



Five Star Home Inspections Report Guarantee

INTRODUCTION

This complimentary Five Star Home Inspections Report Guarantee is to provide a Buyer client of Five Star Home Inspections with reimbursement for unexpected repair expenses that may be incurred subsequent to both the completion of the home inspection and transfer or closing of home. This guarantee allows for partial reimbursement of specified repair expenses, for eligible elements, incurred by the Buyer client within a period of one year (12 Months) from the closing date. This guarantee is issued and administered by Five Star Home Inspections but 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.

ELIGIBILITY GUIDELINES

Eligibility for reimbursement is based on the reported condition of the major elements of the home and related components. Repairs to some or all of the elements or components may be excluded from eligibility under this Guarantee.

Under the terms of this guarantee certain repair costs for ONLY the elements listed below reported to be in (Satisfactory) condition on the date of the inspection, and so recorded in the inspection report are eligible for reimbursement

Heating System: Limited to the primary house heating system.

Cooling System: Limited to the primary house central air conditioning system.

Interior Plumbing: Limited to the hot water heater only. Plumbing fixtures are not included.

Kitchen Appliances: Limited to all built-in kitchen appliances. Counter top appliances not included

Garage Door Openers: Limited to opener, safety devices and track system.

Exhaust Fans: Limited to attic, bath and kitchen exhaust fans. Ceiling fans are not included

Five Star Home Inspections will reimburse the client for eligible repair costs beyond the first \$100.00 of expense incurred by the client, reported within a period of one year (12 months) up to a maximum of \$1,000.00 per element

NOTE: Repair costs are not eligible for reimbursement if the element or component:

- (1) Was not inspected and rated.
- (2) Was reported to be in Fair or Recommend Repair condition, or in any condition other than Satisfactory.
- (3) Exhibits a condition noted or forecast in the Inspection Report;
- (4) Was reported to require repair, replacement, further evaluation, monitoring, or other remedial action.
- (5) Is not on the eligibility list above.
- (6) Is not part of or attached to the home.

GENERAL LIMITATIONS AND EXCLUSIONS

1- This guarantee applies only to Buyer clients / owner-occupied, one or two family, resale houses and condominiums.

2- In no event will Five Star Home Inspections assume responsibility for repair needs:

- (A) Known to the client prior to closing.
- (B) Occurring after the expiration of the guarantee.
- (C) Where any work was initiated prior to formal notification to Five Star Home Inspections
- (D) Re-inspection by an unauthorized Five Star Home Inspections representative.
- (E) When the inspection fees has not been paid in full.

3- This guarantee is provided for the exclusive benefit of a Five Star Home Inspections Buyer client. It may not be transferred, assigned or extended to any other party and does not apply to Seller Pre Listing Inspections

4- Other than as provided by this limited guarantee, Five Star Home Inspections assumes no responsibility to any party for any repairs or other remedial work.

5- Five Star Home Inspections 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. In addition Five Star Home Inspections is not responsible for consequential or secondary damages or other conditions resulting from the failure, malfunction or condition of any element or component.

6- Five Star Home Inspections disclaims any responsibility for the adequacy or design of any element or component, the 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- Five Star Home Inspections will not be responsible for conditions or damages which result from neglect or misuse, shifting or settling of land including earthquakes and or frost heave, floods, tidal waves, nuclear hazards, air contamination, war or any act of aggression, or acts of God.

H. This guarantee is not a substitute for homeowner insurance, flood insurance, home buyers warranties, service contracts or manufacturer and/or contractor warranties. This guarantee does not pay reimbursement costs recoverable under such insurance, contracts or similar programs.

REIMBURSEMENT PROCEDURES

In order for a client to be considered for reimbursement, prior to commencing any repair or replacement work, the client and or clients agent / representative MUST notify Five Star Home Inspections by phone or email of the current conditions. If a client affects and or approves a repair by another party first then contacts Five Star Home Inspections this report guarantee will be null and void and Five Star Home Inspections will not assume any responsibility for such repairs to any element or component.

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“Service That Shines Above The Rest”



Kris A. Bean

