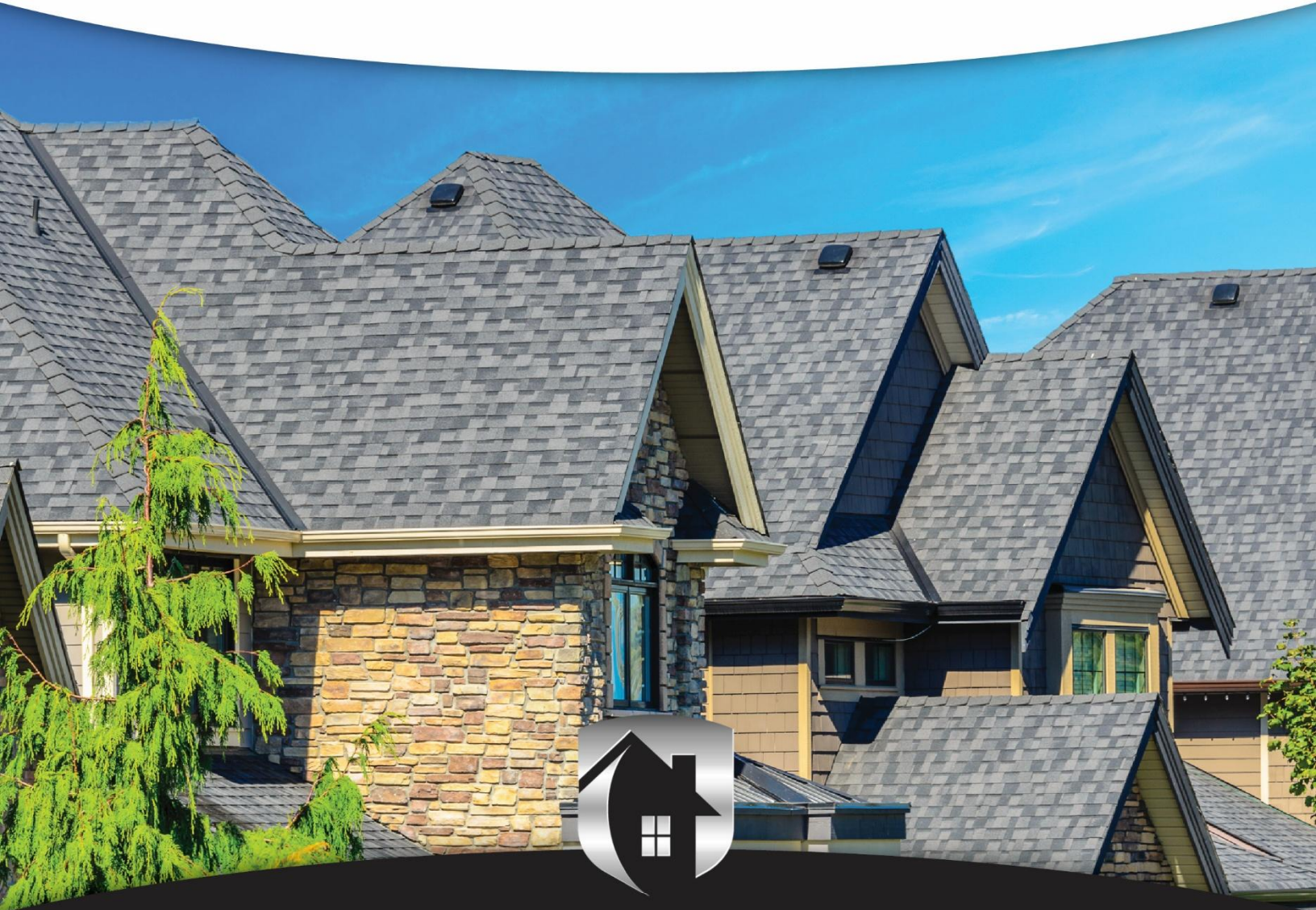




5-YEAR ROOF WARRANTY



HOME ARMOR INSPECTION WARRANTIES

Carson Dunlop | www.carsondunlop.ca | 800.333.9807

Each Carson Dunlop location is independently owned and operated.



