

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 up charges.

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.

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 duct work (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, non-proprietary 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