



Home Warranty Plan™  
BY HISCO HOME WARRANTY


The REAL Choice in Home Warranties<sup>SM</sup>

Qualifies for E&O Deductible Reduction  
and Sellers E&O up to \$50,000

13 MONTH COVERAGE

\$750 in Supplemental Blanket Protection

**OUR PROMISE** You will never pay a service fee  
unless we actually perform a repair.


 A portion of each warranty sold is  
donated to Breast Cancer Awareness

STANDARD PLAN  
\$300

BONUS PLAN  
\$400

Combines Standard Coverage  
+ Air Conditioning\* + Total Care  
\* Substitute Washer/Dryer  
or Refrigerator if no A/C needed



 Issued and administered by BPG Home Warranty Company

ORDER TODAY at: [HiscoHW.com](http://HiscoHW.com) or Call 800-831-8200



# APPLICATION - 13 MONTH COVERAGE

To Order: Call: 800-831-8200 or 858-217-1900 • Fax in to: 800-344-4726

Mail this form: 1405 N. San Fernando Blvd. Suite 305, Burbank, CA 91504 • You can also order online at: [HiscoHW.com](http://HiscoHW.com)

Buyer  Seller

Buyer Name: \_\_\_\_\_

Seller's Name: \_\_\_\_\_

## Address of Property to Be Covered

Street: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

## Real Estate Firm Information

Firm Name: \_\_\_\_\_

Street: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Agent's Name: \_\_\_\_\_

Agent's Email: \_\_\_\_\_

Firm Phone Number: ( ) \_\_\_\_\_

Representing:  Buyer  Seller

Co-operating Agent's Name: \_\_\_\_\_

Co-operating Agent's Email: \_\_\_\_\_

## Escrow Information

Company Name: \_\_\_\_\_

Street: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Officer's Name: \_\_\_\_\_

Phone Number: ( ) \_\_\_\_\_

Fax Number: ( ) \_\_\_\_\_

Officer's Email: \_\_\_\_\_

Estimated Date of Closing: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Escrow Number: \_\_\_\_\_

## STANDARD COVERAGE

Single Family Home up to 5,000 sq. ft . . . . . \$300

Condominium, Townhome, Mobile Home . . . . . \$265

Duplex \$455  Triplex \$555  Fourplex \$655  
Add \$165 for each unit above 4

New Construction (Years 2-5) . . . . . \$485

## Bonus Plan Coverage Package

Combines Standard Coverage + Air Conditioning\* + **TOTAL CARE** . . . \$400

Combines Condo Standard Coverage + Air Conditioning\*+**TOTAL CARE** . . \$365  
(\*Substitute Washer/Dryer or Refrigerator if no A/C needed)

## OPTIONAL COVERAGE (For Buyer only)

\$500 Supplemental Blanket Protection<sup>SM</sup> . . . . . \$50

Air Conditioning  
(Electric, central or built-in wall or evaporative cooler) . . . . . \$60

**TOTAL CARE** . . . . . \$60  
(Extends coverage and expands limits on over 50 additional items)

Swimming Pool or Spa or Combined Pool and Spa Equipment . . . . . \$125

Saltwater Swimming Pool (when purchased with above Pool/Spa Option) . . . . . \$175

Additional Pool or Spa Equipment (when purchased with above Pool/Spa Option) \$75

Roof Leak Repair—Limited  
(Includes attached or detached garage) . . . . . \$100

Refrigerator or Freezer or Wine Cooler . . . . . \$50

Built-in Refrigerator (Two Compressor Systems) . . . . . \$100

Washer/Dryer . . . . . \$75

Washer/Dryer Refrigerator Combo . . . . . \$100

Well Pump (Domestic use only) . . . . . \$100

Septic Tank Pumping . . . . . \$30

Structural Endorsement (\$10,000 Limit. \$100 Service Call Fee) . . . . . \$200

**For information on Natural Hazard Reports starting at \$40 or \$ price quotes for Homes over 5,000 sq. ft. call 1-800-831-8200**

## Seller's Coverage (Excluding Optional Coverage)

Single Family Home . . . . . .81¢ a day

Condominium, Townhome, Mobile Home . . . . . .71¢ a day

**Service Call Fee - \$60**

**Important** This plan does not cover known defects. Defects known to exist by either applicant and/or agent must be excluded below. (Excluded items will be reinstated if HISCO receives proof of repair from a licensed contractor before close of escrow.)

Excluded Items: \_\_\_\_\_

**Acceptance of Coverage and Authorization of Payment** Applicant has read the terms and conditions of coverage contained herein and accepts the coverage and authorizes escrow holder to pay HISCO upon close of escrow. Applicant understands HISCO is responsible for services rendered under this plan and not the broker/agent.