5-Year Roof Protection Home Armor Terms

ABOUT THIS PROTECTION PLAN

Carson Dunlop inspectors use the latest technology to thoroughly document the condition of your roof, rain or shine. Your inspector will report on your roof's integrity, and with our 5-Year Roof Protection, we'll cover the repair of any roof leaks that occur within five years of your inspection date. This warranty is provided free of charge as part of your paid and completed home inspection. Check out the coverage terms and exclusions below. ***Please read this document carefully. There are exclusions to this warranty, which are listed throughout this document.***

COVERAGE SUMMARY

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

COVERAGE TERMS

Coverage under this warranty runs for 5 years from the date of your inspection. This warranty only covers items specifically listed in the Coverage Summary and excludes all others. This warranty covers parts and labor only and does not cover consequential or secondary damages. Coverage under this warranty is limited to \$2,500 in the aggregate. 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, those conditions are excluded from this warranty, and it is the responsibility of the homeowner to remedy these conditions. This warranty is not a maintenance contract nor a contract for insurance. Carson Dunlop is not an insurer. For an item to be covered by this warranty, it must be maintained in accordance with the manufacturer's standards or be maintained within reasonable standards where no such standards exist. Carson Dunlop is not responsible for upgrading failed systems to meet current codes or local ordinances. Repairs completed under this policy, after the deductible has been satisfied, are guaranteed for the remainder of the term of this policy, subject in all respects to the conditions, exclusions and limitations described herein. Leak repairs shall be covered only when the cause of the leak is normal wear and tear or deterioration. The homeowner is responsible for the cost of replacing roof coverings when needed. All claims under this policy shall be made by the buyer of record only after they have taken possession of the home. This warranty is transferable according to transfer terms. This warranty and all related disputes shall be interpreted and enforced in accordance with the laws of Ontario without reference to, and regardless of, any applicable choice or conflicts of law principles. All claims must be received within 5 calendar years from the date of the inspection. If there are any other insurance policies or warranties applicable, this warranty becomes excess.

EXCLUSIONS

This warranty does not cover:

- water damage, cosmetic repairs, or items that are inaccessible without the removal of drywall, concrete, or any other permanently installed covering.
- chimneys, fireplaces, or brick failures of any kind.
- pest damage, including that caused by any and all wood-destroying insects and pests.
- any damage caused by any peril or force majeure, which includes but is not limited to; war, riot, civil commotion, earthquake, landslide, sinkhole, hurricane, any and all acts of God, or any other outside cause or neglect.
- any damage caused by defective materials, or any material that has been the subject of a class action litigation or a recall.
- repairs necessary as the result of abuse, neglect, or lack of maintenance.
- any costs in excess of \$2,500 in the aggregate under this warranty.
- defects noted in your home inspection report or any consequential damage or failure resulting from a defect noted in your inspection report.
- damage caused by the homeowner and/or a third party.
- anything in a home that is being renovated.
- anything marked as *not inspected* or *inaccessible* in the inspection report.



5-Year Roof Protection Home Armor Terms

TRANSFER TERMS

This warranty is transferrable. A warranty transfer is only valid with a signed transfer agreement. Contact your inspector to receive the necessary agreement.

CLAIMS PROCEDURE

All warranty claims are handled by Carson Dunlop Franchise's U.S. counterpart, National Property Inspections, Inc. ("NPI"). To submit a claim on your inspection warranty, please adhere to these instructions:

1. The client must promptly notify NPI when any covered item(s) has a mechanical failure (meaning any condition which causes a covered item or system to stop performing its designed function). NPI shall have no responsibility for claims which are not reported within 5 days of its discovery.
2. Refrain from making any repairs on the warranted item until the service is approved by NPI. NPI will make no reimbursement for materials or labor that was not authorized in advance. The client is expected to make any temporary repairs necessary to prevent further damage to the item(s) in question or surrounding area.
3. Notification of the claim must be received by NPI prior to the expiration of the policy period (5 years after the date of the inspection). Notification of the claim must be submitted via www.npiweb.com/claim.
4. After submitting your claim via the form on www.npiweb.com/claim, a member of the NPI claims department will be in contact within 72 hours. A copy of your home inspection report will be required prior to approval of a claim.
5. An itemized repair estimate must be submitted from a licensed or properly certified repairperson for every approved claim, including the breakdown of parts and labor fees, as well as the specific cause for the failure. NPI reserves the right to request up to two (2) additional estimates prior to authorizing repairs.

National Property Inspections, Inc.

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