HAWKEYE

Home Inspections | Environmental Testing | Energy Audits

800-781-7130

To Activate This Warranty
Call 800-781-7130
Within One Week of Inspection

AMERICAN HOME WARRANTY COMPANY

120-DAY LIMITED STRUCTURAL AND MECHANICAL WARRANTY

AMERICAN HOME WARRANTY COMPANY
212 Market Street, P.O. Box 10
New Richmond, OH 45157
1- 800-404-5479
Fax: 513-553-2120
Email: custserv@ahomewarranty.com

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Effective date: January 1, 2007

AHWC 120-DAY LIMITED HOME WARRANTY

FOR FULL-HOUSE INSPECTIONS ONLY

This AHWC 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 AHWC. This AHWC 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 Notice of claims must be received on or before expiration date or the limited warranty is no longer valid**.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 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.**

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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. Natural disasters and Acts of God. 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. 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 $2000.00. Indemnification from all loss is not implied by this limited warranty.**

REQUIRED CLAIMS PROCEDURES

The following items must be received by AHW in order for a claim to be processed:
(See front of this form for mailing address, email address and fax number.)

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. AHWC 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 this side of the warranty form.

Claims will be fully processed only after all necessary information and documentation has been received from the claimant, and all claims documentation must be received by no later than 60 days following the expiration date of coverage under the limited warranty, failing which the claim will be finalized as non-valid and the claim process terminated.

Client Name	Inspection Date	Telephone or Email Address	
Inspected Home Street Address	City	State	Zip
Inspector's Name and AHWA Number			
Peter J. Ottowitz #4817	**800-781-7130**		