



Structural Policy



Duration

This policy is active for twelve months (one year), beginning on the date of your home inspection by Carolina Premier Inspections LLC.

Coverage

This policy covers footings, foundation systems, beams, girders, lintels, masonry arches, columns, load-bearing walls, partitions, roof framing, and floor systems. This policy's coverage is limited to \$ 5,000.00 (United States Dollars) per individual claim and \$ 100,000.00 aggregate for the policy's term. If a certified engineer is required for an estimation or repair, this policy will cover costs of up to \$500.00 related to engineer expenses, expensing from the \$ 5,000.00 per individual claim total.

Exclusions

- a. Any items that are modified, attached to a modification or otherwise affected by any modification performed after your home inspection are excluded from this policy's coverage.
- b. Items outside of the perimeter of the home's foundation or attached garages are excluded from this policy.
- c. Homes on any type of non-permanent foundation are excluded from this policy.
- d. The scope of repair to an item is limited to restoring it to the state it was in at the time of the inspection, to restoring load-bearing functionality, or to restoring safety, sanitation, and livability, all else is excluded from this policy.
- e. Damages, repairs, and related costs caused or made worse by fungus, decay, wet rot, dry rot, soft rot, mold mildew, vermin, termites, insects, rodents, birds, wild or domestic animals, pests of any kind, rot of any kind, corrosion, rust, radon, radiation, or environmental hazards of any kind are excluded from this policy.
- f. Damages, repairs, and related costs due to an underground cause including changes in the water table are excluded from this policy.
- g. Any structural component failure or settlement where the indicated deflection is under 1" from the condition at the time of initial inspection is excluded from this

policy.

h. Any items that necessitate repairs due to environmental causes, including lead, mold, or asbestos are excluded from this policy.

i. Any items that necessitate repairs to comply with local, state, federal, or similar codes are excluded from this policy.

j. The costs of any permits required to satisfy a repair are excluded from this policy.

k. Diminishment in market value, emotional distress, and pain and suffering are excluded from this policy.

l. Damages, repairs, and related costs that become necessary due to a contractor's actions or a repair that is done before notifying and/or without authorization by Carolina Premier LLC is excluded from this policy.

m. Damages, repairs, and related costs that stem from defective or recalled materials, or any materials included in a class-action lawsuit or related litigation are excluded from this policy.

n. Damages, repairs, and related costs that become necessary due to abuse, neglect, lack of maintenance, improper maintenance, failure to promptly report and mitigate any given issue, or anything beyond normal expected wear and tear are excluded from this policy.

o. Damages, repairs, and related costs that are incurred due to the use of the property for non-residential purposes are excluded from this policy.

p. Damage that is known to have or is found to have occurred before the date that this policy begins is excluded from this policy.

q. Damages, repairs, and related costs necessary due to cosmetic damage or concerns are excluded from this policy.

r. Costs consequential to repairs such as temporary lodging or transportation are excluded from this policy.

s. Damages, repairs, and related costs that stem from acts of God or third parties, including but not limited to flood, fire, vandalism, etc. are excluded from this policy.



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Deductible

A \$ 2,000.00 deductible is due for each claim made by the policyholder. In any instance that multiple items are claimed at once, a deductible is due for each individual item within the claim. If at any time the cost of the repair is lower than the deductible, the policyholder is to pay the lesser of the two amounts.

Additional Terms

This policy's coverage is to come after any and all other coverage, including warranties, policies, insurance, etc. It is the policyholder's duty to mitigate damages as soon as practical, any damages made worse by neglect or failure to mitigate may void coverage of the damage and necessary repairs. Carolina Premier Inspections LLC reserves the right to a second opinion after diagnosis and estimation of repair costs have been made. Carolina Premier Inspections LLC reserves the right to determine the manner in which any claimed item will be repaired or made whole. The policyholder can, after diagnosis, estimation, and repair approval by Carolina Premier LLC, request that cash payment be made to them in lieu of the contractor. Carolina Premier Inspections LLC may cancel this policy without refund under the circumstance of fraud or misrepresentation by the policyholder, if the policyholder fails to satisfy fees associated with the contract, including but not limited to the deductible, and if the home the policy applies to is left vacant.

Legal

This policy is delivered and serviced by Carolina Premier Inspections LLC. Any actions, including but not limited to complaints, disputes, arbitration, or compliance requests shall be made in Dorchester County, in the state of South Carolina. This policy is transferrable as long as the covered property address remains the same. To transfer, Carolina Premier Inspections LLC must be, by mail, informed of the new policyholder's name, their signed consent to abide by the terms of the policy, and the date on which the property will be transferred into their

possession.

Claims

To make a claim, notice must be submitted to Carolina Premier Inspections LLC before the policy's term expires. Claims must include a summary of the condition(s) being claimed, the policyholder's name, the policyholder's full address, the policyholder's contact number, and a copy of your home inspection report that was performed by Carolina Premier Inspections LLC. These materials must be delivered to Carolina Premier Inspections LLC at the address listed on this policy or delivered through electronic mail to the contact email listed on this policy. For any questions about this policy or further instructions on how to make a claim, call or text Carolina Premier LLC at (843) 226 - 3640.

Carolina Premier Inspections LLC

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