



WARRANTY

**American Home Warranty Association
Sellers 120 Day Limited Home Warranty
For Full House Inspections Only**

This AHWA Sellers 120 Day Limited Home Warranty is for the person(s) selling 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 AHWA. This AHWA Sellers 120 Day Limited Home Warranty is effective the date of the home's inspection for a period of 120 calendar days, or until the home is sold, whichever event 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, vent hood, dishwasher, microwave oven, trash compactor CLIMATE CONTROL – attic fan, furnace less heat exchanger, heat pump less compressor and central air conditioner less compressor, coil and coolant. Benefits under this limited warranty are for breakdowns of listed covered items only, after the full house inspection.

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 all claims must be postmarked on or before expiration date or claim is expired.

WHAT IS EXCLUDED UNDER THIS LIMITED MECHANICAL WARRANTY?

Any item not specifically listed as covered. All secondary or consequential damages. Cosmetic Repairs. Items listed as defective, not verifiable or not present on the AHWA Member Company's home inspection report. Items beneath concrete. Items normally covered by regular homeowners insurance. Fireplace and chimneys. All climate systems and hot water heaters beyond 10 years of age. Built-in appliances beyond 10 years of age. All window or wall mounted 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, or Jacuzzis. Water softeners. Sewage systems. Damages caused by the lack of normal maintenance and care. Mold in any form. Water damage. Damage caused by acts of terrorism or any natural disaster. Gas fired air conditioning units are not covered. Covered Heating and Air Conditioning systems are limited to a maximum of Five Hundred (\$500.00). Upgrading and bringing to code is not covered. Service calls to perform routine maintenance and service are not covered. This warranty is limited to within the homes foundation.

**REQUIRED
MECHANICAL CLAIMS PROCEDURES**

1. Send a written notification of claim via mail or fax to American Home Warranty office before expiration of your warranty.
2. Send a copy of an itemized bill with breakdown of parts, labor and specific cause for the problem from licensed, insured and bonded repair person.
3. Send a copy of your home inspection report, along with a copy of the signed warranty form.

WHAT STRUCTURAL COMPONENTS IN MY HOME ARE COVERED?

Concrete foundation, floor joists, structural framing, roof structure, exterior and/or load bearing walls, roof covering (limited to repair of leaking are only), interior wall framing, attached garage doors. Benefits under this limited warranty are for breakdowns of listed covered items only, after the full house inspection.

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 postmarked on or before expiration date or claim is expired.

WHAT IS EXCLUDED UNDER THIS LIMITED STRUCTURAL WARRANTY?

Any item not specifically listed as covered. All secondary or consequential damages. Cosmetic repairs. Items listed as defective, not verifiable or not present on the AHWA Member Company's home inspection report. Items beneath concrete. Items normally covered by homeowners insurance. Fireplace and chimneys. Damages caused by the lack of normal maintenance and care. Water damage. Any damage caused by acts of terrorism and any natural disaster. Concrete cracking or scaling. Any damages caused by subsidence/failure or supporting soils. Block walls. Roof repair is limited to repair of the immediate leakage area only 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 same kind of material. Upgrade or 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 mod in any form. Warranty benefits are limited to items listed as covered by this limited warranty. Coverage is limited to within the home's foundation and to a maximum of \$5000.00.

**REQUIRED
STRUCTURAL CLAIMS PROCEDURES**

1. Send a written notification of claim via mail or fax to American Home Warranty office before expiration of your warranty.
2. Send copies of 3 itemized repair bills with breakdowns of parts, labor, and specific cause for the problem from licensed insured and bonded repair person.
3. Send a copy of your home inspection report, along with a copy of the signed warranty form.

Client Name

Date

AHWA Inspector's Signature & Number

Inspected Home Address

City

State

Zip Code