RADON Protection Plan

BRIGHTON HOME INSPECTIONS

Your Building Consultant for Life

Contact Us
Office: 1-800-544-8156
Fax: 1-877-307-7056

Residential Warranty Services
P.O.Box 797
Carmel, IN 46082

RESIDENTIAL WARRANTY SERVICES, INC.

This agreement (Radon Protection Plan) is serviced and underwritten by Residential Warranty Services (RWS) and is provided free of charge by your home inspector as a part of your paid and completed home inspection.

Term
The RWS Radon Protection Plan is offered by Residential Warranty Services, Inc., in cooperation with your qualified radon test provider. This plan is only valid if your radon test provider is currently enrolled in the plan. This policy is offered for a period of 120 days following the full home inspection, or 22 days after closing, whichever comes later.

Coverage
This plan is only applicable to properties where both of the following conditions are met;

1. This test is the first and only test done in the preceding six month period at this property.

2. The results came back under 4.0 PCi/L (200 Bq/m^3 in Canada).

Covered Repairs
Beginning the day of the radon test and extending for a period of 120 days thereafter, RWS guarantees your radon levels to be under 4.0 PCi/L (200 Bq/m^3 in Canada). If at any time during that 120 day period (or an extension period as defined below) another test is performed by a duly licensed professional and the levels come back at 4.0 PCi/L or higher (200 Bq/m^3 in Canada), RWS will pay the cost of mitigation up to $1200 and after a deductible of $250 is met.

When a second test is performed, RWS reserves the right to perform an additional test to confirm the validity of such results at its own expense. Such a test will be either a CRM (Continuous Radon Monitor) or an Alpha Track long term test, the results of which will be accepted by all parties.

Claim Procedures
Written Notification of claim including items 1, 2 and 3 must be received by RWS prior to the expiration of the policy. All claims on this policy shall be made by the buyer of record only after they have taken possession of the home and must be received within 120 days of the inspection or within 22 days of closing, whichever comes later. Claims will be processed after we are in receipt of items 1, 2 and 3. You will be contacted within 72 business hours of all items being submitted.

1. Written Notification of Claim - The following information must be contained in the notification:
a. Your Name
b. Full Property Address
c. Inspection Company's Name
d. A Phone Number Where You Can Be Reached
e. Date of the Radon Test(s)

2. An itemized repair estimate, including the break-down of parts & Labor for a radon mitigation system in writing from a licensed or properly certified repairperson. RWS reserves the right to request up to two (2) additional estimates. The estimate must include contact information for the repairperson.

3. A copy of your Radon Test(s) report

A response will be made within 72 hours either approving your claim, requesting additional information, or to schedule an additional test. Once a claim is approved, a check will be submitted within 30 days for the cost of mitigation, up to $1200, less the $250 deductible.

Exclusions
RWS shall not be responsible for the cost of mitigation under the following circumstances;

The original test was not the first test within a 6 month time period, the original test came in at 4.0 PCi/L or above (200 Bq/m^3 in Canada), or the first test was not performed by a qualified radon test provider currently enrolled in the Radon Protection Plan with RWS.
The property has been modified between the first test and the second test.
A confirmation test is performed at RWS' expense and the results come in under 4.0 PCi/L (200 Bq/m^3 in Canada)
Any fraud or misrepresentation occurs

This policy is provided by your qualifying radon test provider and is underwritten by RWS at no cost to you. Our mailing address is P.O. Box 797 Carmel IN 46082 for any inquiries.

This warranty and all related disputes shall be interpreted and enforced in accordance with the laws of Hamilton County in the State of Indiana without reference to, and regardless of, any applicable choice or conflicts of laws principles.

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