

90 DAY GUARANTEE

excluding bank owned and short sale properties

Starts the day of the inspection.

(ex: If inspection is on January 1st, guarantee expires April 1st)

Non-Transferrable.

For the contracted party purchasing the home that is subject to the home inspection report.

Submit claims to: **Claims@amsde.net**

Claims must be submitted prior to guarantee expiration date.

Maximum payout on guarantee is held to \$2,000 (Compensation from all loss is not implied in any way)

What Is Covered:

Up to \$500

-Plumbing supply & drain pipe leaks only (excluding main sewer line/septic system, fixtures and gaskets)

-Electric panel & wiring

-Water Heater & Built in

Appliances Only: range, cooktop, oven, dishwasher, microwave, garbage disposal

(Up to 10 years old)

Up to \$1,000

-Central Heating Only
-Central Air Conditioning Only

(Up to 10 years old)

Up to \$2,000

-Structural Components within the homes foundation:

-Foundation (block & poured concrete walls only)

-Framing (floor joists & structural framing)

-Walls (exterior and/or load bearing walls, interior wall framing)

-Roof Coverings (repair limited to leaking area only) see exclusions skylights & skylight flashings

Exclusions

Anything not listed above; Items documented in home inspection report with defects, as not inspected or was not visible; systems or components underground or beneath concrete; all incidental or consequential damages. Cosmetic Repairs. Painting. Removal of, repair/replacement of walls, floors, roof, or concrete to repair components or systems, to include pipes, wiring, HVAC components, ect... Water Damage, dry rot, mold; Vermin damage, such as termites, rodents, insects. Main sewer line and septic systems; fixtures and gaskets. Clogged Drain lines; Toilets and components; shower pans. Electric service hook up to building. Gas lines; garage vehicle doors; garage door motors/openers; fireplaces, woodstoves, pellet stoves and chimneys; Skylights; Flashings at skylights, roof vents, pipe stacks; Roof repairs limited to leaking area only; Windows and doors; convection microwave oven. Concrete cracking or scaling; Damages caused by lack of care/maintenance; Service calls and routine maintenance. Acts of God; Acts of War; Terrorism. Bringing system or components up to code, rule or regulation.

When Filing a claim you must:

1. Provide written notification prior to guarantee expiration date.
2. Submit itemized repair bill with cause of failure, breakdown of repair and specific costs from licensed contractor, no later than 30 days after guarantee expires.

Claims will be processed only after all paperwork has been provided.

Allow 60 days for processing

This is not a legally binding document. All decisions made are FINAL.