

COMPLETE HOME INSPECTION SERVICES, INC.

90 DAY LIMITED STRUCTURAL AND MECHANICAL WARRANTY

FOR FULL HOUSE INSPECTIONS ONLY

This CHISI 90 Day Limited Home Warranty is for the person(s) purchasing the home that is the subject of the home inspection report. This 90 Day Limited Home Warranty is effective the date of the home's inspection for a period of 90 days or 21 days after closing, whichever occurs later.

WHAT MECHANICAL SYSTEMS IN MY HOME ARE COVERED?

PLUMBING – water lines, gas lines, drain lines, faucets, water heaters, and garbage disposals; **ELECTRICAL** – main service panel, wiring; **BUILT IN APPLIANCES ONLY** – range, cook top & oven, vent hood, dishwasher, microwave oven, trash compactor & water heater; **CLIMATE CONTROL** – attic fan, furnace less heat exchanger, heat pump less compressor and central air conditioner less compressor, coil and coolant. Benefits under this limited warranty are for breakdowns of listed covered items only, after the full house inspection.

WHAT IS MY MECHANICAL DEDUCTIBLE?

The mechanical deductible is Ninety & 00/100 dollars (\$90.00) per replacement or repair. Complete will pay up to \$400.00 of the reasonable and customary costs for parts and labor after the deductible has been reached, subject to the exclusions below. All claims are to be sent to Complete Home Inspection Services, Inc. for processing. Notice of all claims must be postmarked on or before expiration date or claim is expired.

WHAT IS EXCLUDED UNDER THIS LIMITED MECHANICAL WARRANTY?

Any item not specifically listed as covered. Does not cover anything not visible during inspection. All secondary or consequential damages. Cosmetic repairs. Items beneath concrete. Items normally covered by regular homeowners insurance. Fireplace and chimneys. All climate systems and hot water heaters beyond 10 years of age. Built-in appliances beyond 10 years of age. Window or wall mounted units. Removal and repair or replacement of walls, floors, roof or concrete to repair items (pipes, wiring, gas lines, etc.) Restriction in pipes. Pools, spas, hot tubs, and Jacuzzis. Water softeners. Sewage systems. Damages caused by the lack of normal maintenance and care. Mold in any form. Water damage. Damage caused by terrorism or any natural disaster. Gas fired air conditioning units are not covered. Covered Heating and Air Conditioning systems are limited to a maximum of Four Hundred (\$400.00). Upgrading and bringing to code are not covered. Service calls to perform routine maintenance and service are not covered. This warranty is limited to within the home's foundation.

REQUIRED MECHANICAL CLAIMS PROCEDURES:

1. Send a written notification of claim via certified mail only to Complete Home Inspection Services, Inc. office before expiration of your warranty. Our address is 5280 Dixie Highway, Waterford, MI 48329
2. Send a copy of an itemized repair bill with breakdown of parts, labor and specific cause for the problem from a licensed, insured and bonded repair person.
3. Send a copy of your home inspection report, along with a copy of the signed warranty form.

WHAT STRUCTURAL COMPONENTS IN MY HOME ARE COVERED?

Concrete foundation, floor joists, structural framing, roof structure, exterior and/or load bearing walls, roof covering (limited to repair of leaking area only), interior wall framing, attached garage doors. Benefits under this limited warranty are for breakdowns of listed covered items only, after the full house inspection.

WHAT IS MY STRUCTURAL DEDUCTIBLE?

The structural deductible is Four Hundred & 00/100 dollars (\$400.00) per replacement or repair. Complete will pay up to \$2500.00 of the reasonable and customary costs for parts and labor after the deductible has been reached, subject to the exclusions below. All claims are to be sent to Complete Home Inspection Services, Inc. for processing. Notice of claims must be postmarked on or before the expiration date or claim is expired.

WHAT IS EXCLUDED UNDER THIS LIMITED STRUCTURAL WARRANTY?

Any item not specifically listed as covered. Does not cover anything not visible during inspection. All secondary or consequential damages. Cosmetic repairs. Items listed as defective, not verifiable or not present on the CHISI home inspection report. Items beneath concrete. Items normally covered by regular homeowners insurance. Damages caused by the lack of normal maintenance and care. Water damage. Any damage caused by terrorism or any natural disaster. Concrete cracking or scaling. Any damage caused by subsidence/failure of supporting soils. Block walls. Roof repair is limited to repair of the immediate leakage area only and not to replacing the entire roof. Removal and repair or replacement of walls, floors, roof or concrete to repair items. Repairs and/or replacement materials will be completed in same kind of material. Upgrade of materials or modifications to the original design are not covered. Interior and exterior painting and all other maintenance items are not covered. Any damage caused by vermin (insects, termites, rodents, etc.) or by mold in any form. Warranty benefits are limited to items listed as covered by this limited warranty. Coverage is limited to within the home’s foundation and to a maximum of \$2500.00.

REQUIRED STRUCTURAL CLAIMS PROCEDURES:

1. Send a written notification of claim via certified mail only to Complete Home Inspection Services, Inc. office before expiration of your warranty. Our address is 5280 Dixie Highway, Waterford, MI 48329
2. Send copies of 3 itemized repair bills with breakdowns of parts, labor, and specific cause for the problem from a licensed, insured and bonded repair person.
3. Send a copy of your home inspection report, along with a copy of the signed warranty form.

Client’s Name

Date

Inspection Street Address

City

Zip Code

CHISI Inspector’s Signature