

The preferred home warranty of top real estate professionals.

simple.   
as it should be.

[WWW.INSPECTIONCENTRAL.NET](http://WWW.INSPECTIONCENTRAL.NET)  
**NO  
PRE-EXISTING  
CONDITIONS  
WITH A  
QUALIFYING HOME  
INSPECTION!**  
  
[WWW.INSPECTIONCENTRAL.NET](http://WWW.INSPECTIONCENTRAL.NET)



# welcome

to the simple warranty.

The Simple Warranty by Residential Warranty Services represents the **broadest coverage** available in the market today. All options are included, no known preexisting conditions and we offer a best coverage guarantee. In fact, if you are ever denied coverage for a claim that can be verified eligible by any other policy we will either cover it or give you 100% of your premiums back. Pricing is based on a simple square footage system, and you'll never experience any upcharges.

**With Residential Warranty Services, you are simply covered.**

## Options Included (At no extra charge to you!)

### **DRAIN LINE STOPPAGE**

Stoppages accessible and clearable by a sixty foot standard sewer cable. Home must have a clean-out installed. Roof vent entry is not covered by this policy.

### **WATER SOFTENER**

Standard residential water softening unit, components and plumbing to and from the unit.

### **ROOF LEAK REPAIR**

Leaks only, to rolled roofing, composition shingles, and flashing.

### **SEWAGE PUMP AKA LIFT STATION**

Standard residential grade sewage pump located within the perimeter of the home, adjacent plumbing lines, and power supply.

### **WELL PUMP**

Well pump, electrical and plumbing lines to and from the unit, pressure switch, motor, impellers, seals, controls, pressure tanks.

### **TERMITE PROTECTION PLAN**

Conventional chemical treatment in the case of a new infestation.

### **MICROWAVE**

Built-in microwave, parts, and components including electric timer, transformer, magnetron tube, door latch, touch tone panel, interior lining, clocks and shelves.

### **WASHER & DRYER**

Clothes washer and dryer, related components including pumps, tiers, wiring, relays and switches, belts, hoses, thermostats, heating elements and burners, lint screens, gas valve, and pulleys.

### **FREEZE DAMAGE**

### **ANNUAL HVAC MAINTENANCE**

### **ALARM SYSTEM**

Also covered by this policy: Up to \$400 towards any mandatory code upgrade including those related to changing refrigerant type in air conditioning systems. This shall be applied to the aggregate limitation of the system that was benefitted by the coverage.

"The Simple Warranty from RWS allows us to cover nearly every mechanical component in the home with fewer exclusions than ANY other policy. Between the high level of coverage and best service in the industry, we hope to make you a client for life."

Nathan Thornberry, Owner, Residential Warranty Services

Call us at 1-800-544-8156 or see the rest of the policy online at [RWSWarranty.com](http://RWSWarranty.com)

# 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 Simple Warranty.

## CENTRAL HEATING SYSTEM

This policy 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 (Policyholder 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.

## 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 policy details and limits of liability online at [RWSWarranty.com](http://RWSWarranty.com)



# Warranty Application

Buyer's Coverage  Listing Coverage

## Property to be Covered

Street \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Seller \_\_\_\_\_ Phone # (\_\_\_\_\_) \_\_\_\_\_  
Buyer \_\_\_\_\_ Phone # (\_\_\_\_\_) \_\_\_\_\_

## Agent Information

Listing Agent \_\_\_\_\_  Procured  
Office \_\_\_\_\_ Phone # (\_\_\_\_\_) \_\_\_\_\_  
E-mail Address \_\_\_\_\_  
Listing Expiration Date \_\_\_\_\_

Selling Agent \_\_\_\_\_  Procured  
Office \_\_\_\_\_ Phone # (\_\_\_\_\_) \_\_\_\_\_  
E-mail Address \_\_\_\_\_

Title Company Name \_\_\_\_\_  
Closer \_\_\_\_\_  
Phone # (\_\_\_\_\_) \_\_\_\_\_ Fax # \_\_\_\_\_  
Address \_\_\_\_\_

Inspection Company \_\_\_\_\_  
Phone # (\_\_\_\_\_) \_\_\_\_\_  
Closing Date \_\_\_\_\_

Deliver to:  Closing  Agent  Residence

After being presented with this policy, and being made aware that the agent/agency is not liable for any future repairs related to the subject property, the client wishes to  Accept  Decline the home warranty coverage and understands fully the terms and conditions contained herein.

Client Signature \_\_\_\_\_ Date \_\_\_\_\_  
Printed \_\_\_\_\_

## To Order

**Call:** 800-544-8156

**Fax:** 877-307-7056

### Mail:

Residential Warranty Services

P.O. Box 797

Carmel, IN 46082

### Order Online:

[www.rswarranty.com](http://www.rswarranty.com)

### 24 Hour Service

Call: 800-544-8156

## Pricing Guide for Simple Warranty

Priced by Total Square Footage Including Basement / Please Check One

≤ 1500 sq ft	\$395	
1501 - 2500 sq ft	\$455	
2501 - 3000 sq ft	\$495	
3001 - 4000 sq ft	\$550	
4001 - 5000 sq ft	\$725	
5001 - 6000 sq ft	\$935	
6001 - 9,999 sq ft	0.20 per sq ft*	
10,000 sq ft above	0.25 per sq ft*	
		<b>Total</b>

\*For homes over 6000 sq ft, multiply footage by the indicated price.  
Service call fee \$150. Please See Policy for complete terms and specifications

## Coverage for the Simple Warranty

HVAC, Plumbing, Electrical, Water Heater, Sump Pump, Sewage Pump, Well Pump, Termite Treatment, Exhaust Fan, Dishwasher, Garbage Disposal, Microwave, Range/Oven, Trash Compactor, Refrigerator, Whirlpool Motor, Roof Leak, Water Softener, Drain Line Stoppage, Washer/Dryer, Garage Door Opener and Springs, Alarm System, Instant Hot Water System, Freeze Damage, Central Vac Systems, HVAC Annual Maintenance