



American Home Warranty Company

90-DAY LIMITED HOME WARRANTY

FULL-HOME INSPECTIONS WARRANTED COVERAGE

This AHC 90-Day Limited Home Warranty is for the person(s) purchasing the home that is the subject of the home inspection report by the AHC Member Company and is non-transferable. AHC member is not an employee, agent, or representative of AHC. This AHC 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 an additional 30 days following closing. Benefits under this limited warranty cover failures of listed covered items only, after the full-home inspection, and are subject to all exclusions set forth below. Notice of claims must be received by AHC on or before expiration date or all limited warranty coverage is no longer valid. Your inspection report is considered as an addendum to this limited warranty for claims purposes only.

WHAT MECHANICAL COMPONENTS IN MY HOME ARE COVERED?

Under **PLUMBING**: components covered — water lines, drain lines (except sewer), faucets, and 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 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 vehicle doors only.

All coverage is subject to the exclusions set forth below.

EXCLUDED UNDER THE LIMITED MECHANICAL & STRUCTURAL WARRANTY

Any item, system, or component not specifically listed above as covered. All secondary or consequential damages. Items noted with defect(s), needing further professional evaluation, not verifiable, not inspected or not visible at the time of the inspection. Painting. Cosmetic repairs. Water damage in any form. Acts of God, natural disasters, catastrophic weather events, acts of war or terrorism. Items, systems, or components beneath concrete or underground. Damages caused by the lack of normal maintenance and care. Any climate control system, hot water heater, or built-in appliances 11 years of age or older. Removal and repair or replacement of walls, floors, roof, or concrete to repair components or systems (pipes, wiring, gas lines, etc.). Automatic garage door openers. Clogged or blocked pipes. Shower pans. Toilets. Sewer lines/pipes and sewage/septic systems. Mold in any form. Improvements, modifications, upgrades and bringing systems or components up to code, rule or regulation. Service calls and routine maintenance. Fireplaces and chimneys. Skylights, roof vents, pipe stacks and flashings around them. Roof repair is limited to repair of the immediate leakage area only and not to replacement of the entire roof. Concrete cracking or scaling. Windows and doors. Any damage caused by vermin (insects, termites, rodents, etc.) and/or nuisance animals (raccoons, squirrels, bats, etc.)

All mechanical coverage is limited to within the home's foundation and to a maximum of \$500.00, except for Climate Control (HVAC) coverage, which shall be limited to \$1000.00. All Mechanical Components claims coverage shall be limited to an aggregate of \$1000.00. All Structural Components coverage, including foundation and roofing, is limited to within the home's foundation and to an aggregate maximum of \$2000.00.

Indemnification from all loss is not implied in any way by this limited warranty.

REQUIRED CLAIMS PROCEDURES - Written notification of claim must be received before the expiration of the warranty.

1. Send a brief summary of the problem and include your name, complete address, and the home inspector's name.
2. A copy of an itemized estimate or repair bill with breakdown of all costs for each claim and the specific cause for the failure from a licensed repair person. Contact information of licensed repairperson. AHC reserves the right to request up to two (2) additional estimates.
3. A copy of your full home inspection report.
4. Make, Model, & Serial number for HVAC, water heater, and kitchen appliance claims.

Claims will be fully processed only after all necessary information and documentation has been received from the claimant, all claims documentation must be received no later than 60 days following the expiration date of coverage under the limited warranty, failing which the claim will be finalized as non-valid and the claim process terminated. Once made by AHC, all claims decisions are final.

AMERICAN HOME WARRANTY COMPANY

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