

FIRST AMERICAN HOME WARRANTY PLAN

NOTE: The Company will only be responsible for providing access for covered plumbing repairs through unobstructed walls, floors or ceilings and will return the opening to a rough finish. Coverage for diagnosis, access, repair or replacement of items located in or below a concrete slab, and items encased in or covered by concrete is limited under this contract to a maximum of \$500 in the aggregate.

PLUMBING STOPPAGES

- Clearing of stoppages in drain, vent and sewer lines to 125 feet of point of access where accessible ground level cleanout is existing, except;
- Stoppages caused by roots, collapsed or broken lines outside the main foundation, access to drain or sewer lines from vent, removal of water closet, and costs to locate, access or install a ground level cleanout.

HEATING (DUCTED)

- Radiators
- Heating elements
- Heat exchangers
- Gas, electrical, oil furnaces
- Switches, wiring and relays
- Hydraulic circulating pumps
- Thermostats and thermostat sub-base
- Heat pumps
- Motors
- Printed circuit boards
- Burners
- Vent blower assembly
- Baseboard convectors
- Gas valve

NOTE: Auxiliary space heaters, filters (including electronic air cleaners), registers, fuel storage tanks, heat lamps, fireplaces and key valves, humidifiers, baseboard castings and grills, chimneys, flues and vents, outside or underground components and piping for geothermal and/or water source heat pumps, well pumps and well pump components for geothermal and/or water source heat pumps, cable heat (in ceiling), grain, pellet, or wood heating units (even if only source of heating) and heat pump refrigerant recapture, reclaim and disposal.

NOTE:

- Coverage for diagnosis, access, repair or replacement of heating systems utilizing steam, heated water, or glycol is limited under this contract to a maximum of \$1,500 in the aggregate.
- For heat pumps and heat pump package units, Note under Central Air Conditioning (Ducted) applies.

DUCTWORK

- Ductwork from the heating unit to the connection at register or grill.
- **NOTE:** The Company will only be responsible for providing access for covered ductwork repairs through unobstructed walls, floors or ceilings and will return the opening to a rough finish. Coverage for diagnosis, access, repair or replacement of ductwork located in or below a concrete slab, and items encased in or covered by concrete is limited under this contract to a maximum of \$500 in the aggregate.

WATER HEATER (includes tankless water heaters)

- Gas or electric
- Drain valve
- Heating elements
- Temperature and pressure relief valve
- Control thermostat and thermocouple
- Gas valve
- Tank leaks

ELECTRICAL

- Wiring
- Switches and fuses
- Conduit
- Junction boxes
- Panels and subpanels
- Plugs
- Circuit breakers (including ground fault)
- Telephone wiring
- Door bells, intercom, fixtures, alarms, inadequate wiring
- Capacity, sensor, relay, low voltage, timed circuits, phone jacks, wiring which is the property of the phone company, audio/video/computer/intercom/alarm or security cable or wiring.

KITCHEN APPLIANCES

- Oven/Range/Cooktop: All parts and components, except;
- Not Covered: Knobs, dials, racks, rollserts, door glass, handles, interior lining, magnetic induction units and meat probe assemblies.

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• Dishwasher: All parts and components, except;

• Not Covered: Racks, rollers and baskets.

• Garbage Disposal: All parts and components.

• Microwave Oven (Built-in only): All parts and components, except;

• Not Covered: Knobs, racks, rollserts, removable trays, door glass, light, clocks, interior lining, handles and meat probe assemblies.

• Trash Compactor: All parts and components, except;

• Not Covered: Lock/key assemblies, knobs and removable buckets.

• Instant Hot Water Dispenser: All parts and components.

KITCHEN REFRIGERATOR

• All parts and components, except;

• Not Covered: Insulation, racks, shelves, handles, lights, ice makers, ice crushers, beverage dispensers and their respective equipment, interior thermal shells, food spoilage, refrigerators which contain more than one compressor, refrigerators defined as built-in by the manufacturer, stand alone freezers, refrigerators located outside kitchen area and refrigerant recapture, reclaim and disposal.

GARAGE DOOR OPENERS

• Switches

• Track assembly

• Receiver unit

• Carriage

• Motor

• Push arm

CENTRAL VACUUM SYSTEM

• All parts and components, except;

• Not Covered: Hoses and accessories which are removable.

• The Company is not responsible for gaining access or closing access to floors, walls or ceilings to locate the malfunction or to effect repair or replacement.

ATTIC AND EXHAUST FANS

• All parts and components.

• Central Air Conditioning (Ducted)

• Refrigeration System (includes heat pump)

• Condensing unit

• Thermostats

• Compressor

• Refrigerant lines

• Motors

• Switches, wiring and relays

• Refrigerant recapturing

• Liquid and suction line dryers

• Fuses, breakers, disconnect boxes and wiring

• Valves (including thermostatic expansion valves)

• Air handling unit

• Evaporative Cooler

• Pump

• Belts and pulleys

• Castings

• Float-assembly

• Motor

• Built-in Electric Wall Units

• Not Covered: Condenser castings, grills, registers, filters (including electronic air cleaners), gas air conditioners, window units, underground or outside piping and components for geothermal and/or water source heat pumps, humidifiers, cooler pads, roof jacks or

stands and refrigerant recapture, reclaim and disposal.

• If the Company determines that a package unit or the condenser of an air conditioning or heat pump split system must be replaced, the Company will replace the unit with a unit that meets current federal, state and/or local government efficiency standards.

• When replacing the condenser of an air conditioning or heat pump split system, the Company will replace any covered component as well as modify the plenum, indoor electrical, air handling transition, and duct connections as necessary to maintain compatibility and operating efficiency as required by the manufacturer of the replacement unit, including the installation of thermostatic valves.

• CLOTHES WASHER AND DRYER

• All parts and components, except;

• Not Covered: Plastic mini-tubs, soap dispensers, filter and lint screens, knobs and dials, venting, damage to clothing.

OPTIONAL COVERAGE

AVAILABLE UPON PAYMENT OF ADDITIONAL CONTRACT FEE

NOTE: The contract holder may purchase optional coverage up to 30 days from the effective date. Such coverage will not become effective