



**MECHANICAL COVERAGE SUMMARY:** Appliances: oven, cooktop, range, dishwasher, microwave oven. Plumbing: Water lines, drain lines, water heaters, faucets, gas lines. Electrical: Main service panel, secondary service panel, wiring, HVAC, Furnace, Air Conditioner, thermostats.

**COVERAGE TERMS:** This guarantee covers items that were inspected by Hero Home Inspection and found to be operating properly at the time of inspection. In order for an item to be covered, it must be maintained in accordance with the manufacturer's standards or be maintained within reasonable standards where no such standards exist.

**Exclusions**

Any coverage not specifically stated in this guarantee is presumed to be excluded.

1. The Inspection Guarantee is secondary to all warranties, guarantees or insurance policies, including but not limited to: homeowners insurance, manufactures, contractors, builders, distributors, or home warranties. Intentional or unintentional hidden defects of any kind are not covered. Any defect noted in the sellers disclosure are not covered.
2. The guarantee excludes liability for bodily injury, property damage, consequential, or secondary damages resulting from the failure or malfunction of the covered items.
3. The guarantee does not cover systems or appliances that have already been repaired.
4. The guarantee excludes all climate control systems and fixtures over 10 years old and all appliances over 5 years old.
5. The 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 item (re-occurrence of a settled claim condition).
6. Hero Home Inspection disclaims any liability for improper installation or design of any covered element or component or its failure to comply with any local, state, or national code.
7. This guarantee does not cover plumbing stoppages, underground drainage systems, well or septic systems or any related components, chimneys, fireplaces, brick failure, or cracking concrete.
8. This guarantee does not apply to damages caused by termites or other insects, severe weather, rot, mold, 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.
9. This guarantee does not apply to issues that were already known by buyer, seller, or homeowner.

**STRUCTURAL COVERAGE SUMMARY:**

Foundation: Poured concrete, block wall foundations.  
 Framework: Floor joists, structural framing, wall members.  
 Roofing: Roof leak repair only.  
 Walls: Exterior and/or load-bearing walls, interior wall framing.

**Effective Dates**

Coverage under the Inspection Guarantee begins on the home inspection date. In the event that the closing occurs more than 90 days from the inspection, coverage will extend for 21 days from the closing date.

**Limitations**

All mechanical coverage is limited to those items within the home's foundation and limited to an aggregate amount of \$500. All structural

**Reimbursement Schedule**

AC/Heat Pump - Outside.....	\$500
Furnace/Air Handler - Inside ...	\$500
Packaged Unit .....	\$850
Water Heater .....	\$300
Dishwasher .....	\$150
Range .....	\$200
Microwave .....	\$150
Exhaust Fan .....	\$150
Foundation .....	\$500
Electric Panel .....	\$250
Framing .....	\$500
Electric Panel .....	\$500
Plumbing.....	\$500

coverage is limited to issues within the home's foundation and is limited to an aggregate amount of \$500. Hero Home Inspection will pay up to an aggregate amount of \$2500 per guarantee for the cost of multiple repair expenses of the items covered throughout the property. If in Hero Home Inspection's sole judgement, the repair of a covered component is not

feasible, Hero Home Inspection will pay up to a maximum of \$500 for the replacement of a similar quality and style component. The Inspection Guarantee is provided for the exclusive benefit of the home-buying client and may not be transferred or assigned to any other party.

**CLAIMS PROCEDURES:**

1. Written Notification of claim must be received by HHI LLC via email prior to the expiration of the policy (which is defined as noon, the 91st day after the inspection is completed). The following information must be emailed to [herohomeinspection@gmail.com](mailto:herohomeinspection@gmail.com). Please type 90 DAY WARRANTY CLAIM in the email subject line.

**The following information must be contained in the claim:**

- a. **Your Name**
- b. **Your Inspector's Name**
- c. **Your Full Address**
- d. **A Phone Number Where You Can Be Reached**
- e. **A Brief Description of the Claim**
- f. **Make, Model & Serial # for All Appliances**

2. An itemized repair estimate must be submitted for every approved claim, including the breakdown of parts & labor, as well as a specific cause for the failure in writing from a licensed or properly certified repairperson. HHI LLC reserves the right to request up to two (2) additional estimates and choose to have the inspector revisit the property. One of the estimates MUST come from a contractor obtained from **PORCH**. The estimate must include contact information for the repairperson.

3. A copy of your home inspection must be submitted with the repair estimate, or at least those pages pertaining to the affected items.

Claims will be processed after we are in receipt of items 1, 2, & 3. You will be contacted by HHI LLC within 72 hours of all items being submitted. Once made by Hero Home Inspection, all claims decisions are final.

