



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 AHWA Member Company and is non-transferable. AHWA 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 Notice of claims must be received by AHC on or before expiration date or all limited warranty coverage is no longer valid.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?

PLUMBING: water lines, drain lines, gas lines, faucets, and water heaters. **ELECTRICAL:** main service panel, secondary service panel, wiring.
BUILT-IN APPLIANCES: oven, range, dishwasher, microwave oven, garbage disposal.
CLIMATE CONTROL: all central heating and air conditioning units.

WHAT STRUCTURAL COMPONENTS IN MY HOME ARE COVERED?

FOUNDATION: poured concrete and block wall foundations only. **FRAMEWORK:** floor joists, structural framing. **ROOFING:** all roof coverings (limited to repair of leaking area only). **WALLS:** exterior and/or load bearing walls, interior wall framing. **GARAGE DOORS:** 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.)

REQUIRED CLAIMS PROCEDURES – Submit a claim via our website www.ahomewarranty.com or Email claims@ahomewarranty.com

1. A summary of the problem, including 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.

Claim subject matter must be received before the expiration of the warranty.

We advise all matters be handled at the time of discovery by a licensed professional.

This Limited Warranty is provided as a secondary to all full home warranty programs and should be considered as such.

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

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

Claims will be fully processed only after all required information has been received from the claimant. All claims documentation must be received no later than 30 days following the expiration date of coverage under the limited warranty. Failing to do so, the claim will be finalized as non-valid and the claim process terminated. Additional information may be required, postponing the determination of your claim. Once made by AHC, all claim decisions are final.

AMERICAN HOME WARRANTY COMPANY

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