

The **Porch** Inspection Guarantee



Your investment, protected




90 Day Inspection Guarantee



Porch Inspection Guarantee

The Porch Inspection Guarantee provides confidence when hiring the right home inspector for your next home purchase.

How does it work?

If an eligible inspector performs a full home inspection for you in compliance with the inspector's designated standards of practice, and you later find a deficiency that was required to be inspected and is not in the original home inspection report, then Porch will reimburse you as described below, up to the cost of the inspection fee (\$650 maximum).

The Porch Inspection Guarantee is subject to the terms and conditions described below.

How are claims handled?

You must timely submit a claim with all required documentation, as described below in the section entitled *How are claims processed?* If your claim is approved, the Porch claims administrator will notify you and send a release for you to sign. Once you sign and return the release form, a check will be sent to you for the approved claim amount. The amount will be determined as described below in the section entitled *What's covered*.

Note: The Porch Inspection Guarantee covers deficiencies in the inspection that you discover within 90 days after the inspection. It does NOT cover any item, system or component that fails after the inspection. This is an inspection guarantee and not a home warranty or service contract. If something fails after the inspection and you purchased home warranty, please file a claim with your home warranty company.

Definitions.

Deficiency: A defective item, component or system that was not reported (or reported incorrectly) in the inspection report, provided that such item, component or system (a) is within the building's foundation area, (b) was required to be inspected in accordance with the Designated Standards, (c) was not disclaimed by the inspector either in the inspection agreement or inspection report and (d) is not specifically excluded from coverage in the Porch Inspection Guarantee.

Designated Standards: The standard of practice and care for the inspection designated in the inspector's contract, report or marketing materials for full home inspections. The designated standard must be from a recognized professional association or state regulation. If a standard of practice is not designated by the inspector then the prevailing standard of practice and care will be used for all Porch Inspection Guarantee determinations.


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Full Home Inspection: A full home inspection, as defined in the Designated Standards.

Guarantee Period: The period that ends 90 days after the date of the inspection.

PCA (Porch Claim Administrator): The Porch claims administrator that manages the claims process for the Porch Inspection Guarantee.

What's covered:

Coverage Limit: The Porch Inspection Guarantee will pay approved claims for Deficiencies as described below, up to the amount of the home inspection fee, but not to exceed \$650 (the "Coverage Limit"). Once the Coverage Limit is exhausted, no further coverage for any discovered Deficiencies will be afforded by the Guarantee.

The coverage amounts per system are: Plumbing - \$250, Electrical - \$250, Built-in Appliances - \$250, HVAC - \$350, Garage - \$150, Structure - \$350, and Roof - \$350.

Porch will make only one payment per system, regardless of the number of Deficiencies in that system. If a claim is approved for Deficiencies in more than one system, Porch will make a payment for each system (up to the Coverage Limit for the aggregate payment). You may make more than one claim during the Guarantee Period, unless and until a payment has already been made for the applicable system or you have reached the Coverage Limit.

For example, if a claim were to be approved for a discovered Deficiency in the HVAC system, Porch would pay you \$350 or the inspection fee (whichever is less), no matter the cost of the repair. If the claim were for more than one Deficiency in the HVAC system, Porch would still pay \$350 (or the inspection fee, if less) for that claim. If one Deficiency were in the roof and another in the structure, the aggregate payment would be the Coverage Limit amount of \$650 (or the amount of the inspection fee, if less).

How are claims processed?

This is the process for making a claim under the Porch Inspection Guarantee:

1. You must submit all claims for alleged Deficiencies before the expiration of the Guarantee Period, which is 90 days from the date of the home inspection.
2. You can submit a claim by calling the Porch Claims Administrator (PCA) at 844-315-7677 or by visiting www.homeownersnetwork.com/porch-guarantee/
3. You must fill out and return to the PCA a Written Notification of Claim, either online or by email. You must provide all required information, including a copy of the home inspection report.



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4. You must provide a summary of the alleged Deficiency, including specific identification of the alleged Deficiency and its location in the home. You must be able to demonstrate to PCA that the alleged Deficiency was required to be inspected and have a professional provide such proof. Your documentation should include photographs of the alleged Deficiency and any reports or other documents prepared by a third-party contractor that addresses the item or system involved.
5. Claims will only be processed after all necessary information has been received by PCA from the Client. All required documentation must be received within sixty (60) days ("Documentation Period") following the submission of the claim. Failing to submit the claim before the end of the Guarantee or failing to provide the required information within the Documentation Period will result in denial of your claim.
6. If a claim is approved for coverage, in order to receive the payment you will be required to execute a release form that releases Porch and the inspector from all liability.
7. Once you sign and return the release, the PCA will send you a check for the approved claim amount.

Excluded Items

The Porch Inspection Guarantee does not cover the following:

- Commercial properties;
- Inspections by inspectors who do not meet Porch's criteria for eligible inspectors;
- Deficiencies related to items, systems and components that were excluded from the home inspection, as identified in the Designated Standards, the inspection report or the inspection agreement;
- Any item, system or component that was not available to be inspected by the inspector; (for example, because the item, system or component needed to be operating in order to be inspected and it was shut down or otherwise inoperable at the time of the inspection, or because connecting piping, wiring and/or components were not readily accessible and visible at the time of the inspection)
- Any system or component installed or method utilized to control or remove suspected hazardous substances;
- Public or private waste disposal systems;
- Stoppage of water regardless of the reason;
- Any consequential or incidental damages;
- Any alleged Deficiency that is presented for coverage because it relates to a system or component that is not in compliance with codes, regulations and/or ordinances;
- Failure of items, systems or components after the inspection is performed;
- Any claims that do not meet the deadlines for claims processing described above; and
- Any additional services such radon tests, mold tests, or any other service provided by the inspector in addition to the home inspection (or any fees for such services).



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Not an Insurance Policy, Service Contract or Home Warranty: The intent and purpose of the Porch Inspection Guarantee is not to provide insurance coverage of any kind. It is not a contract where one undertakes to indemnify another or pay a specified amount upon determinable contingencies. It is not a contract or agreement by which Porch or the PCA, for consideration or not, promises to pay the Client upon the failure, destruction, loss or injury of something in which the Client has a pecuniary interest, or in consideration of a price paid, adequate to the risk, becomes security to the Client against loss by certain specified risks or to grant indemnity or security against loss for a consideration. Coverage is not predicated on the happening of any fortuitous event, any contemplated future occurrence or event, or any agreement by Porch or the PCA to indemnify the Client against loss or damage to any system or component of the inspected property. The Porch Inspection Guarantee is not insurance of the risk that any inspected system or component will remain free from defect for any period of time.

Claim Assistance: 1-844-315-7677

Email: inspectionguarantee@porch.com

Website: www.homeownersnetwork.com/porch-guarantee/

Contractors & Handymen available: www.porch.com - (855) 494-5972