**Hero Home Inspection**  
**15 Perry Street, GA 30263**  
**678-953-7460**  
**herohomeinspection@gmail.com**



# ROOFGUARD

**5 YEAR ROOF PROTECTION**

## 5 YEAR LEAK REPAIR COVERAGE

This service contract is for the repair of leaks to your home's roof for a period of **5 years following the date of inspection**. This service contract covers only those items specifically listed and excludes all others, subject to the terms and conditions herein.

This policy covers all residential roof types, including asphalt/composition shingles, slate roofs, metal roofs, tile roofs, and non-commercial flat roof types. This policy applies only to the home itself, and specifically excludes other structures.

*For warranty claims or questions call:*

**678-953-7460**



**Provided Free of Charge by  
Hero Home Inspection  
with your full Home Inspection**

This service contract covers repairs for leaks only. Any defect noted in your home inspection or any consequential leak resulting from a defect noted in your inspection is not covered. If your inspector noted damage, leaks, improper installation, or worn materials, it is the responsibility of the home owner to remedy these conditions. This guarantee does not apply to issues that were already known by the buyer, seller, or homeowner. This is not a policy of insurance, and as such consequential damage from a leak is not covered. Damage from any peril (fire, flood, lightning, vandalism, etc.) is not covered by this policy and should be reported to your homeowner's insurance company. Repairs necessary as the result of abuse, neglect, or lack of maintenance are not covered by this policy.

A deductible of \$250 applies to any roof leak claim. Should the actual cost of repair be less than \$250, the home owner shall pay the lower amount. Repairs completed under this policy, after the deductible has been satisfied, are guaranteed for the remainder of the term of this policy. Leak repairs shall be covered only when the cause of the leak is normal wear and tear or deterioration. The aggregate limit of this policy for the 5 year period is \$1500.00. Home owner is responsible for the cost of replacing roof coverings when needed. On any claim payment to the home owner can be requested in lieu of payment to a service provider, which may be a prudent choice especially when a roof replacement is being considered.

This policy was delivered to the home owner free of charge by their home inspector. The policy is serviced by Hero Home Inspection with its office located in Newnan, GA. Any action, including complaints, legal disputes, or compliance requests, shall be made in Coweta County, in the State of Georgia. This policy is non-transferable.\* It shall be used only for the benefit of the purchaser of the property as listed on the home inspection report and only for the subject property of that report.

**MAKING A CLAIM** Prior to the date on which this policy expires, which is the same date as the inspection 5 calendar years later, HHI must receive written notification of your claim. Simply call **678-953-7460** for instructions or send your claim, including a brief summary of the condition, your name, your full address, a phone number you can be reached at, a copy of your home inspection, and a written diagnosis and an itemized estimate which includes the breakdown of parts and labor from two qualified roofing contractors to: Hero Home Inspection, Inc. The estimate must include contact information for the repairperson. Send to [herohomeinspection@gmail.com](mailto:herohomeinspection@gmail.com) Hero Home Inspection reserves the right to request up to two (2) additional estimates.



### **Term**

MoldSafe protection is offered for a period of 90 days following the date of the inspection. All claims must be received by Hero Home Inspection within the term of the agreement. This agreement is not transferable to any other property outside of the one listed on your home inspection report.

### **Coverage**

During the agreement term, the following conditions are covered:

1. New visible mold- During the course of your home inspection and in your home inspection report, if there were no visible mold or moisture issues reported, this agreement covers the remediation (removal) of visible mold on surfaces permanently installed in the subject property.

### **Covered Repairs**

This agreement covers only repairs as specified and excludes all others. Coverage is limited to \$750 in aggregate. Only new visible mold growth that occurs after the date of the inspection is covered. This agreement does not cover repairs to components that need to be replaced but rather just covers their removal. Many surfaces can be treated and cleaned without such removal. This policy does not cover mold resulting from insurable events including but not limited to floods, rain/water intrusion, or any other peril. This is not homeowner's insurance policy.

### **Exclusions**

- a. Hero Home Inspection will not be responsible for any of the following; a. Repairing anything that occurred before the start date of this agreement or already known issues.
- b. Repairing anything that wasn't reported to Hero Home Inspection during the term of this agreement.
- c. Repairing anything caused by you and/or third parties.
- d. Repairing anything in a home that is being renovated.
- e. Repairing anything caused by natural acts or disasters included but not limited to floods, landslides, sinkholes, plumbing line breakages, or any insurable cause.
- f. Repairing anything required by any other party (city, state, federal, or other party) unless otherwise covered by this agreement.
- g. Repairing any openings or damage caused to walls or floors as a result of investigation or repair of a covered issue.

- h. Any and all medical issues related to mold, mildew, or any other organic growth.

