

90 DAY LIMITED INSPECTION GUARANTEE

A. The purpose of this Limited Inspection Guarantee (“Guarantee”) is to provide a client (“Client”) of A-1 Quality Inspection Company with reimbursement for particular, unexpected repair expenses that may be incurred subsequent to the home inspection. The Guarantee allows for the partial reimbursement of specified REPAIR expenses, for eligible Elements, incurred by the Client within a period of 90 Days from the inspection date, subject to the terms and conditions stated herein.

This Guarantee is issued and administered by A-1 Quality Inspection Company. It is not designed to provide for reimbursement of all remedial costs, including noted or forecast conditions, normal maintenance, full replacement, discretionary repairs, upgrades, or any condition or Element not specifically included.

B. Guidelines for Eligibility—Eligibility for reimbursement is based on the reported condition of the major Elements of the house proper and related Components; Consequently, repairs to some or all of the Elements or Components may be excluded from eligibility under this Guarantee. Under no circumstance are methamphetamine screening, lead testing, asbestos testing, radon testing, mold testing, analysis, remediation, or the consequences of mold, eligible for reimbursement.

Under the term of this Guarantee, certain repair costs for the elements listed below, if inspected and reported to be operating in Satisfactory condition on the date of inspection, and so recorded on the Inspection Report, are eligible for reimbursement:

- 1. Central Heating:** Limited to the primary house heating system
- 2. Central Cooling :** Limited to the primary house central air conditioning system
- 3. Interior Plumbing:** Limited to the observable/accessible water, drain and vent piping within the confines of the house proper and the hot water heater. Plumbing fixtures are excluded.
- 4. Interior Electric:** Limited to the main electrical panel box and the observable/accessible wiring within the house proper
- 5. Main Roofing:** Limited to sloped (greater than 2 in 12 slope) roofing materials, roof framing and roof backing over the main house. Flat or low-sloped roofs are excluded.
- 6. Foundation Walls:** Limited to poured concrete and block foundation walls to the extent that their load-bearing ability is affected. Water penetration and the causes of water penetration are not included. House framing components are not included.
- 7. Kitchen Appliances:** Limited to built-in kitchen appliances only

A-1 Quality Inspection Company will reimburse the Client for eligible REPAIR costs beyond the first \$95.00, in an aggregate (up to a maximum of) \$1500.00 per Element. If, in the sole judgment of A-1 Quality Inspection Company, a repair of an Element or Component is not feasible or possible, A-1 Quality Inspection Company will reimburse the Client up to a maximum of \$500.00 per Element toward replacement of the Element with one of similar style and quality.

NOTE: REPAIR costs are not eligible for reimbursement if the Element or Component: (1) was not inspected or rated; (2) was reported to be in any condition other than Operational; (3) exhibits a condition noted or forecast in the Inspection Report; (4) was reported to require repair, replacement, further evaluation, monitoring, and/or other remedial action; (5) is not on the eligibility list above; and/or (6) is not a part of the house proper.

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C. Reimbursement Procedures—In order to be considered for reimbursement, prior to commencing any repair or replacement work, the Client must notify A-1 Quality Inspection Company in writing of the condition and circumstances for which reimbursement is requested prior to the Guarantee's expiration date. Upon notification, A-1 Quality Inspection Company will notify and advise the Client regarding the re-inspection and/or repair procedures. In cases where a condition is deemed by A-1 Quality Home Inspection Company to make the house uninhabitable or in an emergent condition, A-1 Quality Home Inspection Company may authorize, by telephone or other means, reasonable emergency repairs. Any repairs or other remedial work initiated prior to notification and authorization by A-1 Quality Inspection Company will void this Guarantee with respect to the Element or Component so repaired. A-1 Quality Inspection Company assumes no responsibility for a recurrence of a reimbursed repair. In the event that a dispute arises between the Client and A-1 Quality Inspection Company as to A-1 Quality Inspection Company's responsibility under this Guarantee, such dispute presented to a recognized arbitration association, at the Client's initiation and expense.

D. General Limitations and Exclusions—A-1 Home Inspection Company provides this Guarantee subject to the following limitations and exclusions:

1. This Guarantee applies only to owner-occupied, one or two family resale houses and condominiums (exclusive of common elements). New houses (never occupied or less than one year old) are not eligible.
2. In no event will A-1 Quality Inspection Company assume responsibility for repair needs: (1) known to the Client prior to closing; (2) occurring after the expiration of the Guarantee; (3) discoverable during a pre-closing house walk-through; (4) where any work was initiated prior to formal notification to A-1 Quality Inspection Company and re-inspection by the same; (5) when the inspection fee has not been paid in full.
3. The Guarantee is non-transferable.
4. Client is responsible for arranging access to the house and for the opening up of any surfaces needed to complete the repair. A-1 Quality Inspection Company assumes responsibility to restore surfaces to a rough finish but not for final resurfacing and decorating after the repair work is completed.
5. Other than as provided by this Guarantee, A-1 Quality Home Inspection Company assumes no responsibility to any party for any repairs or other remedial work. A-1 Quality Inspection Company does not assume any liability for bodily injury or death caused by any of the inspected Elements or Components or their condition, or any subsequent property damage. A-1 Quality Inspection Company is not responsible for consequential or secondary damages or other conditions resulting from the failure, malfunction or condition of any Element or Component.
6. A-1 Quality Inspection Company disclaims any responsibility for the adequacy or design of any Element or Component, lack of compliance with any local, state, provincial or national code or regulation, buried components, product liability issues, recalls, service notices or insurance eligibility requirements.
7. A-1 Quality Inspection Company will not be responsible for conditions or damages which result from neglect or misuse, termites or other insects, vermin, fungi including mold and wood destroying organisms, biological pollutants, environmental hazards or contaminants, animals, birds, bats, shifting or settling of land including frost heave and subsidence, condensation, floods, surface or ground water, tidal waves, nuclear hazards, air contamination, war or any act of aggression, or acts of God.
8. This Guarantee is not a substitute for homeowner insurance, flood insurance, home warranties, service contracts or manufacture and/or contractor warranties. This Guarantee does not pay reimbursement costs recoverable by stated resources.