



90-DAY GUARANTEE

Every residential inspection performed by BPG Inspection Services (or one of our affiliates) is protected by our guarantee for Ninety (90) days from the date of the inspection.

This Guarantee is provided to clients of owner-occupied one and two family re-sale houses and condominiums (excluding common elements) and applies to the listed and specified elements which were found to be satisfactory, with no "Action" or "Maintenance" items noted by our inspector. The guarantee covers the following:

Structure: Is limited to visible foundation walls, support components, building walls and roof framing to the extent that their load bearing ability is affected and that have been reported as satisfactory, with no "Action" or "Maintenance" items noted by the Inspector. **WATER PENETRATIONS ARE NOT COVERED.**

Main Roofing: Is limited to the sloped roof covering materials (greater than 2/12 slope) and less than ten (10) years old over the main house if reported by the Inspector to be satisfactory, with no "Action" or "Maintenance" items noted. **WATER PENETRATIONS ARE NOT COVERED.**

Central Cooling System: Is limited to the main system for the primary house (less than seven years old) or "swamp cooler," and covers the unit if it has been test run and reported by the Inspector to be satisfactory, with no "Action" or "Maintenance" items noted. If there is more than one system, the main unit is defined as the one that cools the living room area.

Central Heating System: Is limited to the main system for the primary house heating system, and covers the unit if it is less than ten (10) years old and reported by the Inspector to be satisfactory, with no "Action" or "Maintenance" items noted. If there is more than one system, the main unit is defined as the one that heats the living room area.

Kitchen Appliances: Is limited to the primary built-in or freestanding oven and cooking surface and power vent that are less than six (6) years old and reported by the Inspector to be satisfactory, with no "Action" or "Maintenance" items noted. Dishwashers less than two (2) years old with no reported "Action" or "Maintenance" items are covered. If there is more than one kitchen, the kitchen is defined as the one that is located in the main living area.

Interior Plumbing: Is limited to the operation of the visible and above ground basic hot, cold, drain and vent piping throughout the interior of the house that are reported by us to be satisfactory, with no "Action" or "Maintenance" items noted, and less than fifteen (15) years old. Water heaters less than eight (8) years old are covered. Plumbing in homes vacant longer than 14 days prior to or after the inspection is not covered. Fixtures, pipe hammer, TPR valves, and all exterior plumbing systems are not covered.



Interior Electric: Is limited to the main electric panel box and those visible electric 120 and 240 volt elements throughout the house interior that have been reported as satisfactory, with no “Action” or “Maintenance” items noted by the Inspector, and less than fifteen (15) years old. Fixtures, ceiling fans and low voltage systems are not covered.

OUR GUARANTEE

We will pay up to an aggregate amount of TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00) per Guarantee for the cost of repair expense of the covered elements and components subject to the following conditions:

1. Any covered element of component listed above, evaluated by us, judged and reported to be in satisfactory condition, with no “Action” or “Maintenance” items noted, will be eligible for coverage under this guarantee up to a maximum of ONE THOUSAND DOLLARS (\$1,000.00) per covered element or component. Conversely, any element or component not inspected by us, or any such element or component evaluated but judged and reported to be not satisfactory, and/or with either “Action” or “Maintenance” items noted, will not be covered. Additionally, any such element or component recommended or forecasted for repair or replacement will not be covered (Age/Marginal/End of Useful Life).
2. There will be a service fee of Fifty Dollars (\$50.00) per incident or element. You are responsible for the payment of this fee and any repair expense. We will reimburse you for the repair expense (less the service fee, if not previously paid).
3. We will not assume responsibility for repair claims: a) reported prior to closing or after the expiration of this guarantee; b) where the work was performed or completed prior to notification, re-evaluation and/or approval by us or; c) on inspection reports not fully paid.
4. **This 90-Day Guarantee is provided for the exclusive benefit of the home-buying client and may not be transferred or assigned to any other party without the express consent of BPG Inspections, Inc.**
5. If in our sole judgment a repair of a covered component or element is not possible or feasible, we will pay up to a maximum of FIVE HUNDRED DOLLARS (\$500.00) (less the service fee if not previously paid) for the replacement of a similar quality and style element or component.
6. You are responsible for arranging access to the property and element or the opening up of any surfaces as needed to complete the repair. We assume no responsibility for the opening, resurfacing, restoration and/or decorating after the repair work is completed.



CLAIM PROCEDURE

Prior to any repair work, the client must notify us in writing. We will then advise the client of the repair completion procedure. We may, in cases of emergency, authorize repair by telephone. **Any repairs made prior to notification and our authorization will void this Guarantee with respect to the element so repaired.**

Contact Information:

BPG Inspection Services – Client Services
4300 Alexander Drive, Suite 200, Alpharetta, GA 30022
1-800-285-3001

EXCLUSIONS AND LIMITATIONS

This Guarantee does not apply to: a) any losses recoverable under homeowner's insurance, or manufacturer's or contractor's extended warranty, and/or home warranty programs; b) performance of routine maintenance, occurrences which result from failure to perform such maintenance or the negligent misuse of the covered element or component; and c) re-occurrence of a settled claim condition. **This document recites all of the coverage provided by the guarantee and any coverage not specifically recited is presumed to be excluded.** We specifically exclude any liability for bodily injury, property damage, consequential or secondary damage or other conditions resulting from the failure or malfunction of the covered elements or components. We additionally disclaim any liability for the adequacy of capacity or design of any covered element of component or its failure to comply with any local, state or national code. Additionally, damages caused by loss of power, termites or other insect, rot, molds, condensation, floods, surface water, waves or tidal waves, nuclear or air contamination, shifting or settling of land, strikes, wars, acts of aggression and/or acts of God are not covered by this Guarantee.