



AMERICAN HOME WARRANTY  
COMPANY

120 DAY LIMITED  
STRUCTURAL AND MECHANICAL  
WARRANTY

AMERICAN HOME WARRANTY COMPANY

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# AHCW 120 DAY LIMITED HOME WARRANTY FOR FULL HOUSE INSPECTIONS ONLY

This AHCW 120 Day Limited Home Warranty is for the person(s) selling the home that is the subject of the home inspection report by the AHCW Member Company. AHCW member is not an employee, agent, or representative of AHCW. This AHCW 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. **Benefits under this limited warranty cover s failures of listed covered items only, after the full house inspection, and subject to all exclusions and deductibles below. Notice of claims must be postmarked on or before expiration date or limited warranty is expired.**

## **WHAT MECHANICAL SYSTEMS IN MY HOME ARE COVERED?**

Under **PLUMBING** we cover: water lines, gas lines, drain lines, faucets, water heaters, and garbage disposal; Under **ELECTRICAL** we cover: main service panel, wiring; Under **BUILT IN APPLIANCES ONLY** we cover: range, cook top & oven, dishwasher, microwave oven, trash compactor & water heater; Under **CLIMATE CONTROL** we cover: all heating and air conditioning systems. All coverages are subject to the exclusions set forth below.

## **WHAT IS MY MECHANICAL DEDUCTIBLE?**

The mechanical deductible is Ninety dollars (\$90.00) per payable claim item or system. 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.

## **WHAT IS EXCLUDED UNDER THIS LIMITED MECHANICAL WARRANTY?**

**Any item or system not specifically listed above as covered.** All secondary or consequential damages. Items listed as defective, needing further professional evaluation, not verifiable or not visible at the time of the inspection. Cosmetic repairs. Water damage in any form. Items beneath concrete. **Items normally covered by regular homeowners insurance.** Damages caused by the lack of normal maintenance and care. Any climate control system, hot water heater or built in appliance beyond ten 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, whether or not caused by root penetration/damage. Pools, spas, hot tubs, Jacuzzis and water softeners. Sewage systems. Mold in any form. Damage caused by terrorism or natural disaster. Improvements, upgrades and bringing up to code, rule or regulation. Service calls to perform routine maintenance and service. **All mechanical systems coverage is limited to within the home's foundation and to a maximum of \$500.00, subject to the applicable deductible. Indemnification from all loss is not implied by this limited warranty.**

## **WHAT STRUCTURAL COMPONENTS IN MY HOME ARE COVERED?**

Under **FOUNDATION** we cover: Poured concrete foundations only; Under **FRAMEWORK** we cover: floor joists, structural framing; Under **ROOFING** we cover: roof structure, roof covering (limited to repair of leaking area only); Under **WALLS** we cover: exterior and/or load bearing walls, interior wall framing; Under **GARAGE DOORS** we cover: attached garage doors only, mechanical door openers are excluded from coverage. All coverages are subject to the exclusions set forth below.

## **WHAT IS MY STRUCTURAL DEDUCTIBLE?**

The structural deductible is Five Hundred dollars (\$500.00) per payable claim item or component. 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.

## **WHAT IS EXCLUDED UNDER THIS LIMITED STRUCTURAL WARRANTY?**

**Any item or component not specifically listed above as covered.** All secondary or consequential damages. Items and areas listed as defective, needing further professional evaluation, not verifiable or not visible at the time of the inspection. Cosmetic repairs. Water damage in any form. Items beneath concrete. **Items normally covered by regular homeowners insurance.** Damages caused by the lack of normal maintenance and care. Fireplaces and chimney repairs. Concrete cracking or scaling. Any damage caused by subsidence/failure of supporting soils. All 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. Porches and patios. 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. Any damage caused by terrorism or any natural disaster. **All structural components coverage, including foundation and roofing, is limited to within the home's foundation and to a maximum of \$2500.00, subject to the applicable deductible. Indemnification from all loss is not implied by this limited warranty.**

## **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 limited 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. AHCW reserves the right to request up to two (2) additional estimates.
3. Send a copy of the page(s) from your home inspection report pertaining to your claim, along with a copy of the signed warranty form.
4. Claims will be fully processed only after all necessary information and documentation has been received from the claimant.

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