



Inspection Warranty: 5 Year Roof Specific Plan Guidelines

This document is provided as an addition to the basic plan details specified in the 6 Month Basic Warranty document.

Roof coverage within the basic structural plan is for the repair of leaks to your home's roof and is not applicable and cannot be used for or towards a roof replacement. This contract covers only the items not specifically listed in your full home inspection report, subject to the terms and conditions herein. This Plan covers all standard residential roof types and applies only to the home itself and excludes all other structures. Coverage includes spot repairs for leaks only. Any item noted in your home inspection, or any future leak resulting from an item noted in your inspection, is not covered. If your inspector noted damage, cracked tiles/damage shingles, leaks, improper installation, or worn materials, it is the responsibility of the homeowner to remedy these conditions regardless of if an opinion is offered regarding "cosmetic" only damage. This Plan will not cover leaks in the specific areas that were called out in the inspection report. This is not a policy of insurance, and as such, consequential damage from a leak is not covered. Damage from outside influence (fire, flood, lightning, hurricane, hail, etc.) is not covered by this plan 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 plan.

A deductible of \$500 applies to **each** individual leak. At times, a single claim may cover multiple leaks; a deductible would apply for each leak. Should the actual cost of repair be less than \$500, the homeowner shall pay the lower amount. 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 is \$3,100 per property. The homeowner is responsible for the cost of a roof replacement when needed. This plan was delivered to the homeowner free of charge by their home inspector. The plan is serviced by Summit Warranty Corporation with its principal offices located in Indiana. Any action, including complaints, legal disputes, or compliance requests, shall be made in Hamilton County, in the State of Indiana. This plan is non-transferable. It shall be used only for the benefit of the purchaser of the property as listed on the full home inspection report and only for the subject property of that report.

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