

Coverage Summary

Pay special attention the "Also Covered" sections. These are items specifically excluded by other warranty companies that we cover as part of the 18 Month Home Warranty.

CENTRAL HEATING SYSTEM

This contract covers heating units including forced air systems and heat pumps, heat exchangers, secondary heat exchangers, burners, elements, furnace mounted humidifiers, electronic air cleaners, baseboard electric heating systems, thermostats, accessible interior gas lines, accessible ductwork (Contractholder must pay to gain access), flues & vents, registers, grills clocks. Geothermal, oil, steam, water, wood burning, coal, radiant heat and solar systems are covered with a \$1500 aggregate limitation. Zone dampers and zone control systems are covered with a \$500 aggregate limitation.

ALSO COVERED ★

Heat lamps, Routine maintenance and cleaning (Call our office to schedule.), Coolant evacuation & recovery, Permit fees, Filters & filter media (Just call with specifications and we will deliver!), Condensate line clearing/stoppages, Cleaning and relighting of pilots, No limitation on number of systems

CENTRAL AIR CONDITIONING SYSTEM

Electric central air conditioning unit or heat pump, including compressors, coils, motors, belts, pulleys, and related components attached to air conditioning units, leaking refrigerant lines, thermostats, cleaning of condensate drain lines, float assembly, window units, condenser casings, filters.

ALSO COVERED ★

Routine maintenance and cleaning (call our office to schedule.), Coolant evacuation & recovery, Permit fees, Filters & filter media (Just call with specifications and we will deliver!), Condensate pumps, Condensate lines, Interconnecting Freon lines

PLUMBING

Water pipes, waste pipes, gas pipes, vent pipes, faucets (builder standard for replacement), valves, sill cocks, assembly parts within the toilet tank, shower and tub valves (builder standard for replacement), diverter valve, angle stops, risers and gate valves, drain valve, hose bibs, vent and sewer lines, normal stoppages, toilet seats & lids, whirlpool tub mechanical components, pressure regulating devices, sewage pumps, sump pumps, well pumps, basket strainers, water softeners, water filters & purifiers, instant-hot water systems, bidets, plumbing within the perimeter of the home, plumbing within the foundation or slab, caulking and grouting, freeze damage (the warranted property must have heat on at the time of the occurrence), and shower heads.

ALSO COVERED ★

Caulking and grouting, Instant hot water systems, Pressure regulating devices, Freeze damage (See terms.), Jetted bathtub (including electrical controls, plumbing lines, air pumps, pumps, and motors.)

RANGE/OVEN

Elements, burners, over range exhaust fan, thermostat, wiring, igniters, clocks, rotisseries, racks, handles, knobs, interior lining, and other related components and parts to a built-in range/oven. Sensi-heat burners will be replaced with standard burners.

GARBAGE DISPOSAL

Built-in garbage disposal and all related parts and components, including motor, wiring, blades, switches, and casing.

EXHAUST FAN

All parts and components of standard size overhead exhaust fans, both reticulating and non.

To Order:

Go to Residentialinspector.com
or Call 844-367-5757

Residential Warranty Services
P.O. Box 797 Carmel, IN 46082

ELECTRICAL SYSTEMS

Main panels, sub-panels, breakers, switches, receptacles, interior wiring, wiring to air conditioning unit, attic and exhaust fans, doorbell wiring, telephone wiring, nonproprietary alarm system equipment, fixtures (builder grade for replacement), carbon monoxide detectors, smoke alarms, and timers.

ALSO COVERED ★

Load control devices, touch pad assemblies, Transmitters and remotes, Corrosion caused by moisture, Data lines (CAT 5), Central vacuum system main unit (Does not cover lines & accessories), Belts, shutters, and filters for exhaust, attic, or ceiling fans

WATER HEATERS

Water heater tank, elements, gas valves, and lines, thermo couple, vent pipes & lines, insulation and insulation blankets, racks, straps, hot water dispensers, flues, and thermal expansion tanks.

ALSO COVERED ★

Tankless water heating systems, Base pans, Sediment (When it can be removed by draining the unit)

SUMP PUMPS

Standard AC groundwater sump pumps, switches, receptacles, evacuation lines.

