



Helping to Protect One of the Largest Investments of a Lifetime.

Colorado Home Warranty

Standard Plan Coverage

Coverage is for single family dwelling 5,000 sq. ft. and under and is subject to our Limits of Liability.

This contract covers only items mentioned and excludes all others. Covered items must be in good safe working order on the effective date of coverage. Covered items must be located within the perimeter of the main foundation of the home or attached garage (except air conditioner/cooler, well pump, septic tank and pool/spa equipment).

HEATING SYSTEM

Covered: Gas, oil or electric heating system provided it is the main source of heat to the home.

Not covered: Fireplaces, flues, vents, registers, filters, electronic air filters, grills, dampers, humidifiers, baseboard casings, cable heat, Geothermal and/or water heat pumps, key valves, and improperly sized or solar systems, wood stoves, or pellet stoves (even if main sources of heat).

\$500 maximum in aggregate for diagnosis, repair or replacement of home heating system that fails during the listing period.

Limit: \$1500 maximum in aggregate for diagnosis, repair or replacement of hot water, boiler, steam circulating, encased radiant heat, air transfer, lithium/glycol or hydronic heating systems.

DUCTWORK

Covered: Ductwork from the heating system to the registers or grills.

Not Covered: Collapsed or crushed ductwork, ductwork damaged by moisture, grills, registers, insulation, dampers, or ductwork where asbestos is present.

Limit: \$1000 maximum in aggregate for diagnosis or repair of ductwork.

PLUMBING SYSTEM

Covered: Leaks and breaks of water, drain, gas vent or waste lines within the perimeter of the foundation of the home or attached garage. Angle stops, shower/tub diverter valve and gate valves.

Not Covered: Fixtures, faucets, pop-up assemblies, hose bibs, basket strainers, filters, bidets, shower enclosure and base pan, water softener/conditioner equipment, caulking, grouting, pressure regulators, gas log lighter, sprinkler systems, saunas, sewer ejectors, Quest or Flow guard piping, collapse of or damage to waste, vent, water, gas and drain lines caused by roots, freezing, rust, corrosion or chemical build up, inadequate or excessive water or gas pressure and fresh water flow restrictions due to rust, corrosion or chemical deposits.

PLUMBING STOPPAGES

Covered: Clearing of stoppages in drain, vent and sewer lines through ground level access.

Not covered: Stoppages due to roots, foreign objects, collapsed, damaged or broken lines, access to drain or sewer lines from roof vent.

Limit: \$100 maximum in aggregate for diagnosis and repair of stoppages within the perimeter of the foundation of the home.

TOILETS

Covered: Toilet tank, bowl, and tank mechanisms (replaced with white builders standard when necessary).

Not covered: Cracks that are not leaking, seats and lids.

WATER HEATER

Covered: All mechanical components and parts that affect the operation of the unit.

Not covered: Failures caused by sediment, color or purity of water, noise, storage tanks, flues, vents, and solar equipment.

Limit: \$500 maximum in aggregate for diagnosis, repair or replacement of home water heaters.

WATER HEATER RECIRCULATION PUMP

Covered: Pump only

SUMP PUMP

Covered: Permanently installed sump pump for ground water.

Not covered: Portable sump pumps.

BUILT-IN WHIRLPOOL BATHTUB

Covered: Motor pump assembly.

Not covered: Bathtub, jets and gaining access to piping.

BUILT-IN DISHWASHER

Covered: All mechanical components and parts that affect the operation of the unit.

Not covered: Racks, baskets, rollers and soap dispensers.

RANGE/OVEN/COOKTOP

Covered: All mechanical components and parts that affect the operation of the unit.

Not covered: Clocks/timers (unless they effect the function of the unit), meat probe assemblies, rotisseries, handles, knobs, racks, lights, hinges, door glass, ceramic/glass cook tops, interior lining, self-cleaning mechanisms, convection ovens and magnetic induction units. (Sensi-heat burners will be replaced with standard burners).

GARBAGE DISPOSAL

Covered: All mechanical components and parts including entire unit.

Not Covered: Jams

KITCHEN REFRIGERATOR

Covered: All mechanical components and parts that affect the operation of the unit.

Not covered: Ice makers, ice crushers, beverage dispensers and respective equipment, internal shell, racks, shelves, handles, lights, food spoilage, refrigerator freezers which require an additional compressor to function, stand alone freezers, and refrigerators located outside the kitchen.

BUILT-IN MICROWAVE

Covered: All mechanical components and parts that affect the operation of the unit.

Not covered: Interior lining, door glass, clocks, shelves, rotisseries, meat probes, lights, handles, racks, and portable counter top units.

BUILT-IN TRASH COMPACTOR

Covered: All mechanical components and parts that affect the operation of the unit.

Not Covered: Removable bucket, lock/key assemblies and knobs.

ELECTRICAL SYSTEM

Covered: Wiring (repair only), outlets, switches, junction boxes, circuit breakers, main panel and sub-panel.

Not covered: Direct current wiring & systems, low voltage relay systems, power surge/failure, light fixtures, dimmers, alarms, smoke detectors, intercoms, cable wiring, fiber optic, inadequate wiring capacity and access to wiring.

CEILING FANS

Covered: All mechanical components and parts (Replacement at builder's standard).

Not Covered: Remote transmitters/controls and light kits.

CENTRAL VACUUM

Covered: All mechanical components and parts that affect the operation of the unit.

Not Covered: Accessories, hoses, or removable attachments.

BUILT IN EXHAUST FANS

Covered: All mechanical components and parts that affect the operation of the unit.

Not Covered: Fixtures, heat lamps, whole house fans, down draft exhaust fans and attic fans.

TELEPHONE WIRING

Covered: Telephone wiring used for residential service located within the walls of the main dwelling.

Not Covered: Wiring that is the property of the phone company, phone jacks, and phone units.

GARAGE DOOR OPENER

Covered: Motor, wiring, switches, and receiver unit (electrical only).

Not Covered: Doors, hinges, springs, remote transmitters/controls, adjustments, sensors and track drive.