plan Selection

☐ Up to 1,400 sq ft

\$200

*per month
4 visits included*

☐ 1,400 - 3,000 sq ft

\$300

*per month
4 visits included*

☐ Over 3,000 sq ft

\$425

*per month
4 visits included*

Preferred Report Delivery:

☐

Text

☐

Email

☐

Phone Call

(Service Provider will **ALWAYS** call if Emergency develops)

Additional / Concierge Services: \$50/hr (1-hr minimum; 15-min increments thereafter)

May include: Alarm / Ring© response, wait-for service, meet family or guests, oversee maintenance, vendor and emergency visits, housekeeping arrangements, or other requests.

4. Payment

Payment is due at the beginning of each service month.

Accepted methods: Zelle, Venmo, ACH bank transfer, or check payable to Friends Home Watch Service.

Preferred Payment Method:

☐

Zelle

☐

Venmo

☐

ACH / Bank Transfer

☐

Check

5. Client Responsibilities

The Client agrees to:

- Provide the Service Provider with accurate access information, alarm codes, and emergency contacts.
- Notify the Service Provider of any scheduled service visits by third parties (e.g., cleaners, contractors, family etc.).
- Maintain adequate homeowner's insurance on the property throughout the term of this Agreement.
- Promptly respond to notifications from the Service Provider regarding property issues.

Client Initials (Page 1):

Co-Client Initials (if applicable):

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6. Scope of Service -- Inspection Checkpoints

Interior Inspection Checkpoints

- Room-by-room visual walkthrough
- Check windows & doors (locked, no glass breakage)
- Run faucets & flush toilets (check for leaks / keep traps full)
- Check under sinks & visible plumbing
- Verify AC maintaining set temperature / check service cabinet
- Confirm ceiling fan operation
- Check & replace owner-supplied HVAC filter (seasonal)
- Confirm refrigerator / freezer / wine cooler operation
- Replace owner-supplied light bulbs
- Confirm modem/router online -- Smart home / WiFi systems
- Check smoke / CO detectors
- Check water heater -- leaks, corrosion, pilot light if gas
- Scan ceilings & walls for water stains or discoloration
- Check washer hoses in laundry area
- Run garbage disposal (seizes quickly when unused)
- Check circuit breaker panel -- any tripped breakers
- Check for mold or musty odors -- closets, bathrooms, garage
- Review garage door -- fully closed and sealed

Exterior Inspection Checkpoints

- Visual roof & exterior check from ground
- Inspect landscaping condition
- Ensure sprinkler system appears operational
- Inspect patios / decks / walkways for debris
- Monitor for rodent / insect activity
- Monitor outside property for changes
- Bring in mail / packages / flyers (as directed)
- Monitor service providers (landscaping, pool, pest)
- Check pool & spa -- water level, clarity, pump running
- Inspect exterior hose bibs -- left on or leaking
- Review exterior lighting
- Look for standing water or drainage issues after rain
- Check spare key / lockbox integrity
- Monitor gate and fence condition

Storm Response -- Unusual Weather Events

- Wind, rain, and severe weather events
- Post-storm walkthrough to assess and document conditions

After every visit: written report by text, email, or phone call per selection in Section 3 above.

A phone call is made immediately if any condition requires the client's urgent attention.

7. Vendor Coordination

When issues arise, Friends Home Watch Service will make reasonable efforts to coordinate with the client's approved vendors (as listed in the Home Information Intake Form) or identify qualified local professionals. The Service Provider does not perform repairs and operates as an independent contractor -- not an employee or agent of the Client. The client authorizes the Service Provider to contact and grant property access to approved vendors on their behalf, with prior authorization.

8. Limitations of Service

- 1. Visual inspection only.** The Service Provider does not perform repairs, maintenance, construction, or any licensed trade work. The Service Provider is not an employee, agent, or representative of the Client. All walkthrough inspections are performed with reasonable care and diligence.
- 2. Pre-existing conditions & beyond-control events.** Not responsible for hidden defects, mechanical failures, or damage from extreme weather, power outages, pest infestation, criminal activity, or acts of nature.
- 3. System or appliance failure.** Not responsible for failure of any system or structure (HVAC, plumbing, roof, pool equipment) during or between scheduled visits.
- 4. Limitation of liability.** Liability shall not exceed fees paid in the 30 days prior to any claim. Clients should maintain homeowner's or renter's insurance on the property.
- 5. Independent contractor.** The Service Provider is not an employee, agent, or representative of the Client. With prior authorization, may coordinate with approved vendors on the client's behalf.
- 6. Indoor plant care is a courtesy.** Best-efforts basis only. Cannot guarantee survival of plants receiving once-weekly attention.
- 7. Client responsible for accurate information.** Must keep all access codes, keys, and contact information current throughout this Agreement.

Client Initials (Page 2):

Co-Client Initials (if applicable):

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9. Liability & Insurance

The Service Provider carries General Liability Insurance and Errors & Omissions (E&O) / Professional Liability Insurance. In the event of a claim arising from gross negligence, liability shall not exceed the total monthly service fee for the month in which the incident occurred. Clients are encouraged to maintain homeowner's or renter's insurance throughout the service period. The Service Provider is not liable for losses covered or excluded by the client's own insurance policy.

10. Confidentiality

All property information, access codes, personal data, and client information collected through the Home Information Intake Form and this Agreement are held in strict confidence and will not be shared with any third party except as necessary to perform services authorized by the client.

11. Cancellation & Termination

Either party may cancel this Agreement at any time with written notice via text or email. Service and billing continue through the end of the current paid month unless otherwise agreed in writing. No partial-month refunds are issued unless service cannot be performed due to circumstances within the Service Provider's control. The Service Provider reserves the right to terminate immediately if property access cannot be maintained or safe service becomes impossible.

12. Changes to This Agreement

Changes to service level, pricing, or terms require written agreement by both parties. Updates to access information, vendor lists, or emergency contacts may be submitted via text or email at any time and will be incorporated without requiring a new Agreement.

13. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of California. Any dispute arising under this Agreement shall be resolved in Riverside County, California.

14. Entire Agreement

This Agreement, together with the completed Home Information Intake Form, constitutes the entire agreement between the parties with respect to home watch services and supersedes all prior discussions, representations, or agreements, whether written or oral.

Agreement By and Between -- Signatures

Joe Pascale, DBA Friends Home Watch Service AND the Client(s) named on Page 1

Subject Property as noted above | By signing, both parties confirm they have read and agree to all terms.

Client 1 Signature

Client 2 Signature (if applicable)

Provider Signature

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Thank you for choosing Friends Home Watch Service. | friendshomewatch.com