



American Home Warranty Company

**90 DAY LIMITED
STRUCTURAL AND MECHANICAL
WARRANTY**

AMERICAN HOME WARRANTY COMPANY

212 Market Street, P. O. Box 10

New Richmond, Ohio 45157

Ph: 1.800.404.5479

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AHWC 90-DAY LIMITED HOME WARRANTY FOR FULL-HOUSE INSPECTIONS ONLY

This AHWC 90-Day Limited Home Warranty is for the person(s) purchasing the home that is the subject of the home inspection report by the AHWA Member Company. AHWA member is not an employee, agent, or representative of AHWC. This AHWC 90-Day Limited Home Warranty is effective from the date of the home's inspection for a period of 90 days. If closing should occur after the expiration of the 90-day period, the warranty will extend to 21 days following closing. **Benefits under this limited warranty cover failures of listed covered items only, after the full-house inspection, and are subject to all exclusions set forth below. Notice of claims must be received on or before expiration date or the limited warranty is no longer valid.**

WHAT MECHANICAL COMPONENTS IN MY HOME ARE COVERED?

- Under **PLUMBING**: components covered - water lines, drain lines, faucets, water heaters.
- Under **GAS LINES**: components covered - gas lines within house.
- Under **ELECTRICAL**: components covered - main service panel, wiring.
- Under **BUILT-IN APPLIANCES ONLY**: components covered - range, cook top and oven, dishwasher, microwave oven, trash compactor, garbage disposal.
- Under **CLIMATE CONTROL**: components covered - all central heating and air conditioning systems.

All coverage is subject to the exclusions set forth below.

WHAT STRUCTURAL COMPONENTS IN MY HOME ARE COVERED?

- Under **FOUNDATION**: components covered - poured concrete and block wall foundations only.
- Under **FRAMEWORK**: components covered - floor joists, structural framing.
- Under **ROOFING**: components covered - roof structure, roof covering (limited to repair of leaking area only).
- Under **WALLS**: components covered - exterior and/or load bearing walls, interior wall framing.
- Under **GARAGE DOORS**: components covered - attached garage doors only.

All coverage is subject to the exclusions set forth below.

WHAT IS EXCLUDED UNDER THIS LIMITED MECHANICAL and STRUCTURAL WARRANTY?

Any item or component not specifically listed above as covered. All secondary or consequential damages. Items listed as defective, needing further professional evaluation, not verifiable, not inspected or not visible at the time of the inspection. Cosmetic repairs. Water damage in any form. Items beneath concrete. Damages caused by the lack of normal maintenance and care. Any climate control system, hot water heater or covered built-in appliances 11 years of age or older. Removal and repair or replacement of walls, floors, roof or concrete to repair components (pipes, wiring, gas lines, etc.). Automatic garage door openers. Blocked pipes. Sewage systems. Mold in any form. Improvements, modifications, upgrades and bringing up to code, rule or regulation. Service calls to perform routine maintenance and service. Fireplaces and chimney repairs. Concrete cracking or scaling. Roof repair is limited to repair of the immediate leakage area only and not to replacement of the entire roof. Repairs and/or replacement materials will be completed in substantially the same kind of material. Interior and exterior painting and all other maintenance items. Any damage caused by vermin (insects, termites, rodents, etc.). **All mechanical coverage is limited to within the home's foundation and to a maximum of \$500.00. All structural coverage, including foundation and roofing, is limited to within the home's foundation and to a maximum of \$2000.00. Indemnification from all loss is not implied by this limited warranty.**

REQUIRED CLAIMS PROCEDURES

The following items must be received by AHW in order for a claim to be processed:

(See front of this form for mailing address, email address and fax number.)

1. Written notification of claim must be received before the expiration of the limited warranty period: Send a brief summary of the problem to include your name, complete address, and the home inspector's name.
2. A copy of an itemized estimate or repair bill with breakdown of parts, labor and the specific cause for the failure from a licensed repair person. AHWC reserves the right to request up to two (2) additional estimates.
3. A copy of the page(s) from your home inspection report pertaining to your claim.
4. A copy of this side of the warranty form.

***Claims will be fully processed only after all necessary information and documentation has been received from the claimant.**

Inspector's Name and AHWA Number	Inspection Date:
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This is **your opportunity** to upgrade to the **Global Home USA Home Warranty** and continue protecting your home for the next 12 months

- Global Home USA offers the only program protection that works hand in hand with your home inspection through the available Home Inspection Service Option (see below for details).
- Sixty-six percent of new home buyers experience a failure of two major items within the first year of ownership.
- Homeowners agree that having a Home Warranty offers security and protection against unbudgeted and unexpected repairs to - Electrical, Plumbing, HVAC systems - along with major appliances in your new home.
- When a problem arises there is no need to search for a qualified contractor. All it takes is one phone call to us.



Protect It.

We realize that your needs are unique. The **Global Home USA Home Warranty** offers two home protection plans to choose from with optional coverage available, allowing you to customize the home warranty to meet your specific needs.

The Gold Plan

The Gold Plan provides peace of mind with sensible yet comprehensive coverage that fits everyone's budgets.