**Rejection of Coverage** I/We acknowledge that I/We have been offered valuable protection within this warranty. I/We understand that I/We are foregoing such valuable protection of my/our own volition. I/We agree to hold harmless and release the Real Estate Agents, Brokers and Closing Agents from any and all liability, including my/our rights under Civil Code Section 1542, for the repair and replacement of any system, physical condition and/or appliance that could have been covered under this warranty.

Signature of Applicant(s) X \_\_\_\_\_ DATE \_\_\_\_\_

*Broker/agent is not a representative of HISCO and is not compensated for offering this Plan.*

# 13 MONTH HOME WARRANTY PLAN

## TERMS OF COVERAGE

**Seller:** Optional Seller's Coverage commences when order is received by COMPANY and is limited to basic plan items only. Coverage is for Seller occupied property for up to 180 days during the listing and escrow periods and must be ordered in conjunction with a Buyer's policy. Seller's coverage for heating systems, water heaters and slab repairs are limited to \$500. Any systems or appliances rusted beyond repair are not covered. "Our Promise" doesn't apply to Seller's Coverage.

**Buyer:** Coverage begins on close of escrow and continues for 13 months from that date. Payment is due at close of escrow and must be received within ten days. During the policy term HISCO (hereafter "COMPANY") will repair or replace the covered systems, components and appliances that fail because of normal wear and tear that occurs after coverage starts. Coverage is limited to the items specifically listed as covered and excludes all others. Covered items must be located inside the main foundation of the house or garage except for optional items, and must be in proper working order when coverage starts. **Known defects are not covered; unknown defects will be covered if they are discovered after coverage starts, if they are covered defects and if they could not have been discovered by a visual inspection and operational test.** Failures to a covered system or appliance due to lack of maintenance, rust, corrosion or sedimentary build up will be covered provided they were not obvious problems before the policy went into effect. **Company will not reimburse any expense incurred for unauthorized repairs.**

## COVERED SYSTEMS

- 1. ELECTRICAL SYSTEM:** Covered: Electrical panels, sub-panels, buss bars, breakers, GFI breakers, light switches, wall receptacles, wiring. *Not Covered:* Fixtures, stretched outlets, alarms, doorbells, chimes, overloads, failures due to rust and/or corrosion.
- 2. HEATING SYSTEM:** Covered: Gas, electrical, forced air, floor, gravity, wall, heat pump (utilizing R-22 or R-410A refrigerant), radiant heat or steam system. All parts and components necessary for the operation of the system. For specific heat pump coverage please see paragraph 2 of Optional Coverages. Repair of radiant, water/steam or electric grid heating limited to \$1000. *Not Covered:* Portable heaters, oil fired systems, cable heat, inaccessible refrigerant lines, flues, vents, filters, fireplaces, wood or pellet stoves.
- 3. DUCT SYSTEM:** Covered: Repair or replacement of ducts from the heating unit to the point of attachment at the register or grill which have failed due to normal wear and tear. Repairs limited to \$1,000. *Not Covered:* Insulation, registers, dampers, sealing, testing, inspections or certifications.
- 4. PLUMBING SYSTEM:** Covered: Repair leaks or breaks in supply, riser, drain, waste, vent and gas lines.
  - **WATER HEATERS:** All parts and components including the internal tank.
  - **GARBAGE DISPOSAL:** All parts and components.
  - **VALVES:** Tub, shower and diverter valves, angle stops, gate valves, and pressure regulator.
  - **STOPPAGES:** In drain, waste and sewer lines that can be cleared with a sewer cable from a ground level accessible clean-out. *Not Covered:* Roots
  - **PUMPS:** Permanently installed sewer ejector, circulating and sump pumps. All parts and components.
  - **TOILETS:** Tanks, bowls, wax ring seals and flushing mechanisms.
  - **BATHTUB WHIRLPOOL EQUIPMENT (Built-in):** Motor and pump assembly.
  - **PLUMBING SYSTEM:** *Not Covered:* Shower pans, tubs, enclosures, caulk, grout, faucets, fixtures, flues, vents, toilet lids/seats, septic systems, obstruction or damage to lines caused by roots, whirlpool jets.
- 5. BUILT-IN APPLIANCES\*:** (Includes free standing ranges, dishwashers and trash compactors transferred with the sale of the covered property).
  - **DISHWASHER:** All parts and components\*
  - **RANGE/OVEN/COOKTOP (Gas & Electric):** All parts and components\*
  - **RANGE HOOD FAN:** All parts and components\*
  - **MICROWAVE (Built-in):** All parts and components\*
  - **TRASH COMPACTOR:** All parts and components\*
  - **INSTANT HOT WATER DISPENSER:** All parts and components\*
  - **BUILT-IN FOOD CENTER:** All parts and components\*

