

We guarantee only good surprises from your home



HOW DOES IT WORK?

- Review ASHI standards and details for our guarantee on the back of this form.
- Note limitations in your report: These items were not accessible/operable and not subject to this guarantee. If conditions change, ask about our revisit policy.
- Seek further consultation if recommended in the report.



100 Day Guarantee

info@home-probe.com

OUR COMMITMENT TO YOU

If it worked when we were there, it should work when you move in. We like to call this our 2 surprise guarantee. There are three types of surprises in life. Good ones, bad ones and no surprises. We want you to have no surprise at all but if you do, let's make it a good one.



MECHANICAL COVERAGE SUMMARY

Plumbing: Water lines that are inside the home and visible, faucets, water heaters, drain lines that are inside the home and visible, gas lines that are inside the home and visible. **Electrical:** Main service panel, secondary service panel, and wiring that is inside the home and visible. **Appliances:** Kitchen Appliances including and limited to oven, range, dishwasher, built-in microwave, trash compactor, and garbage disposal. Refrigerator ice makers and water dispensers are not covered in this guarantee. **Heating/Air (HVAC):** Furnace, Air Conditioner, and Thermostats.



STRUCTURAL COVERAGE SUMMARY

Poured Concrete & Block wall foundations. Floor joists, bottom & top plates, and wall members. Roof leak repair (does not include replacement of bad shingles), load bearing walls, attached garage doors.



COVERAGE TERMS

This guarantee applies only to those items specifically listed and excludes all others. This guarantee covers parts and labor only and does not cover consequential or secondary damages. This guarantee only covers those items that were confirmed to be in good working order at time of inspection and excludes all others, regardless of their condition at the time of inspection or if they were repaired after the inspection. This guarantee does not cover water damage, cosmetic repairs, or items that are inaccessible without the removal of drywall, concrete, insulation or any other permanently installed covering. This is not a maintenance contract. In order for an item to be covered, it must be maintained in accordance with the manufacturer's standards or be maintained within reasonable standards where no such standards exist.

EXCLUSIONS

This guarantee excludes all appliances, mechanical equipment, climate control systems, fixtures and roofs believed to be over 10 years old. Leaks in refrigerant lines are not covered. This guarantee does not cover plumbing stoppages, regardless of reason. This contract does not cover well or septic systems or any related components. Home-Probe is not responsible for upgrading failed systems to meet current codes or local ordinances. This guarantee does not

cover chimneys, fireplaces, or brick failures of any kind. This guarantee does not cover cracking or scaling concrete. Roof repair is for leaks only and limited to rolled, composition, or asphalt shingle roof only.

This guarantee does not cover interior water damage from leaks as this damage would not have been visible during the inspection. This guarantee does not cover pest damage, including that caused by any and all wood destroying insects and pests. Pests including insects and rodents are specifically excluded from our home inspection. All mechanical and structural coverage is limited to those items inspected in accordance to the ASHI Standards of Practice. Our guarantee has no deductible and is limited to an aggregate maximum of \$1000.00 per address. Home-Probe is not an insurer. This is not a warranty or insurance policy. Any damage caused by any peril is not covered by this guarantee, which includes but is not limited to; war, riot, civil commotion, earthquake, hurricane, any and all acts of god, or any other outside cause or neglect. All claims on this policy shall be made by the client of Home-Probe, Inc. listed on the first page of this inspection report only after they have taken possession of the home. This is a guarantee and items covered are only those that would be inspected pursuant to the ASHI Standards of Practice. Any and all related disputes shall be interpreted and enforced in accordance with the laws of Dekalb County State of Georgia without reference to, and regardless of, any applicable choice or conflicts of laws principles. Any concerns with this guarantee must be received within 100 days of the inspection or within 22 days of closing, whichever comes later. The coverage under this policy shall come after any and all other warranties in place. This guarantee is valid upon successful completion of our Home Inspection Authorization Form and after payment of the Home Inspection has been received.



CLAIMS PROCEDURES

1. Written Notification of claim must be received by Home-Probe prior to the expiration of the guarantee (which is defined as noon, the 101st day after the inspection is completed or 22 days after the date of your closing).
2. An itemized repair estimate must be submitted for every approved claim, including the breakdown of parts & labor, as well as a specific cause for the failure in writing from a licensed or properly certified repair person. Home-Probe reserves the right to request up to two (2) additional estimates. The estimate must include contact information for the repair person.

Claims will be processed after we are in receipt of these items and you will be contacted by a Home-Probe representative within 72 hours of all items being submitted.

