[YOUR BUSINESS NAME]

[Street address] · [City, State ZIP] · [Phone] · [Email] · [Website]
License / registration no. (if your state or city requires one): _____

PRESSURE WASHING & EXTERIOR CLEANING SERVICE AGREEMENT

Agreement no. _____ Date: ____ / ____ / _____

1. Parties

	Contractor	Customer
Name	[Your business name]	
Address	[Your business address]	Service address: Billing address (if different):
Phone		
Email		

Property type: ☐ Single-family home ☐ Townhome / condo ☐ Rental property ☐ Commercial ☐ Other: _____

If the Customer is not the owner of the property, the Customer confirms they have the owner's (or HOA's / landlord's) permission for this work.

2. Scope of work

The Contractor will perform only the services checked below. Anything not listed here is not included.

✓	Service	Area / details	Method	Price
☐	House wash (siding, trim, soffits)	____ sq ft / ____ stories	☐ Soft wash ☐ Low pressure	$
☐	Roof cleaning	____ sq ft, material: _____	☐ Soft wash (no high pressure)	$
☐	Driveway / sidewalks / patio	____ sq ft	☐ Surface cleaner ☐ Hot water	$
☐	Deck / fence	____ sq ft, material: _____	☐ Soft wash ☐ Low pressure	$
☐	Gutter exterior brightening	____ linear ft	☐ Hand / soft wash	$
☐	Windows (exterior)	____ panes	☐ Pure water ☐ Traditional	$
☐	Stain treatment: _____	rust / oil / other	☐ Spot treatment	$
☐	Other: _____			$
			Subtotal	$
			Sales tax (if any)	$
			TOTAL	$

Not included unless listed above: interior windows, sealing or staining, painting, caulking, repairs, removal of paint, graffiti, rust, oil, fertilizer, irrigation or tannin stains, and moving heavy items.

3. Price and payment

- Total price: $_____ (from the table above). The price is based on the conditions seen at the estimate. If the job turns out to be materially different, the Contractor will explain the change and get the Customer's OK before doing any extra paid work.

- Deposit: $_____ (____%) due at signing. ☐ No deposit required.
- Balance due: ☐ on completion ☐ within ____ days of invoice.
- Accepted payment: ☐ card ☐ ACH / bank transfer ☐ check ☐ cash ☐ _____. Card payments may carry a ____% processing fee where allowed by law.
- Late payments: ____% per month on unpaid balances (not more than your state allows). Returned checks: $_____ fee.

4. Schedule and weather

- Scheduled date: ____ / ____ / _____ Arrival window: _____ to _____.
- The Contractor may reschedule because of rain, high wind, freezing temperatures (below ____°F) or other conditions that would make the work unsafe or affect results. Weather rescheduling costs the Customer nothing.
- The Customer does not need to be home if water access and gates are available, unless checked: ☐ Customer must be present.

5. Customer responsibilities

Before the scheduled date, the Customer agrees to:

- Provide a working outdoor water spigot with normal flow at no charge (☐ Contractor will bring water instead).
- Close all windows and doors, and turn off sprinklers in the work area.
- Move vehicles, patio furniture, grills, planters, decorations and fragile items away from work areas.
- Keep children and pets indoors or away from work areas until surfaces are dry.
- Tell the Contractor about known problems: loose siding or shingles, peeling paint, leaking or fogged windows, damaged outlets or light fixtures, new plantings, outdoor cameras, landscape lighting or a septic system.
- Unlock gates and give access to all areas in the scope of work.

6. Pre-existing conditions and results

The Contractor will do a walk-around and may take photos before starting. The Customer understands that cleaning can reveal or make visible problems that already exist. The Contractor is not responsible for:

- Oxidized or chalking siding, faded or loose paint, or paint that comes off because it was already failing.
- Worn caulk, failed window seals (fogging), loose trim, siding, shingles or gutters, and water that gets in through gaps or defects that already existed.
- Etching, "zebra striping," pitting or wear on surfaces from earlier cleaning, age or weather.
- Stains that cannot be fully removed (for example rust, oil, fertilizer, paint, tire marks, efflorescence, tannin or hard water stains). The Contractor will try in good faith but cannot guarantee complete removal.
- How soon mold, mildew or algae grow back. Regrowth depends on shade, moisture and weather.

Noted at walk-around: _____

_____

7. Plants, property and cleaning solutions

- The Contractor uses biodegradable or commercially labeled cleaning solutions according to the label, and will pre-wet and rinse plants, grass and landscaping near the work area.
- The Contractor will follow local rules on wastewater and will avoid sending dirty water or chemicals into storm drains where required. The Customer should point out storm drains, ponds, wells and gardens.
- The Contractor is responsible for damage caused by its own negligence. It is not responsible for plants that were already stressed, diseased or dormant, or for items left in the work area after the Customer was asked to move them.

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8. Damage reporting

The Customer must report any damage they believe the Contractor caused within ____ hours (48 recommended) of completion, with photos. The Contractor has the right to inspect the damage and then choose to repair it, pay for a qualified repair or reimburse the reasonable cost. Neither party is liable for indirect or consequential damages, except where the law does not allow this limit.

