

**PARTIES:** I, \_\_\_\_\_ (Owner), in consideration for Naples Native Home Watch Service, a division of Cox Antonas Holdings LLC (Agent), having an address of 4210 10<sup>th</sup> Ave NE Naples, FL 34120, providing a home watch inspection service for my residence, located at:

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I agree to permit Agent access to said residence for the purpose of weekly inspections and service.  
**RATE:** Home Watch Inspections will be billed semi-annually in advance at the rate of  
\$\_\_\_\_\_ per month for \_\_\_\_\_ visits per month.

**TERM:** This Agreement shall commence on the \_\_\_\_\_ day of \_\_\_\_\_, 2010\_\_\_\_\_.  
Agreement shall be automatically renewed on an annual basis, and is terminable by either party for any reason with an advance 30-day written notice of cancellation.

**AGENT'S RESPONSIBILITIES: Services -** Agent will inspect unoccupied residence on bi-weekly basis, and forward reports monthly to the Owner, with comments on any items requiring attention or repair, and action taken.

**HOLD HARMLESS -** The Owner agrees to indemnify and hold harmless Agent and its employees who perform these services from any damage to the dwelling, its contents, exterior, and equipment which may be due to any causes other than negligence of Agent and its employees. The Owner further indemnifies Agent from any and all liability for damages to the premises caused by events beyond its contract.

### Client Information

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_, State \_\_\_\_\_, Zip \_\_\_\_\_

Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

Daytime \_\_\_\_\_ Evening \_\_\_\_\_

Fax \_\_\_\_\_ Email \_\_\_\_\_

### Emergency Local Contact

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_, Telephone \_\_\_\_\_ Cell Phone \_\_\_\_\_

**Additional Information:**

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### **Exterior Inspection List**

- *Ensure that all entrances are secure*
- *Visual check for evidence of forced entry, vandalism, storm damage or theft*
- *Check outside faucets and hoses for leaks*
- *Removal of newspapers, flyers, packages, mail and other evidence of non-occupancy*
- *Visual inspection of roof and gutters from the ground*
- *Visual inspection of yard/landscaping for evidence of regular maintenance*
- *Visual inspection of pool*
- *Check that irrigation clock reflects accurate time setting*
- *Advise owner of downed tree limbs*

### **Interior Inspection List**

- *Inspect for signs of theft, vandalism, damage or other disturbance*
- *Check that all windows are secured*
- *Visual inspection of all HVAC serviced areas for signs of pest or unusual insect activity*
- *Note any unusual odors*
- *Visual inspection for evidence of water damage, mold or mildew*
- *Check thermostat reading against independent temperature reading*
- *Check that freezers, refrigerators and disposals are working*
- *Visual check of hot water heater pan and A/C handler pan; change supplied filters*
- *Check salt level in water softener*
- *Replace batteries in accessible (under 10') smoke detectors, if needed*

- *Check battery powered garage door keypads; replace batteries as required*
- *Start garaged vehicle(s), if requested*
- *Flush toilets and run water in all sinks, tubs and showers*
- *Run short cycle on dishwasher and clothes washer (monthly)*
- *Check fuse box for tripped breakers or evidence of power surge*
- *Reset clocks as needed*
- *Check and replace bulbs for timer controlled lights.*
- *Reset timers to reflect seasonal changes and alter settings*
- *Send weekly inspection report with picture(s)*

Options:

- **Automobile Maintenance - It is highly recommended that automobile batteries be disconnected as a part of the Close down Procedures if, however, Owner desires that the automobile be started every week at the time of the home watch inspection, this will be done at the extra charge of \$30 per vehicle, per season. Charged at the time the Owner leaves for the season If the Owner wishes to have car driven periodically, this service will be performed at an additional rate of \$20 per month. If the battery dies at any time the battery will be charged or tested to see if replacement battery is needed. Any expense incurred will be charged to the Owner.**
- **Outdoor Furniture and Decorative Items - Move all outdoor furniture and decorative Items Inside that could become airborne in a airborne to garage or the home as appropriate.**
- **Hurricane Panels and Shutters - Hurricane panels and shutters require additional labor and will be installed at an extra charge depending upon the time involved for installation. If proper advance notice is not given or It is requested that the home be left open into the hurricane season, there is no guarantee that the storm panels can be secured before a storm threatens. However, every reasonable attempt will be made to assure safety of the residence. Homeowner assumes responsibility in such case. Owner will advise of departure date at as soon as possible to get closing preparations on the schedule. Pricing will depend on scope of job.**
- **Storm Preparation - Move an outdoor furniture and decorative items inside that could become airborne in a storm (to garage or house as appropriate) A minimal fee maybe required for securing excessive Items.**

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*Owner Signature*

*Date*

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*Agent Signature*

*Date*