ALSO COVERED ★

(Up to \$50 in consequential damage per occurrence) Portable and non-hard piped unit that is permanently installed, Backup units (except battery powered units)

GARAGE DOOR OPENERS

Garage door opener units of a standard residential grade, including motor, receive board, relays, switches, drive trains, capacitors, push arm, track assembly, door hardware, remote sending units, standard maintenance, infrared sensors, chains, key pads.

ALSO COVERED ★

Hinges, Springs

REFRIGERATOR

Refrigerator or combination refrigerator/freezer, ice maker, compressors, condensers, evaporators, fan motors, timers, thermostats, wiring, racks, shelves, door seals, door alarms, consequential food spoilage (see aggregate limits)

ALSO COVERED ★

Disposal of old equipment, Light bulbs and fixtures, Drip pans, Springs

DISHWASHER

Built-in dishwashing units and related parts and equipment, including timers, motors, heating elements, hinges and latches, wash arms, fill valves, spray arm, racks, baskets, and rollers.

TRASH COMPACTOR

Built-in trash compactor and component parts, including motors, switches, and relays, wiring, and tracks.

See complete contract details and limits of liability online at Residentialinspector.com

RESIDENTIAL WARRANTY SERVICES, INC.



HOME WARRANTY

18 MONTH HOME WARRANTY

AVAILABLE WITH A HOME INSPECTION FROM



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Schedule your inspection at:
RESIDENTIALINSPECTOR.COM
OR CALL 770.476.4963

NO
PRE-EXISTING
CONDITIONS
WITH A
QUALIFYING HOME
INSPECTION!



Order Your Warranty At:
WWW.RESIDENTIALINSPECTOR.COM

GET AN 18 MONTH HOME WARRANTY FROM RIA

Request RIA's 18 Month Home Warranty and get 18 months of coverage for the price of 12 months. If RIA does the home inspection, 6 FREE months are added to the warranty term = 18 Month Home Warranty!

The 18 Month Home Warranty has the absolute broadest coverage for the longest term on the market today and is the least expensive warranty option on a per month basis. Get the best home warranty available and request the 18 Month Home Warranty for your real estate transaction.

How does the 18 Month Home Warranty Work?

1. Have RIA complete your home inspection.
2. Order the 18 Month Home Warranty at www.residentialinspector.com
3. At the time of purchase, 6 FREE months will be added to the warranty term just because the home was inspected by RIA = 18 Month Home Warranty for the price of 12!

*If RIA does not inspect the home, a 12 Month Home Warranty is still available with the same coverage level.

More reasons to choose the 18 Month Home Warranty:

Unlimited number of HVAC units, water heaters, kitchen appliances, etc. are covered. Many other warranties will upcharge for additional systems and appliances. Watch out for upcharges with other warranties and make sure all of your systems and appliances are covered.

Underground sewer and water lines are covered. This is typically not covered by other warranties.

Roof leaks covered at no extra charge. Other warranties will upcharge for roof leak coverage.

Choose your own contractor for warranty repairs if you desire. Most warranties make you use their contractor.

No "pre-existing condition" excuses to avoid coverage if RIA inspects the property and finds the item in question to be in working order at that time.

Simple square footage pricing model with no add-on fees. If a claim is ever denied and is verified to be eligible on another warranty contract, the claim will be paid or a 100% premium refund will be provided.

Exclusive: Coverage can be added for mold growth.

Sump and sewage pumps covered at no extra charge.

Exterior hose faucets covered at no extra charge.

Washers and dryers covered at no extra charge.

Alarm systems covered at no extra charge.

Refrigerator ice makers covered at no extra charge.

Garage door hinges and springs covered at no extra charge.

Coverage can be added for pool/spa and septic tank pumping.

Free listing coverage, including HVAC, if you are the seller of a property. Other warranties upcharge for this coverage.

The Simple Home Warranty is backed by a national home warranty company and provides coverage in all 50 states.

Home Warranty Pricing

*Sq Ft must include basement, even if unfinished.
*Condos and Townhomes – reduce fee below by \$20

Square Footage	with \$99 service call fee	with \$75 service call fee
Less Than 1,500	\$629	\$704
1,501 - 2,500	\$709	\$784
2,501 - 3,000	\$749	\$824
3,001 - 4,000	\$799	\$874
4,001 - 5,000	\$989	\$1064
5,001 - 6,000	\$1199	\$1274
6,001 - 9,999	\$0.20 per sq ft	\$0.20 per sq ft plus \$75
More Than 10,000 sq ft	\$0.23 per sq ft	\$0.23 per sq ft plus \$75

Add Pool Coverage for \$175 | Add Septic Pumping for \$35 | Add Mold Coverage for \$85

Frequently Asked Questions

When does the 18 month term begin?