9. Satisfaction and re-cleaning

If the Customer is not satisfied with any area in the scope of work, they must tell the Contractor within ____ days of completion. The Contractor will return and re-clean that area at no charge. ☐ Roof / house wash regrowth warranty: ____ months (re-treatment at no charge if visible growth returns).

10. Cancellation and rescheduling

- The Customer may cancel or reschedule with at least ____ hours' notice at no charge. Later cancellations: $_____ or ____% of the deposit is kept.
- Trip / lockout fee: if the crew arrives and can't work because of no water, locked gates or blocked areas, the Customer will pay $_____.

Right to cancel (sales made at the Customer's home of $25 or more): You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right.

11. Insurance

The Contractor carries general liability insurance of at least $_____ per occurrence. A certificate of insurance is available on request. ☐ Workers' compensation (if the Contractor has employees).

12. Photos

The Contractor may take before and after photos for job records. ☐ The Customer allows the Contractor to use these photos in marketing (house number, license plates and people will not be shown).

13. General terms

- Independent contractor: the Contractor supplies its own equipment, crew and supervision.
- Entire agreement: this document (with any addendum checked below) is the full agreement. Changes must be in writing (text or email is fine) and agreed by both parties.
- Governing law: the laws of the State of _____ apply. If any part of this agreement is found unenforceable, the rest still applies.
- Addenda included: ☐ Addendum A, Recurring / Commercial Service ☐ Pre-job condition checklist ☐ Notice of Cancellation (2 copies)

14. Signatures

Contractor	Customer
Signature:	Signature:
Printed name / title:	Printed name:
Date:	Date:

ADDENDUM A: RECURRING / COMMERCIAL SERVICE

Attach to Agreement no. _____ when the work repeats on a schedule (HOAs, property managers, storefronts, restaurants, fleets, gas stations).

Location / area	Service	Frequency	Price per visit
		☐ weekly ☐ monthly ☐ quarterly ☐ ____	$
		☐ weekly ☐ monthly ☐ quarterly ☐ ____	$
		☐ weekly ☐ monthly ☐ quarterly ☐ ____	$
		☐ weekly ☐ monthly ☐ quarterly ☐ ____	$

- **Term:** starts ____ / ____ / _____ and runs for ____ months. ☐ Renews automatically for the same term unless either party gives ____ days' written notice.
- **Termination:** either party may end this addendum with ____ days' written notice. Work already done is paid at the per-visit price.
- **Service hours:** ☐ Business hours ☐ After hours / overnight: _____ to _____. Customer contact for access: _____.
- **Billing:** ☐ Per visit ☐ Monthly invoice. Payment due within ____ days (net ____).
- **Price changes:** the Contractor may adjust prices once per year with ____ days' written notice. The Customer may cancel before the new price takes effect.
- **Insurance certificate:** ☐ The Contractor will name the Customer as additional insured on its general liability policy if requested (limits: $_____).
- **Wastewater:** the Contractor will follow local stormwater rules for the site, including water recovery where required. The Customer will identify drains, grease traps and wash-water discharge points.
- **Missed visits:** visits missed because of weather or site access will be rescheduled within ____ days.

Contractor	Customer
Signature:	Signature:
Date:	Date:

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PRE-JOB CONDITION CHECKLIST

Walk the property with the Customer before starting. Take dated photos of anything checked.

Area	Condition noted	Photo taken	Customer initials
Siding: chalking / oxidation	☐ None ☐ Light ☐ Heavy	☐	
Paint: peeling, loose, faded	☐ None ☐ Some ☐ Widespread	☐	
Windows: fogged seals, cracked glass, screens	☐ None ☐ Noted	☐	
Caulk / trim / soffits loose or missing	☐ None ☐ Noted	☐	
Roof: missing, curled or loose shingles	☐ None ☐ Noted	☐	
Gutters: loose, leaking, overflowing	☐ None ☐ Noted	☐	
Concrete: cracks, etching, prior striping	☐ None ☐ Noted	☐	
Stains: rust / oil / fertilizer / other	☐ None ☐ Noted	☐	
Wood: soft, splintered or graying deck/fence	☐ None ☐ Noted	☐	
Outdoor outlets, lights, cameras	☐ OK ☐ Damaged ☐ Covered	☐	
Plants: stressed, new or sensitive	☐ None ☐ Noted	☐	
Water spigot working with normal flow	☐ Yes ☐ No		

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NOTICE OF CANCELLATION

(Customer copy)

_____ [enter date of transaction]

(Date)

You may CANCEL this transaction, without any Penalty or Obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this Cancellation Notice or any other written notice, or send a telegram, to [name of seller] _____, at [address of seller's place of business] _____ NOT LATER THAN MIDNIGHT OF [date] _____.

I HEREBY CANCEL THIS TRANSACTION.

Date: _____ Buyer's signature: _____

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NOTICE OF CANCELLATION

(Return copy)

_____ [enter date of transaction]

(Date)

You may CANCEL this transaction, without any Penalty or Obligation, within THREE BUSINESS DAYS from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within TEN BUSINESS DAYS following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

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I HEREBY CANCEL THIS TRANSACTION.

Date: _____ Buyer's signature: _____

Based on the FTC Cooling-Off Rule (16 CFR Part 429). Some states give buyers longer or extra rights; check your state's home solicitation sales law.

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