

The 120-Day Limited Home Warranty is for the person(s) selling the home that is the subject of the home inspection report by the warranty member company. The member is not an employee, agent or representative of the warranty company. The 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 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 Notice of claims must be received on or before expiration date or the limited warranty is no longer valid.**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 ARE COVERED?

Plumbing Covered: Water lines, drain lines, faucets, water heaters.

Gas Lines Covered: Gas lines within house.

Electrical Covered: Main service panel, wiring

Built-In Appliances Only: components covered- range, cook top and oven, dishwasher, microwave oven, trash compactor, garbage disposal.

Climate Control: All central heating and air conditioning systems.

WHAT STRUCTURAL COMPONENTS ARE COVERED?

Foundation: Poured concrete and block wall foundations only.

Framework: Floor joists, structural framing,

Roofing: Roof structure, roof covering (limited to repair of leaking area only).

Walls: Exterior and/or load bearing walls, interior wall framing.

Garage Doors: Attached garaged doors only.

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. Fire 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. Repairs and/or replacement materials will be completed in substantially the same kind of material. 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 \$2,000.00. Indemnification from all loss is not implied by this limited warranty.**

**THE FOLLOWING MUST BE RECEIVED BY THE
WARRANTY COMPANY IN ORDER FOR A CLAIM TO BE
PROCESSED:**

- 1.) Written notification of claim must be received before the expiration of the limited warranty period: 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 parts, labor and the specific cause for the failure from a licensed repair person. The warranty company reserves the right to request up to two (2) additional estimates.
- 3.) A copy of the page(s) from your home inspection report pertaining to your claim.
- 4.) A copy of the warranty form.

Claims will be fully processed only after all necessary information and documentation has been received from the claimant.

**THE LIMITED HOME WARRANTY WILL BE ISSUED AT THE TIME
OF INSPECTION.**