The warranty term will begin once the warranty has been paid for, this usually occurs at closing.

When should I order the warranty?

The best time to order the warranty is before your closing so that the coverage can start as soon as you take possession of the home. However, you can order the warranty anytime you want and can set any start date that you want (warranty must be paid for to be valid). Remember, the free 6 months of coverage offer is only good for up to 6 months after the home inspection date.

What happens after I order the warranty?

You will receive an email confirmation within 24-48 hours with the invoice included. If we see that additional information is needed or if you are paying for the warranty outside of a closing, we will give you a call.

Can I pay for the warranty directly?

Yes, just note your payment preference on our online order form.

Can the warranty be paid for at closing?

Yes, once the warranty is ordered, you will get a confirmation email with the warranty invoice. This can also be sent to the closing attorney so that the warranty amount can be added to the closing documents. On the order form, you will need to note whose funds should be deducted from at closing as per the signed real estate contract.

How do I get listing coverage including the HVAC?

If RIA completed the inspection, simply order the warranty and the seller will have automatic listing coverage until closing. At closing, the warranty can be paid for and the buyer's 18 month term will begin.

Can I buy the warranty if RIA did not do the home inspection?

Yes, but it will be for 12 months. The 6 free additional months are only available if RIA completes the home inspection. Even at a 12 month term, this warranty is the best warranty on the market today.

What is the deductible or service call fee?

You can choose the \$75 or \$99 service call fee level (see the pricing model). Many warranties will charge the service call fee each time a component fails, our warranty will only charge the service call fee once per specific component and will not charge you if a repaired component fails again. No matter which service call fee level you choose, this warranty will be less expensive on a per month basis and will offer more coverage than any other warranty currently available. It does not matter how inexpensive a competing warranty's service call fee is if they do not cover as much as the 18 Month Home Warranty.

Will I get a hardcopy of the warranty package?

You can either get a hardcopy of the warranty documents or they can be emailed to you.

What makes this warranty so good?

Bottom line, it covers more for less. Be careful of a low cost entry price for competing warranties because there are usually add on fees if you desire complete coverage. With our warranty, you will have direct access to personnel that can help you with any questions, issues, or claims.

What company provides this home warranty?

The warranty is backed by Residential Warranty Services, a national home warranty company. RIA has an affiliation with Residential Warranty Services and we work directly with their owner to ensure the best service for our clients.

What does the no "pre-existing conditions clause" mean?

Many warranty companies will say that an appliance or component has a pre-existing condition and will deny coverage. If RIA inspects the property and deems the appliance or component functional, the item will then be considered to have no pre-existing conditions and will be covered.

What does the roof leak coverage include?

The repair of any new roof leaks will be covered, no matter the age of the roof.

Does this warranty cover underground sewer and water lines?

Yes, the underground sewer line from the home to the street or from the home to the septic tank will be covered if a failure occurs. The main water line to the home has the same coverage. This is very important coverage because a home inspector cannot typically view or inspect these pipes.

Can I choose my own contractor for warranty claim repairs?

Yes, you can choose to use your own contractor or use an "in network" contractor. Please make sure you notify us of the claim and give us a chance to review the estimate prior to any work being completed.

Can I add mold growth coverage?

Yes, visible mold growth coverage can be added for \$85 and it will cover the remediation of visible mold up to \$2000.

Does this warranty cover pools?

Pool coverage can be added for \$175. This option covers the mechanical components of in-ground pools and spas.

Does this warranty cover septic tank pumping?

Septic tank pumping can be added for \$35. This option covers one septic tank pumping in case of failure due to a full septic tank.

Will the warranty cover old equipment?

Yes, old equipment will be covered with no pre-existing conditions if inspected by RIA.

*Get more information on the 18 Month Warranty at www.residentialinspector.com

Exclusive 18 Month Home Warranty Available With Your RIA Home Inspection. Order at www.Residentialinspector.com