The Platinum Plan

The Platinum Plan, our premium package, includes all of the major home systems and appliances covered by the Gold Plan as well as those that might easily be overlooked. This extensive coverage provides the most security and comprehensive coverage.

Home Inspection Service Option

For the greatest extension of coverage, consider adding our new **Home Inspection Service Option** which provides even greater coverage when a home inspection has been performed prior to closing.

- non-detected pre-existing conditions, permits, code violations
- water heater rust and sediment build-up
- improper installation or modifications
- removal of defective equipment
- refrigerant recapture and disposal

coverage

	PLATINUM \$50 (service call fee)	GOLD \$75 (service call fee)
Furnace Units and Boilers (2)	■	■
Heat Pumps	■	■
Air Conditioner (2)	■	■
Thermostats	■	■
Fireplace Gas Burner	■	■
Attic and Exhaust Fans	■	
Humidifiers/Dehumidifiers	■	
Electronic Air Filtering Devices	■	
Electrical System	■	■
Water Heater System	■	■
Plumbing	■	■
Polybutylene Lines	■	■
Sump Pump	■	■
Whirlpools	■	■
Dishwasher	■	■
Food Waste Disposal	■	■
Cooking Range/Oven	■	■
Microwave	■	■
Kitchen Refrigerator	■	■
Trash Compactor	■	
Plumbing Fixtures and Faucets	■	
Water Softener	■	
Clearing of Line Stoppage	■	
Water Well System	■	
Domestic Water Softener	■	
Door Bell System	■	
Lighting Fixtures	■	
Septic Lines	■	
Ejector Pump	■	

ADDITIONAL OPTIONS IF SELECTED

Home Inspection Service Option	\$80	\$80
Garage Door Opener	\$30	\$30
Central Vacuum System	\$45	\$45
Washer/Dryer	\$80	\$80
Swimming Pool	\$125	\$125
Spa	\$125	\$125
Pool/Spa	\$165	\$165
Ice Maker	\$40	\$40
Freezer	\$45	\$45
3rd Central Air Unit	\$80	\$80

FREE 90-DAY LIMITED HOME WARRANTY OFFERED BY AMERICAN HOME WARRANTY COMPANY

Client Name:	Email Address:	Telephone Number:	
Current Street Address:	City:	State:	Zip:
Inspected Home Street Address:	City:	State:	Zip:
Inspector's Name and AHWA Number:			Inspection Date:
American Home Warranty Company 212 Market Street P. O. 10 New Richmond, OH 45157		Phone: 1.800.404.5479 Fax: 513.553.2120 Email: custserv@ahomewarranty.com	
<input type="checkbox"/> I only want the 90-day Limited Structural and Mechanical Warranty provided by my Home Inspector.		Signature: _____ Date: _____	

FULL 12 MONTH HOME PROTECTION PLAN OFFERED BY WARRANTY GLOBAL GROUP, INC.

Step 1 Choose a Plan

Platinum Plan (\$50 service call fee) - \$445 \$ _____

Gold Plan (\$75 service call fee) - \$385 \$ _____

ADDITIONAL OPTIONAL COVERAGES

Home Inspection Service Option	\$80	\$ _____
Garage Door Opener	\$30	\$ _____
Central Vacuum System	\$45	\$ _____
Washer/Dyer	\$80	\$ _____
Swimming Pool	\$125	\$ _____
Spa	\$125	\$ _____
Pool/Spa	\$165	\$ _____
Ice Maker	\$40	\$ _____
Freezer	\$45	\$ _____
3rd Central Air Unit	\$80	\$ _____

Total Fees Due \$ _____

Prices above for both plans are for single family dwellings under 5000 sq. ft. Call 1.866.913.0532 to obtain a quote on alternative dwelling types.

<input type="checkbox"/> I want both the 90 - Day Limited Structural and Mechanical Warranty provided by my Home Inspector and the 12 month Home Protection Plan.	
<input type="checkbox"/> I realize the importance of continuing my home warranty protection and would like to keep open the option for the twelve month home protection upgrade. I understand that the home protection upgrade may be paid for at my real estate closing, by credit card or check.	Signature: _____ Date: _____

Step 2 Place Order by

1. Fax this application: 1.866.899.6749

2. Mail Application to:

Global Home USA

6325 Presidential Ct. Suite 4, Fort Myers, FL 33919

3. Phone: 1.866.913.0532

Step 3 Choose Method of Payment

1. Pay at Closing (information below):

Company: _____

Phone: _____ Fax: _____

E-mail: _____

Buyer pays: _____ Seller pays: _____ Other: _____

2. Pay by Credit Card: 1.866.913.0532

3. Pay by Check:

Make Checks payable and mail to:

Global Home USA

6325 Presidential Ct. Suite 4, Fort Myers, FL 33919

Purchaser agrees to purchase a Warranty Global Group, Inc. Home Protection Plan at the cost listed on this application which is due and payable at closing. Purchaser acknowledges that they received a copy of the brochure and understands the terms and conditions contained therein.