



# ALL THE COVERAGE AND SERVICES PROVIDED BY ONE LOCAL COMPANY

*One call, One Company...We've Got You Covered*

- The only local home warranty/service company in the metro
- Certified A.B. May technicians
- Free Seller's Coverage During the listing period
- 24 hour emergency service 7 days a week, 365 days a year
- Coverage to the property line
- Sewer & Drain Cleaning Included
- Faucets & most humidifiers covered under Basic coverage
- No age or size limitations
- No waiting period – Coverage Begins immediately
- Serving Kansas City since 1959

## Heating and Cooling

### COVERED:

- Air Conditioner/Heat Pump (2 systems) (excludes maintenance)
- Furnace (2 systems) (excludes maintenance)
- Thermostat
- Humidifier (excludes maintenance and steam humidifiers)
- Condensate Pump
- Fan Motors
- Heat Exchanger
- Compressor
- Condensing and Evaporator Coils
- Ductwork
- Freon Leaks

### NOT COVERED:

- Window Air Conditioning Units
- Oil Furnaces
- Gas Air Conditioning Systems
- Gravity Furnaces
- Heating/water heating combination units
- Boiler sections, piping, radiators, pumps and gauges
- Duct Cleaning
- Outside or underground piping and components for geothermal and/or water source heat pumps, pumps and pump components for geothermal and/or water source heat pumps

### AVAILABLE AS OPTIONAL COVERAGE (FOR BUYER ONLY)

- Zone Controls
- Planned Maintenance for heating, cooling
- Humidifier Maintenance, includes changing water panel
- Electronic Air Cleaner
- Media Air Filters
- Ultra Violet germicidal lights
- Boiler Controls

## Electrical

### COVERED:

- Home Wiring
- Outlets
- Panels and sub panels
- Switches
- Fuses and circuit breakers
- Junction boxes
- GFIs
- Central Vacuum System
- Whole House Fan
- Ceiling Fans
- Doorbell

### NOT COVERED:

- Fire, smoke and security alarm systems
- Computerized/electronic management systems for energy, lighting system, security or appliances
- Generators
- Intercom systems
- Doorbell when part of an integrated intercom system
- Garage Door Opener
- Lighting Fixtures
- Exhaust Fans
- Under Floor Radiant Heat Systems
- Service Upgrades
- Radon Remediation Systems

## Appliances\*

### COVERED: (first system – main kitchen)

- Dishwasher
- Range
- Microwave oven (built-in only)
- Surface unit and oven
- Trash Compactor

\*Unless optional premium appliance replacement upgrade is purchased, replacement is based on builder's standard grade makes and models of appliances. See Limitations of Coverages and Damages on p. 6 for more details on appliance coverage.

### NOT COVERED:

- Missing or removable parts

### AVAILABLE AS OPTIONAL COVERAGE (FOR BUYER ONLY)

- Clothes washer
- Clothes dryer
- Refrigerator
- Freestanding Freezer
- Oven Warming Drawer
- Premium Appliance Replacement Upgrade
- Add-on additional appliances

## GENERAL EXCLUSIONS

- Batteries, light bulbs
- Cosmetic Defects
- Appliance failure caused by rust or corrosion
- Foundation and building structure (including roof leaks)
- Mold and/or fungus, chemicals, asbestos
- Missing parts
- Detachable accessories for any covered item
- Mechanical system failures due to code violations or improper installation
- Pre-existing conditions
- Concealed or camouflaged damage
- Damage resulting from alterations or additions made to property or ground
- Damage to any item as a result of fire, flood, smoke, lightning, freeze, earthquake or settling of ground or foundation, theft, storms, accidents, war, riots, acts of God, vandalism, improper installation, power failure or surge, pest/pet damage, neglect (including coil and blower cleaning) or misuse
- Treatment for wood infestation or other insects
- The expense incurred to gain access required to make repairs, or the expense of repair of damage necessary in order to gain access

## Plumbing

### COVERED:

- Toilet Mechanisms, toilet seats
- Pressure Regulators
- Water Heater (1st system residential standard 50 gal max)
- Tub & Shower Valves
- Built-in Bathtub Whirlpool (motor & pump assembly only)
- Washing Machine Hookups and Outlet
- Sump Pump (permanently installed)
- Garbage Disposal
- Drain & Sewage Stoppages (within the property line)
- Water Service Lines (to the property line)

### NOT COVERED:

- Lawn sprinkler system
- Poor water pressure or rust in water where original galvanized piping is still in place
- Color or purity of hot and cold water systems
- Water recirculating systems
- Grouting, caulking
- Heating/water heater combination units
- Cracked or broken ceramic, porcelain, fiberglass, simulated marble, granite, tubs, sinks, tile walls, floors, subflooring
- Solar water heating and components
- Power vented water heaters
- Water heater maintenance
- Cracked or broken sewer lines
- Exterior gas lines
- Fireplace systems

### AVAILABLE AS OPTIONAL COVERAGE (FOR BUYER ONLY)

- Septic Tank (distribution box, inlet & outlet tee's and necessary pumping only)
- Water Softener (excludes maintenance)
- Sewage Ejector
- Tankless Water Heater
- Battery back-up sump pump (excludes batteries)
- Swimming Pool/Spa (pump and motor only) – excludes heaters, structural defects, liners, lighting systems, cleaning equipment)

**BASIC COVERAGE****\$449.00****REQUIRED ADDITIONAL COVERAGE**

Additional HVAC Systems - after 2nd

**\$90.00**

Additional Water Heaters - after 1st

**\$63.00****OPTIONAL ADDITIONAL COVERAGE**

## PLANNED MAINTENANCE:

- Heating System (1st unit)

**\$75.00**

- Cooling (1st Unit)

**\$75.00**

- Additional Heating/Cooling (per unit)

**\$50.00**

- Humidifier (per unit) (excludes steam humidifiers)

**\$30.00**

Boiler

**\$84.00**

Zone Controls

**\$157.50**

Filter Coverage (1" pleated - 2 per year with planned maintenance)

**\$26.00**

Electronic Air Cleaner

**\$39.00**

Media Filters (MERV 10 or 11 - 2 per year with planned maintenance)

**\$83.00**

Media Filters (MERV 16 - 1 per year with planned maintenance)

**\$118.00**

Ultraviolet Germicidal Light (includes 1 bulb/yr)

**\$115.00**

Trane Clean Effects

**\$75.00**

Lennox Pureaire Filtration System

(Annual Maintenance Kit includes 1 MERV 16 filter and 1 UV replacement bulb)

**\$247.00**

Premium Appliance Replacement Upgrade

(see terms &amp; conditions for coverage and limitations)

**\$300.00**

Free-Standing Appliance Package (includes 1 each - washer, dryer, refrigerator)

**\$132.00**

2nd Kitchen Package (includes 1 each - dishwasher, range or cooktop, built-in microwave)

**\$132.00**

Oven Warming Drawer

**\$38.00**

Add-on Appliances (each appliance) washer, dryer, refrigerator, range, dishwasher, trash compactor, built-in microwave, freestanding freezer)

**\$66.00**

Septic Tank

**\$89.00**

Sewager Ejector

**\$118.00**

Water Softener

**\$79.00**

Backup Sump Pump

**\$63.00**

Tankless Water Heater

**\$79.00**

Swimming Pool

**\$200.00**

Swimming Pool with built-in Spa (sharing common equipment)

**\$220.00**

Exterior Hot Tub

**\$120.00**

Duplex

**\$808.00**

Triplex

**\$1145.00**

Fourplex

**\$1527.00**

Single Family Two Year Agreement

**\$765.00****TOTAL AMOUNT DUE:**