



## 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 decision. Our commitment to providing the highest quality professional service and protection in the industry is unmatched.

Let us earn your business. We guarantee you'll be more than satisfied.

### 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 covered items. See contract for complete terms and conditions. Visit us at [www.bpgwi.com](http://www.bpgwi.com) to check out all of our services, or call us at 800-285-3001 to schedule your next inspection.

### Covered Items Include:

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



# BPG 90-Day Inspection Guarantee

Issued by BPG Property Inspections, Inc (Company)

## Before Calling For Service

1. SHUT OFF the system or appliance to prevent further damage.
2. Review your inspection report. We only cover those components which were actively inspected by BPG and found to be operating properly.
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 90 day guarantee begins on the closing date for the property and will continue until such time as you are 90 days removed 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 date.

## How to Obtain Service

Contact BPG Inspections by telephone at 800-285-3001. You may also notify us in writing at 4300 Alexander Drive, Suite 200, Alpharetta, GA 30022.

## Service Fee

There will be a service fee of Fifty Dollars (\$50.00) per incident or element. Client is responsible for the payment of this fee and any repair expense. Company will reimburse client for the repair expense (less the service fee, if not previously paid).

## COVERED SYSTEMS / APPLIANCES

Only those systems and appliances specifically mentioned 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 SYSTEM:** LIMITED TO: Main system for the primary house (less than seven years old) or "swamp cooler," and covers the unit if it has been test run. If there is more than one system, the main unit is defined as the one that cools the living room area.

**CENTRAL HEATING SYSTEM:** LIMITED TO: Main system for the primary house heating system, and covers the unit if it is less than ten (10) years old. If there is more than one system, the main unit is defined as the one that heats the living room area.

**KITCHEN APPLIANCES:** LIMITED TO: The primary built-in or freestanding oven and cooking surface and power vent that are less than six (6) years old; Dishwashers and Microwaves less than five (5) years old.  
NOT COVERED: Cosmetic problems, knobs, timers, temperature controls or other conditions that do not affect the primary function of the appliance.

**INTERIOR PLUMBING:** LIMITED TO: The operation of the visible and above ground 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 eight (8) years old. NOT COVERED: Fixtures; pipe hammer; TPR valves; 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.**

**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, ceiling fans and low voltage systems.

## OUR GUARANTEE

Any approved repair to a single covered system or appliance will be eligible for coverage under this guarantee up to a maximum of ONE THOUSAND DOLLARS (\$1,000.00) per covered element or component. Company will pay up to an aggregate amount of TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00) per Guarantee for the cost of multiple repair expenses of the covered elements and components throughout the property.

## 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. We will not assume responsibility for repair claims where the system or appliance was identified in the "Key Findings" report as in need of repair, further evaluation or 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.
2. We will not assume responsibility for repair claims:
  - a) Where the claim was reported prior to closing or after the expiration of this guarantee;
  - b) Where the work was performed or completed prior to notification, re-evaluation and/ or approval by Company;
  - c) Where the inspection report was not paid in full by the closing date or;
  - d) Where losses are recoverable under homeowner's insurance, or manufacturer's or contractor's extended warranty, and/or home warranty programs.
3. This 90-Day Guarantee is provided for the exclusive benefit of the home-buying client and may not be transferred or assigned to any other party without the express consent of BPG Inspections, Inc.
4. If in Company's sole judgment a repair of a covered component or element 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 element or component.
5. Clients are responsible for arranging access to the property and element or the opening up of any surfaces as needed to complete the repair. Company assumes no responsibility for the opening, resurfacing, restoration and/or decorating after the repair work is completed.
6. 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; re-occurrence of a settled claim condition.
7. 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 elements or components.
8. 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.
9. 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, strikes, wars, acts of aggression and/or acts of God are not covered by this Guarantee.



Buyers Protection Group

1-800-285-3001 | www.bpgwi.com