

90-Day Limited Structural and Mechanical Home Warranty



[FOR FULL HOME INSPECTIONS, ONLY]



This Limited 90-Day Structural and Mechanical Home Warranty is provided solely for the benefit of the person(s) designated on this form, below, as “Beneficiaries”, regarding the subject property designated on this form, below, as “Inspected Home Street Address”. This warranty becomes effective on the date of the home’s inspection and continues for a period of 90 days or 21 days after the actual closing date of the purchase and sale contract, whichever occurs later. Benefits under this limited warranty cover failures of listed covered items, only, which occur after the full home inspection, and are subject to all exclusions set forth, below. Notice of claims must be received by AAD Inspection Corp before the expiration date to be valid. (We suggest providing written notice to serve as proof of notification.)

WHAT MECHANICAL COMPONENTS IN MY HOME ARE COVERED?

Under PLUMBING: Components covered – all supply and drain piping, plumbing fixtures, valves, and water heaters. Under ELECTRICAL: Components covered – main service panels, subpanels, switches and receptacles, and lighting fixtures (excluding bulbs & fluorescent tubes). Under APPLIANCES: Components covered – free-standing ranges, drop-in ranges and other built-in cooking appliances, built-in dishwashers, built-in microwaves, trash compactors, garbage disposers, and garage door openers. Under CLIMATE CONTROL: Components covered – all primary, built-in heating and air conditioning system components. Under GAS LINES: Components covered – gas lines within house. (All coverage is subject to the exclusions set forth below.)

WHAT STRUCTURAL COMPONENTS IN MY HOME ARE COVERED?

Under FOUNDATIONS: Components covered – poured concrete and masonry-block foundations under living spaces. Under FRAMING: Components covered – all structural framing. Under ROOFING: Components covered – roof sheathings and roof coverings, together with associated flashings, roof jacks, and drip edges (limited to repair of leaking areas, only). Under GARAGE DOORS: Components covered – vehicle doors for attached garages, only. (All coverage is subject to the exclusions set forth below.)

WHAT IS EXCLUDED UNDER THIS LIMITED WARRANTY?

Any item or component not specifically listed above as covered. All secondary or consequential damages. Items listed in the subject full home inspection report 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 negligence subsequent to the subject inspection. Any climate control system, water heater, or covered built-in appliances 10 years of age or older (except for dishwashers 5 years of age or older). Removal and repair or replacement of walls, floors, roof, concrete, or other items to access failed components that are covered under this limited warranty. Blocked pipes. Sewage treatment systems. Damage due to (or mitigation for) mold in any form. Improvements, modifications, or upgrades made solely for the purpose of bringing up to code, rule, or regulation. Service calls to perform routine maintenance and service. Fireplace and chimney repairs. Concrete cracking or scaling. Interior and exterior painting and all other maintenance items. Any damage caused by vermin (insects, termites, rodents, etc.).

Roof repair is limited to repair of the immediate leakage or damaged area, only. Repairs and/or replacement materials will be completed in substantially the same kind and quality of material. All mechanical coverage is limited to within the home’s foundation and to a maximum of \$500. All structural coverage, including foundation and roofing, is limited to within the home’s foundation and to a maximum of \$2,000. Indemnification from all loss is not implied by this limited warranty.

CLAIMS PROCEDURES (We welcome your phone calls, too ☺.)

AAD Inspection Corp reserves the right to inspect the subject system or component *before* repairs or replacements are made and *before* committing to paying claims under this warranty. Therefore, the Beneficiary is highly encouraged to contact AAD as early as possible in the event of a possible claim. (AAD is often able to avert unnecessary expense or other trouble by becoming involved as early as possible.)

Notification of claim must be received (preferably in writing) by AAD Inspection Corp., 3288 Sweetwater Dr., Boise, ID 83716, or by phone at 208-338-9144, or by e-mail at s@aadinspections.com before the expiration date of the limited warranty period. Please provide a brief summary of the problem and include your name, complete address, and the home inspector’s name. It would be helpful to also include a copy of an itemized estimate or repair bill with a breakdown of parts, labor, and the specific cause for the failure from a qualified repair person. (AAD Inspection Corp. reserves the right to inspect the failure, talk to the repair person, or request up to two additional estimates.)

Beneficiaries	Inspection Date
First Name(s) Last Name(s)	mm/dd/yyyy
Inspected Home Street Address	
Full Street Address	