



Residential Inspection Services Guarantee General Terms and Conditions

I. TERM OF GUARANTEE COVERAGE

This Residential Inspection Professional Services Guarantee certificate is issued automatically and without charge to the buyer (client) identified on the attached inspection report by Allied Building Inspection Services, Inc when all seven phases (6 systems and termite) of inspection listed in section II below are performed together and included in the same report. Guarantee coverage begins on the date of closing and continues for a period not to exceed one hundred (100) days from the initial inspection date. **No home equipment or component that fails or malfunctions before the date of inspection shall be eligible for any coverage under this Guarantee.**

If there is no closing or if the closing is one hundred (100) or more days from the initial inspection date, then this Guarantee never was in force or effect and is void. The Guarantee coverage, herein granted to the buyer identified on the attached inspection report, is not assignable to any other party except with written acknowledgment from Allied Building Inspection Services, Inc of such assignment.

B. Any malfunction or operational failure of eligible equipment or components contributed to or caused by a building code violation, by inadequate electrical voltage or water pressure, by fire, lightning, wind, or any other act of God; or by any loss capable of being covered by homeowners insurance and/or flood insurance whether said policies are in force or not.

C. All deficiencies, conditions, or required maintenance procedures noted on the inspection report; any deficiency discovered after the initial inspection but before the date Guarantee coverage begins; and any and all benefits under this Guarantee for repair to any complete individual appliance or air-conditioning system if any deficiency with said unit or system was noted in the attached inspection report.

D. All appliances and air-conditioning systems more than seven (7) years old from date of manufacture; all cosmetic repairs or any secondary consequential damage caused by the operational failure of any eligible equipment or component; and any appliance or heating equipment that is gas or oil burning.



The Client is informed the total aggregate liability shall not exceed \$2000.

II. HOME COMPONENTS AND EQUIPMENT ELIGIBLE FOR GUARANTEE COVERAGE

A. To the extent the 6 systems below are located within the confines of the home at the time of the inspection and not excluded in the attached inspection report and there is a failure or malfunction based upon a condition existing during the inspection but not mentioned, the descriptions below define where coverage will apply.

1. **ELECTRICAL COMPONENTS:** to include all visible wire or wire covering, the doorbell system, switches, receptacles, circuit breaker is, fuse boxes, and direct wired lighting fixtures. Liability shall not exceed \$500.

2. **PLUMBING COMPONENTS:** to include all visible soil waste vents, hot and cold water piping and the connections thereto within the perimeter of the foundation, all lavatories, water closets, sinks, shower pans, bathtub, laundry or stationary tubs,

E. Any damage resulting from termites or other wood destroying organisms; any condition incapable of being visually detected at the time of the initial inspection, any otherwise eligible equipment or component worked on by anyone not approved by Allied Building Inspection Services, Inc regardless whether or not the work was completed.

IV. BUYERS OBLIGATIONS

A. Buyer shall contact Allied Building Inspection Services, Inc by phone, email, paper mail, or deliver personally to present a Guarantee claim together with arranging for the required \$50 nonrefundable process fee per claim. The Guarantee claim and process fee may not be combined with any other Allied Building Inspection Services, Inc Guarantee claim nor shall the payment of this process fee substitute for the required payment of any other Allied Building Inspection Services, Inc Guarantee claim process fee.

B. The Guarantee claim must be properly defined and received by Allied Building Inspection Services, Inc prior to any authorized work being done. All claims must be dated (postmark, email date stamp) by midnight of the date coverage stops as noted on the front side of the certificate and on the attached inspection report.



and all the components, parts, fittings, valves, and faucets attached. Liability shall not exceed \$500.

3. STRUCTURAL COMPONENTS: to include the visible load bearing components within the confines of the home such as: beams, girders, headers, columns, support posts, joists, plates, subflooring, load bearing stud walls, poured concrete foundations, masonry brick walls, and trusses. Liability shall not exceed \$2000.

4. KITCHEN APPLIANCES: to include any built-in electric appliances, the hot water heater, one free standing range, one refrigerator when such appliances are less than seven (7) years old from date of manufacture. Liability shall not exceed \$500.

5. AIR CONDITIONING SYSTEM: to include any electric, room, or central cooling and/or heating systems when such units or systems are listed in the attached inspection report without noted deficiencies and are less than seven (7) years old from date of manufacture, including the hot and cold air ducts leading from the plenum of units to the vents and registers. Liability shall not exceed \$1000.

C. Only Allied Building Inspection Services, Inc authorized repairs performed by defined contractors qualify for coverage under this Guarantee. Work done by contractors not authorized are not eligible for coverage and any claim submitted in any manner other than as described shall not be processed.

D. Buyer is responsible for arranging access into the property for processing the claim and for approved repair work. Buyer is also responsible for providing access to the eligible equipment or component that has failed or malfunctioned by opening up, closing, and surface finishing of any area as ceilings, walls, floors, or shower stalls. Authorized repair work will be approved for normal weekday labor rates only. Any emergency, weekend, or holiday labor charges in excess of normal weekday rates shall be the exclusive responsibility of the buyer and shall not be paid by Allied Building Inspection Services.

E. If any action, special proceeding, or other proceeding shall be brought arising out of, in connection with, or by reason of the Guarantee; the buyer shall reimburse Allied Building Inspection Services, Inc for the cost of said action and for reasonable attorneys fees and the venue thereof shall be Dade County, Florida.



6. ROOF: to the extent the roof described is in place on the home at the time of the inspection and not excluded in the attached inspection report and there is a leak, coverage will apply. Liability shall not exceed \$1000. Consequential damages are not covered. (Note: Built-up, asphalt/fiberglass shingle, asphalt and gravel, poured light weight concrete, or cement tile roof covering only.)

III. EXCLUSIONS FROM GUARANTEE COVERAGE

A. Any malfunction or operational failure of eligible equipment or components caused by negligence, by lack of routine maintenance, or by any use not intended by the manufacturer or builder thereof.

V. TERMINATION OF THE GUARANTEE COVERAGE

Guarantee coverage shall terminate at 12 o'clock midnight on the one hundredth (100) consecutive day after the date of initial inspection or upon the earlier happening of any of the following events:

A. The house or property is used for commercial purposes or leased in whole or in part.

B. The initial inspection fee and any subsequent additional or reinspection fees are not paid (1) prior to occupancy, (2) within 30 days of the initial inspection, or (3) at the time of closing, whichever comes first.

VI. INSTRUCTIONS FOR SUBMITTING A CLAIM

A. Contact by email, paper mail, or delivery to Allied Building Inspection Services, Inc to present a Guarantee claim.

B. Pay the required \$50 nonrefundable process fee.