



AMERICAN HOME WARRANTY
COMPANY

120 DAY LIMITED
STRUCTURAL AND MECHANICAL
WARRANTY

AMERICAN HOME WARRANTY COMPANY

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AMERICAN HOME WARRANTY COMPANY

120 DAY LIMITED HOME WARRANTY FOR FULL HOUSE INSPECTIONS ONLY

This AHWC 120 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 120 Day Limited Home Warranty is effective from the date of the home's inspection for a period of 120 days or until the home is sold, whichever occurs first.

WHAT MECHANICAL SYSTEMS IN MY HOME ARE COVERED?

PLUMBING - water lines, gas lines, drain lines, faucets, water heaters, and garbage disposal; **ELECTRICAL**- main service panel, wiring; **BUILT IN APPLIANCES ONLY** - range, cook top & oven, dishwasher, microwave oven, trash compactor & water heater; **CLIMATE CONTROL**- furnace less heat exchanger, heat pump less compressor and central air conditioner less compressor, coil and coolant. Benefits under this limited warranty cover failures of listed covered items only, after the full house inspection, and subject to the exclusions below.

WHAT STRUCTURAL COMPONENTS IN MY HOME ARE COVERED?

FOUNDATION-Concrete foundations only; **FRAMEWORK**-floor joists, structural framing; **ROOF**-roof structure, roof covering (limited to repair of leaking area only); **WALLS**-exterior and/or load bearing walls, interior wall framing; **GARAGE DOORS**- attached garage doors only, mechanical door openers are excluded from coverage.

Benefits under this limited warranty are for failures of listed covered components only, after the full house inspection, and subject to the exclusions below.

WHAT IS MY MECHANICAL DEDUCTIBLE?

The mechanical deductible is Ninety & 00/100 dollars (\$90.00) per replacement or repair. American Home Warranty will pay 100% of the reasonable and customary costs for parts and labor after the deductible has been reached, subject to the exclusions below. All claims are to be sent to American Home Warranty for processing. Notice of claims must be postmarked on or before expiration date or claim is expired.

WHAT IS MY STRUCTURAL DEDUCTIBLE?

The structural deductible is Five Hundred & 00/100 dollars (\$500.00) per replacement or repair. American Home Warranty will pay 100% of the reasonable and customary costs for parts and labor after the deductible has been reached, subject to the exclusions below. All claims are to be sent to American Home Warranty for processing. Notice of claims must be post-marked on or before the expiration date or claim is expired.

WHAT IS EXCLUDED UNDER THIS LIMITED MECHANICAL WARRANTY?

Any item or system not specifically listed as covered. All secondary or consequential damages. Cosmetic repairs. Items listed as defective, needing further professional evaluation, not verifiable or not present on the AHWA Member Company's home inspection report. Items beneath concrete. Items normally covered by regular homeowners insurance. Estimates. Fireplace and chimneys. Any climate system or hot water heater beyond 10 years of age. Built-in appliances beyond 10 years of age. Window or wall mounted climate control units. Removal and repair or replacement of walls, floors, roof or concrete to repair items (pipes, wiring, gas lines, etc.). Restriction in pipes. Pools, spas, hot tubs, Jacuzzis and water softeners. Sewage systems. Damages caused by the lack of normal maintenance and care. Mold in any form. Water damage. Damage caused by terrorism or natural disaster. Gas fired climate control units. Covered climate control systems are limited to a maximum of Five Hundred (\$500.00), subject to the applicable deductible. Improvements, upgrades and bringing up to code are not covered. Service calls to perform routine maintenance and service are not covered. This warranty is limited to within the home's foundation.

WHAT IS EXCLUDED UNDER THIS LIMITED STRUCTURAL WARRANTY?

Any item or component not specifically listed as covered. All secondary or consequential damages. Cosmetic repairs. Items and areas listed as defective, needing further professional evaluation, not verifiable or not present on the AHWA Member Company's home inspection report. Items beneath concrete. Items normally covered by regular homeowners insurance. Estimates. Damages caused by the lack of normal maintenance and care. Water damage. Any damage caused by terrorism or any natural disaster. Concrete cracking or scaling. Any damage caused by subsidence/failure of supporting soils. Block walls. Roof repair is limited to repair of the immediate leakage area only and not to replacing the entire roof. Removal and repair or replacement of walls, floors, roof or concrete to repair items. Repairs and/or replacement materials will be completed in substantially the same kind of material. Improvements, upgrade of materials or modifications to the original design are not covered. Interior and exterior painting and all other maintenance items are not covered. Any damage caused by vermin (insects, termites, rodents, etc.), or by mold in any form. Roof coverage is limited to a maximum of \$2500.00, subject to the applicable deductible. All other structural coverage is limited to within the home's foundation and to a maximum of \$5000.00, subject to the applicable deductible.

REQUIRED CLAIMS PROCEDURES

1. Send a written notification of claim via e-mail, mail, or fax to American Home Warranty office before the expiration of the warranty period. Include your name, address, home inspector's name and a brief summary of the problem.
2. Send 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. Send a copy of your home inspection report, just the pages corresponding to your claim, along with a copy of the signed warranty form.

Client Name	Inspection Date
Inspected Home Street Address	City State
Inspector's Signature and Number	