



\$25,000 IN FREE WARRANTY COVERAGE

THE NEW STANDARD IN HOME INSPECTION

OUR INSPECTIONS GO BEYOND THE REQUIREMENTS TO INCLUDE THINGS **OUR COMPETITION SPECIFICALLY EXCLUDES** FROM THEIR INSPECTION PROCESS.

IN ADDITION TO A FULL HOME INSPECTION, WE CHECK:

- Kitchen Appliances
- All Accessible Outlets + Windows
- For Visible Mold in the Living Areas
- For Rodents + Evidence of Rodents
- Manufacturer Recalls on Appliances with  RecallChek
- Water Pressure in the Home
- Safety Mechanisms on Garage Doors



In addition to excluding all of the above issues, **most inspection companies limit their liability to the cost of the inspection...** even if your client experiences thousands of dollars worth of issues right after the inspection!

WE OFFER \$25,000 IN COVERAGE ON EVERY INSPECTION

FEATURING THE

NXT
STRUCTURAL WARRANTY

\$25,000 in Warranty Coverage FREE with Every Inspection from Residential Warranty Services -
a licensed Home Warranty Company

- Structural + Mechanical Coverage
- Underground Sewer + Water Lines
- Visible Mold
- Roof Leak Repair Coverage

Each coverage lasts from 90 days up to 5 years and all plans are renewable for a nominal fee from  RESIDENTIAL WARRANTY SERVICES, INC.



PROTECT YOUR CLIENTS, YOUR REPUTATION, AND YOUR HARD-EARNED REFERRALS WITH Bluegrass Inspection Services
WHERE YOU GET WAY MORE THAN JUST AN INSPECTION.

For a copy of all of our Warranties, Guarantees, and Advanced Standards
Visit www.bluegrassinspectionservices.com or Call (260) 233-1520



THE ADVANCED INSPECTION STANDARDS

THE CERTIFIED INSPECTION EXPERT ADVANCED INSPECTION SOP SUPPLEMENT

This supplemental Standards of Practice is designed to be utilized in conjunction with the applicable Referenced Standard as defined in the Inspection Agreement. Unless explicitly noted within this standard, all limitations of the Referenced Standard shall apply.

I. Purpose

The Purpose of the Certified Inspection Expert Advanced Inspection SOP (Standards of Practice) Supplement ("Advanced Standard(s)") is to establish a higher minimum standard for performing a residential home inspection and ensure the best possible outcome for property owners and home buyers alike while delivering the very best value available. A Certified Inspection Expert ("CIE") who adheres to these Advanced Standards has committed to delivering on an inspection with a higher level of detail than any and all other standards in the marketplace.

II. Additional Required Items to be Inspected beyond the Referenced Standard

- a. All accessible outlets, free of obstructions and within reach, shall be checked with a standard outlet testing device.
 - i. Testing shall include any GFCI outlets meeting the same criteria.
- b. All accessible doors and windows, free of obstructions and within reach, shall be checked for functionality, rot, and other damage.
- c. Evaluate the basic functionality of main kitchen appliances to include;
 - i. Cycle the dishwasher to check for leaks and basic functionality.
 - ii. Ensure Refrigerator is cooling, lights are functional, and dispensers operate as intended.
 - iii. Run disposal to ensure operation.
 - iv. Ensure all oven/stove elements and burners turn on.
 - v. Check exhaust fans for functionality.
- d. Note visible apparent or suspected mold in excess of two (2) square feet within the finished living areas where free of obstructions and within view.
- e. Note rodents and/or evidence of rodents where free

of obstructions and within view within the finished living areas where accessed by the inspector.

- f. Check for manufacturer recalls on basic appliances and deliver a RecallChek® Report.
- g. Issue a warranty against roof leaks on any home where no visible moisture or leaking issues were observed from a duly authorized Warranty or Service Contract Provider.
- h. Note the current water pressure at one plumbing fixture drawing from the primary source of water delivery for the home.
- i. Note the age of HVAC systems where clearly evident on a manufacturer's identification tag.
- j. Test the pressure-activated auto reverse and related safety mechanisms of garage doors, where applicable.

III. Additional Required Deliverables to Client beyond the Referenced Standard

- a. Each client shall receive, from a duly authorized Warranty or Service Contract Provider the following:
 - i. A 90 Day Limited Warranty for Mechanical and Structural Failures.
 - ii. A 90 Day Limited (extendable) Warranty for underground sewer and water line issues.
 - iii. A 90 Day Limited Warranty for visible mold issues within the living spaces.
 - iv. All warranties have terms and conditions and are serviced and underwritten by a third party.

IV. Required Guarantee

- a. At least a 100% satisfaction money back guarantee, solely applied to any funds paid for the inspection service itself (excluding any ancillary services). This guarantee shall be good for a minimum of 15 days following the inspection.

This Advanced Standards, combined with the Referenced Standards, shall encompass all obligations to the Client without exception. By accepting such standards as referenced in the accompanying Inspection Agreement, Client agrees to pursue any and all issues via the various Warranties and Guarantees as enumerated herein.