

90-Day Guarantee

Every residential inspection performed by Premium Building Inspections (The Company) is protected by our Limited Guarantee for **Ninety (90) days from the date of the inspection report.**

This Limited Guarantee is provided to clients of owner occupied one and two family resale houses and condominiums (excluding common elements.) This Limited Guarantee does not include normal routine maintenance items which shall be determined solely by The Company.

The Limited Guarantee is neither intended nor sufficient to replace available service or warranty contracts, manufacturer's warranties, contractor's warranties or available insurance.

The Limited Guarantee coverage extends only to the repair of those specified items, components and systems reported as "**Acceptable**" (A) and so described in the **Inspection Report** prepared by The Company for the client. Defects noted in the report and/or preexisting conditions are excluded from the Limited Guarantee.

During the Limited Guarantee period, and subject to terms, conditions, limitations and discretion of The Company, The Company will repair the following specific items, components and systems reported as Acceptable "(A)" on the report:

1. Central Air Conditioning and Central Heating Systems, less than seven years old, including wall thermostat, compressor, fan motor, blower assembly and electric heating element(s). If there is more than one system, the main unit is defined as the one that heats or cools the living room.
2. Refrigerator, less than seven years old, including icemaker, door gaskets, electrical and defrost components.
3. Oven and Range, less than seven years old, including bake and broil elements; surface burners and door gaskets. Microwaves are not covered.
4. Dishwashers, less than seven years old, including door gaskets, pump and motor.
5. Garbage Disposal, less than seven years old, due to mechanical failure.
6. Electric Water Heater, less than seven years old, heating elements, reset/overload button and thermostats.
7. Plumbing, inside dwelling only including washers and seals in faucets and toilet tanks; floats; clearing stoppages in sink, tub, or toilets within five feet of the fixture that can be cleared by a plunger or hand snake; repairable leaks in exposed water or drain pipes.
8. Electrical, inside dwelling only, including main panel, accessible standard switches, wall receptacles, circuit breakers, short circuits in switches and receptacles if accessible. Ceiling fans are not covered.

The client is responsible for arranging access to the property and making the item or component accessible and the opening up of any surfaces needed to complete a repair.

Upon completion of repairs as contemplated herein, The Company shall restore surfaces to a rough finish only, not necessarily prepared for resurfacing or decorating. Food spoilage, which may result from neglect by The Company, is subject to a maximum refund of \$50.00.

OUR GUARANTEE

If, in the absolute and exclusive determination of The Company and item, component or system covered under the terms and conditions hereof cannot be repaired The Company shall be obligated to the client, if at all, the aggregate amount of \$500.00 subject to the following conditions:

THE LIMITED GUARANTEE SPECIFICALLY EXCLUDES REPAIR OR REPLACEMENT OF ITEMS, COMPONENTS, OR SYSTEMS DAMAGED OR INOPERABLE AS A RESULT OF:

Accident, abuse, misuse, fire, windstorm, wind-driven rain, flood or acts of God.

Rust, corrosion or cosmetic or appearance defects determined solely by The Company.

Also, filters, ducts, ductwork, grills, cleaning of A/C coils or the cleaning of any other product; clocks, timers of self-cleaning oven components or functions; glass or ceramic cook-tops are not covered.

Also, plastic, glass, rubber, ceramic, porcelain parts or components, inner door liners, bins, baskets, hinges, latches, rollers, covers, shelf supports, shelves, racks, knobs, light bulbs, ice/water dispensers, replacement of non-repairable ice maker, and countertops are not covered.

Also, product sounds or odors, scratches, dents, or cosmetic or appearance defects, or outer cabinet parts are not covered.

There will be a Service fee of \$50.00 per incident or element. You are responsible for the payment of this fee and any repair expense. We will reimburse you for the repair expense (less the service fee if not previously paid.)

We will not be responsible for repair claims; (a) reported prior to closing or after the expiration date of this Limited Guarantee; (b) where the work was performed or completed prior to notification, re-evaluation and/or approval by us or (c) on inspection reports not fully paid.

This 90-day Limited 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 written consent of The Company.

In the event of a dispute as to our liability under this 90-Day Limited Guarantee shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association at the client's expense (including our response fee.)

CLAIM PROCEDURE

Prior to any repair work the client must notify us in writing. We will then advise the client of the completion procedure. We may, in cases of emergency, authorize repair by telephone. Any repairs made prior to notification and our authorization will void this Limited Guarantee with respect to the element so repaired.