



### *Inspection Guarantee*

Congratulations on your home purchase! Our company is proud to offer a 90 day Inspection Guarantee from the date of the inspection. This is a limited that covers the major components of the home only as listed below. All components of the guarantee must be inspected by S.A.F.E. Inspection Services, LLC and have a written copy of the report. The guarantee is limited and applies only to the following components that have been summarized as satisfactory and accessible in the report.

1. **Main Heating:** This includes the main items and components of the heating system only. Any heating system over twelve (12) years of age will not qualify for coverage.
2. **Main Cooling System:** This includes the items and components of the main cooling system only and any cooling systems and its components over seven (7) years of age will not qualify for coverage. (Note: Window units, 1 part systems and subsidiary cooling systems will not qualify for coverage.)
3. **Electrical Systems:** This includes the exterior service drop from the weatherhead into the meter base, the main panel and breakers. Interior and exterior outlets and switches, electrical lighting, knob and tube wiring, hidden or inaccessible wiring, Federal Pacific, Sylvania, Zinsco, Bulldog and Push-o-Matic panel boxes and breakers will not qualify for coverage as these units are outdated and are not manufactured anymore.
4. **Accessible Plumbing:** Accessible to include water heater, supply lines, waste lines and vent pipes. Items that will not qualify for coverage are appliances, faucets, spouts, toilets, plumbing fixtures, tubs, showers and its components. Lead and galvanized supply and/or waste lines will not qualify for coverage. Water heaters over seven (7) years of age will not qualify for coverage.
5. **Roofing:** This includes the roofing material, roof flashings, roof sheathing and roof framing over the main house only. Roofing material over twelve (12) years of age will not qualify for coverage. Flat roofs and roofs with less than a 12/2 slope or was not noted as walked on in the inspection report will not qualify for coverage.

### LIMITED COVERAGE

All systems and components listed as numbers 1 – 5 above that are eligible for coverage will carry a maximum of \$1,000 payout per complete item or system. A maximum total of \$3,000 will be paid to the full aggregate of all covered systems and components during the coverage period.

A \$100 deductible fee will be charged per claim with each or indifferent system or component.

S.A.F.E. Inspection Services, LLC will be responsible for the arrangement of contractors to complete the necessary repairs. The homeowner will not have a choice of what contracting companies they will choose.

The guarantee will only pertain to the fee-paying client of the home inspection when said client is the owner and occupier of the dwelling. The guarantee does not apply to rental units, multiple dwellings or commercial buildings.

Hidden, concealed or inaccessible areas will not qualify for coverage. Only items that have been noted as satisfactory on the inspection report will be eligible for coverage.

S.A.F.E. Inspection Services, LLC will not provide or include any claims for the reason of:

- Inspections not paid in full.
- Any prior knowledge of defects disclosed or undisclosed by either buyer or seller.
- Repairs already completed by homeowner or other contracting companies without the notification and inspection by S.A.F.E. Inspection Services, LLC. (unless considered to be an emergency repair and notification would still be required).
- Any claims reported or undisclosed after the expiration date of this guarantee.
- Reported items in the inspection report marked anything other than satisfactory or that is noted as inaccessible or that is beyond the scope of the inspection as outlined in the Property Inspection Agreement.

\*\* See Disclaimer on Page 2 of this Guarantee

## DISCLAIMER

Our liability under this agreement will be terminated if we are prevented from fulfilling our responsibilities under the terms of this agreement by reason of delays in transportation, shortage of fuel and/or materials, strikes, embargoes, fires, shifting of land, frost heaves, floods, quarantine restrictions, earthquakes, hurricanes, war or any other act of God or circumstances or causes beyond our control. This Guarantee does not cover any losses recoverable under homeowner's insurance, manufacturer and/or contractor warranties or service contracts. We assume no liability for bodily injury caused by any of the inspected components or property damage to others. We are not responsible for secondary damages or other conditions resulting from the malfunction nor misuse of the systems in the house such as drywall, plastering, flooring or other mechanical damages. We disclaim any liability for the adequacy of a system or the design of a system or its failure to comply with any local, state or national code.

## NOTICE OF CLAIMS, ACCESS TO PROPERTY

Any claim under this Guarantee must be made to us during the contract term or any extension thereof. We are only obligated to make repairs under this Guarantee if a valid claim is made during the contract term including any extension thereof, and client must allow us access to the identified property for any purpose contemplated by this Guarantee. Any repairs made prior to notification and authorization by us will void this Guarantee with respect to the system repaired. Prior to any repair work, the client must notify S.A.F.E. Inspection Services, LLC in writing during the term of this Guarantee. We will advise the client on the proper repair procedures.

## ARBITRATION

The client and S.A.F.E. Inspection Services, LLC agree that any controversy or claim between them arising out of or relating to this agreement shall be settled exclusively by arbitration. Such arbitration shall be conducted in accordance with the commercial Arbitration Rules then in force of the American Arbitration Association. The decision of the arbitrator shall be a final and binding resolution of the disagreement which may be entered as a judgment by any court of competent jurisdiction. Neither party shall sue the other where the basis of the suit is this agreement other than the enforcement of the arbitrator's decision. At no time shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.