



The BPG 90 Day Guarantee

We're committed to earning your business. Every day.

Confidence, Insured.

Our goal is to provide accurate information about the condition of the property — information that you can use to make a better, more informed purchase decision. Our commitment to providing the highest quality professional service and protection in the industry is unmatched.

The Best Inspectors. Anywhere.

We are so confident in our inspector's work that we provide all properties inspected by BPG with a complimentary 90 Day Guarantee. We cover up to \$2,500 in repairs on specific inspected systems and components that were working on the day of our inspection.

When you move into your new home, we want you to experience the same performance in your systems and components that your inspector observed. If conditions have changed, Call us!

Covered Systems:

- ✓ Visible Structure
- ✓ Main Roofing
- ✓ Central Heating System
- ✓ Central Cooling System
- ✓ Kitchen Appliances
- ✓ Plumbing System
- ✓ Electrical System

See contract details below for complete terms and conditions.

Visit us at www.bpginspections.com or

Call our office at 800-285-3001 with any questions.



BPG 90-Day Inspection Guarantee

Provided by BPG Inspection, LLC (BPG / Company)

Before Reporting a Claim

1. SHUT OFF the system or appliance to prevent further damage.
2. Review your inspection report. **Only components actively inspected by your BPG inspector and found to be working properly on the day of the inspection are eligible for coverage.**
3. Is this system or appliance also covered by a Home Warranty, Homeowners Insurance, or a Manufacturers Warranty? This Guarantee is SECONDARY to those policies and you should call those providers for service.
4. Has the system or appliance already been repaired? Any repairs made prior to notification and Company authorization will void this Guarantee with respect to the element so repaired.

Effective Dates

Coverage under this guarantee begins on the buyers closing date for the property and will continue until 90 days from the date of the INSPECTION. In the event that the closing occurs more than 90 days from the inspection, coverage will be extended for seven (7) days from the closing provided that remains within 180 days from the date of the inspection.

How to report a Claim

If a covered system is no longer functioning, Contact BPG at 800-285-3001 or via email at hicclaims@bpginspections.com or in writing at:

2475 Northwinds Parkway, Suite 250, Alpharetta, GA 30009.

COVERED SYSTEMS / APPLIANCES

Only those systems and appliances specifically listed are covered, and only if they were properly and permanently installed and located within the perimeter of the main foundation of the home and/or detached garage at the time of the residential home inspection performed by Company.

STRUCTURE: LIMITED TO: Visible foundation walls, support components, building walls and roof framing to the extent that their load bearing ability is affected.
NOT COVERED: WATER PENETRATIONS.

MAIN ROOFING: LIMITED TO: Sloped roof covering materials (greater than 2/12 slope) and less than ten (10) years old over the main house.
NOT COVERED: WATER PENETRATIONS.

CENTRAL COOLING: LIMITED TO: The main cooling system for the home. If there is more than one system, the main unit is the one that cools the living room area.
NOT COVERED: Systems described in the report as being not tested or not operated and/or systems that are older than ten (10) years old.

CENTRAL HEATING: LIMITED TO: The main heating system for the home. If there is more than one system, the main unit is the one that heats the living room area.
NOT COVERED: Systems described in the report as being not tested or not operated and/or systems that are older than ten (10) years old.

INTERIOR ELECTRIC: LIMITED TO: Panel box and visible and exposed wiring throughout the interior of the house, within the foundation walls and less than fifteen (15) years old.
NOT COVERED: Fixtures, outlets, switches, ceiling fans and low voltage systems.

INTERIOR PLUMBING: LIMITED TO: The operation of the visible and aboveground basic hot, cold, drain and vent piping throughout the interior of the house and less than fifteen (15) years old and Water heaters less than seven (7) years old.

NOT COVERED: Fixtures; pipe hammer; TPR valves, shower pans; and all exterior plumbing systems. **If the home was vacant at the time of the inspection or left vacant for 30 days at any point after the inspection then the plumbing system will NOT be covered.**

KITCHEN APPLIANCES: LIMITED TO: Dishwashers, Microwaves, Ovens, Ranges and Power Vents that are less than seven (7) years old;
NOT COVERED: Refrigerators, Washers, Dryers, Disposals, Cosmetic problems, knobs, timers, temperature controls or other conditions that do not affect the primary function of the appliance.

ELIGIBLE REIMBURSEMENT AMOUNTS

Any approved repair to a single covered system or appliance will be eligible for reimbursement up to a maximum of One Thousand Dollars (\$1,000).

Any client with approved repairs to multiple covered systems or appliances will be eligible for reimbursement up to a maximum aggregate of Twenty Five Hundred Dollars (\$2,500).

All approved repairs are subject to a service fee of \$75 per repair. Client is responsible for the payment of this amount to the selected contractor. BPG will reimburse the client the approved amount minus the \$75 service fee if not previously paid.

Exclusions and Limitations

This document recites all of the coverage provided by the guarantee and any coverage not specifically recited is presumed to be excluded.

1. This 90-Day Guarantee is provided for the exclusive benefit of the home-buying client who is named as the client on the inspection report and may not be transferred or assigned to any other party without the express consent of BPG. No coverage is provided to the seller of the home, even if the seller was the client for the inspection.
2. We will not assume responsibility for claims when the inspection order has not been paid in-full or if the payment has been challenged in any way. This includes if a refund of your home inspection fee has been issued by BPG prior to a new Claim being reported under the 90-day guarantee.
3. We will not assume responsibility for claims when the system or appliance was identified in the "Key Findings" report as in need of repair, further evaluation, was not functioning properly or was approaching the end of its expected life. Any system or appliance that was not operated, not visible or outside the scope of the designated standard of practice will not be covered by this Guarantee.
4. We will not assume responsibility for claims reported prior to closing or claims reported after the expiration of this guarantee. The day following the home inspection is deemed the "1st" day at 12:01am. Any claim filed on the 91st day or later is filed after the expiration of the guarantee. Re-inspections or other follow-up visits to the home do not affect the duration of this Guarantee.
5. We will not assume responsibility for claims if the work was performed or completed prior to notification, re-evaluation and/ or approval by Company.
6. We will not assume responsibility for claims if the losses are recoverable under homeowner's insurance, or manufacturer's or contractor's extended warranty, and/or home warranty programs.
7. If, in Company's sole judgment, a repair of a covered system or appliance is not possible or feasible, Company 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 system or component.
8. Client is responsible for arranging access to the property and to the system or component. Company assumes no responsibility for costs related to the opening, resurfacing, restoration and/or decorating after the repair work is completed.
9. This Guarantee does not apply to performance of routine maintenance, occurrences which result from failure to perform such maintenance or the negligent misuse of the covered element or component; or the re-occurrence of a settled claim condition.
10. Company specifically excludes any liability for bodily injury, property damage, consequential or secondary damage or other conditions resulting from the failure or malfunction of the covered systems or components.
11. Company disclaims any liability for the adequacy of capacity, improper installation or design of any covered element of component or its failure to comply with any local, state or national code. Components subject to product recall are not eligible for coverage under this guarantee.
12. This guarantee does not apply to damages caused by termites or other insects, severe weather, rot, molds, condensation, floods, loss of power, surface water, waves or tidal waves, nuclear or air contamination, shifting or settling of land, wars, acts of aggression and/or acts of God. Any damage or failure to a covered system or appliance that was not caused by regular use of the component is also not covered by this Guarantee.