

AHWC 90-DAY LIMITED HOME WARRANTY FOR FULL-HOUSE INSPECTIONS ONLY

This AHWC 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. AHWA member is not an employee, agent, or representative of AHWC. This AHWC 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 21 days following closing. **Benefits under this limited warranty cover failures of listed covered items only, after the full-house inspection, and are subject to all exclusions set forth below. Notice of claims must be received on or before expiration date or the limited warranty is no longer valid.**

WHAT MECHANICAL COMPONENTS IN MY HOME ARE COVERED?

Under **PLUMBING**: components covered — water lines, drain lines, faucets, 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 structure, 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 doors only. **All coverage is subject to the exclusions set forth below.**

WHAT IS EXCLUDED UNDER THIS LIMITED MECHANICAL and STRUCTURAL WARRANTY?

Any item or component not specifically listed above as covered. All secondary or consequential damages. Items listed as defective, needing further professional evaluation, not verifiable, not inspected, or not visible at the time of the inspection. Cosmetic repairs. Water damage in any form. Items beneath concrete. Damages caused by the lack of normal maintenance and care. Any climate control system, hot water heater or covered built-in appliances 11 years of age or older. Removal and repair or replacement of walls, floors, roof, or concrete to repair components (pipes, wiring, gas lines, etc.). Automatic garage door openers. Blocked pipes. Sewage systems. Mold in any form. Improvements, modifications, upgrades and bringing up to code, rule, or regulation. Service calls to perform routine maintenance and service. Fireplaces and chimney repairs. Concrete cracking or scaling. Roof repair is limited to repair of the immediate leakage area only and not to replacement of the entire roof. Interior and exterior painting and all other maintenance items. Any damage caused by vermin (insects, termites, rodents, etc.). **All mechanical coverage is limited to within the home's foundation and to a maximum of \$500.00. All structural coverage, including foundation and roofing, is limited to within the home's foundation and to a maximum of \$2000.00. Indemnification from all loss is not implied by this limited warranty.**