### **Hero Home Inspections' Right to Review**

Hero Home Inspection reserves the right to have its own contractor review any diagnosis, estimate, and bid on any project covered under this agreement. Hero Home Inspection shall choose the acceptable estimate in its sole discretion for coverage. This warranty and all related disputes shall be interpreted and enforced in accordance with the laws of Hamilton County in the State of Georgia without reference to, and regardless of, any applicable choice or conflicts of laws principles.

### **Claim Procedures**

Written notification of claim including items 1, 2, and 3 must be received by Hero Home inspection prior to the expiration of the policy. All claims on this policy shall be made by the buyer of record only after they have taken possession of the home and must be received within 90 days of the inspection. Claims will be processed after we are in receipt of items 1, 2 & 3. You will be contacted within 72 business hours of all items being submitted.

1. Written Notification of Claim - The following information must be contained in the notification:
  - a. Your Name
  - b. Your Inspection Date
  - c. Phone Number Where You Can Be Reached
  - d. Brief Description of Claim
2. An itemized repair estimate, including the breakdown of parts & labor, as well as a specific cause for the mold growth in writing from a duly licensed professional. Hero Home Inspection reserves the right to request up to two (2) additional estimates. The estimate must include contact information for the repairperson.
3. A copy of your home inspection report and any mold tests. Email this information to Hero Home Inspection at [herohomeinspection@gmail.com](mailto:herohomeinspection@gmail.com)

### **Deductible**

The policy holder is responsible for the first \$150 worth of repairs and investigation of any covered issue. Any and all receipts and invoices must be delivered at time of claim submission to ensure credit for any covered expenditures. The policy holder is also responsible for any costs exceeding the coverage limitations of \$750.

### **Hero Home Inspection**

**15 Perry Street, GA 30263**

**678-953-7460**

**[herohomeinspection@gmail.com](mailto:herohomeinspection@gmail.com)**



## Term

The Hero Home Inspection Radon Guard Plan is offered by Hero Home Inspection. In cooperation with your qualified radon test provider. This plan is only valid if your radon test provider is currently enrolled in the plan. This policy is offered for a period of 90 days following the full home inspection.

## Coverage

This plan is only applicable to properties where both of the following conditions are met;

1. This test is the first and only test done in the preceding six month period at this property.
2. The results came back under 4.0 PCi/L

## Covered Repairs

Beginning the day of the radon test and extending for a period of 90 days thereafter, Hero Home Inspection guarantees your radon levels to be under 4.0 PCi/L. If at any time during that 90 day period another test is performed by a duly licensed professional and the levels come back at 4.0 PCi/L or higher, Hero Home Inspection will pay the cost of mitigation up to \$1000 and after a deductible of \$250 is met.

When a second test is performed, Hero Home Inspection reserves the right to perform an additional test to confirm the validity of such results at its own expense. Such a test will be either a CRM (Continuous Radon Monitor) or an Alpha Track long term test, the results of which will be accepted by all parties.

## Claim Procedures

Written Notification of claim including items 1, 2 and 3 must be received by Hero Home Inspection prior to the expiration of the policy. All claims on this policy shall be made by the buyer of record only after they have taken possession of the home and must be received within 90 days of the inspection. Claims will be processed after we are in receipt of items 1, 2 and 3. You will be contacted within 72 business hours of all items being submitted via email to herohomeinspection@gmail.com

1. Written Notification of Claim - The following information must be contained in the notification:
  - A. Your Name
  - B. Full Property Address
  - C. A Phone Number Where You Can Be Reached

## D. Date of the Radon Test(s)

2. An itemized repair estimate, including the breakdown of parts & Labor for a radon mitigation system in writing from a licensed or properly certified repairperson. Hero Home Inspection reserves the right to request up to two (2) additional estimates. The estimate must include contact information for the repairperson.
3. A copy of your Radon Test(s) report A response will be made within 72 hours either approving your claim, requesting additional information, or to schedule an additional test. Once a claim is approved, a check will be submitted within 30 days for the cost of mitigation, up to \$1000, less the \$250 deductible.

## Exclusions

Hero Home Inspection shall not be responsible for the cost of mitigation under the following circumstances;

The original test was not the first test within a 6 month time period, the original test came in at 4.0 PCi/L or above, or the first test was not performed by a qualified radon test provider currently enrolled in the Radon Protection Plan with RWS.

The property has been modified between the first test and the second test.

A confirmation test is performed at RWS' expense and the results come in under 4.0 PCi/L.

Any fraud or misrepresentation occurs.

This policy is provided by your qualifying radon test provider and is underwritten by Hero Home Inspection at no cost to you. Our mailing address is 15 Perry Street, Newnan GA 30263 for any inquiries.

This warranty and all related disputes shall be interpreted and enforced in accordance with the laws of Coweta County in the State of Georgia without reference to, and regardless of, any applicable choice or conflicts of laws principles.

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