*\*Not Covered on any appliance:* Racks, baskets, rollers, runners, handles, hinges, shelves, knobs, dials, clocks, browning units, lights, interior linings, glass, rotisseries, removable attachments/accessories. Sensitemp burners replaced with standard units.
- 6. EXHAUST FANS & CEILING FANS:** Covered: All parts and components. *Not Covered:* Heating/lighting units, light fixtures, noises, balancing.
- 7. ATTIC FANS & WHOLEHOUSE FANS:** Covered: All parts and components. *Not Covered:* Louvers, grills, timers, vents.
- 8. CENTRAL VACUUM SYSTEM:** Covered: Motor, wiring, switches only. *Not Covered:* Attachments, pipes, clogged pipes.
- 9. GARAGE DOOR OPENER:** Covered: All parts and components of the opener unit only. *Not Covered:* Doors, hinges, springs, remote transmitters.
- 10. TELEPHONE WIRING:** Covered: The telephone wire for residential use located within the main foundation of the home. *Not Covered:* Lights, phone jacks or plugs, cover plates, phones, phone fuses, alarm circuits, wiring owned by a third party.

## OPTIONAL COVERAGES

Available only for buyers when an additional premium was paid at close of escrow.

- 1. \$500 SUPPLEMENTAL BLANKET PROTECTION<sup>SM</sup>:** Covered: This \$500 extends coverage to repairs related to systems and appliances not normally covered under this warranty (i.e. upgrade to Green Appliances, light fixtures). *Not Covered:* Conditions that were known prior to the close of escrow or noted on the inspection report.
- 2. AIR CONDITIONING (Electric only):** Covered: 2 units not exceeding 5 tons each. Central, heat pumps, or built-in wall unit utilizing R-22 or R410A refrigerant, or evaporative cooler. All parts and components necessary for the operation of the system. Company will provide the necessary equipment to comply with the currently required 13 SEER energy efficiency standards for an air conditioning system which cannot be repaired and must be replaced. *Not Covered:* Portable or window units, inaccessible refrigerant lines, gas air conditioning, any water cooled air conditioner, geothermal units, components or units of any description not specifically mentioned as covered.
- 3. SWIMMING POOL/SALTWATER POOL OR SPA OR COMBINED POOL AND SPA EQUIPMENT:** Covered: Filter, heater, pump, motor, gaskets, relays, impeller, manual valves, time clocks, above ground plumbing and wiring, pool sweep motor and pump, blower, chlorinators, ozonators. **With purchase of Saltwater Pool option: saltwater chlorinator and salt cells.** Repair or replacement of Saltwater Pool items or equipment rusted beyond repair is limited to \$2,000. *Not Covered:* Lights, solar heating, underground and/or inaccessible electrical, gas, plumbing lines or components, clogged lines, fill lines, fill valves, jets, cleaning equipment/systems, pool sweeps or related equipment, motorized valves, auxiliary motors and/or pumps, structural defects and problems due to lack of maintenance and/or chemical imbalance, salt, saltwater chlorinator, salt cells.

**4. ROOF LEAK REPAIR:** Covered: Repair of leaks caused by rain to serviceable pitched roofs utilizing shake, shingle, composition shingle, metal or tile roofing materials that occur over the occupied living space of the home, attached or detached garage, provided that roof was watertight at close of escrow. Coverage is limited to the repair of specific leaks in the existing roof; COMPANY'S total obligation under this policy shall not exceed \$1,000. If replacement of the existing roof, in whole or in part, is necessary then COMPANY'S liability is limited to COMPANY'S average cost incurred for repair of similar leaks. *Not Covered:* Built-up roofs, including tar, gravel or capsheet roofs, roof replacement, materials not listed as covered, cracked or missing shingles or tiles, skylights, gutters, downspouts, flashing, sheet metal, decks, balconies, leaks at, or caused by intentional penetration(s) of the roof membrane (e.g. air conditioning units, skylights, chimneys, patio cover attachment points, etc.) leaks in porch, breezeway, carport or patio roofs.

**5. REFRIGERATOR OR FREEZER OR WINE COOLER:** Covered: Appliance located within the covered property. All parts and components necessary for the operation of the refrigerator including its internal freezer. *Not Covered:* Ice makers, ice crushers, fluid or ice dispensers, and all components related thereto, food loss, shelves, racks, bins, light and socket, interior lining, thermal shell, freezer not operated by the refrigerator compressor.

**6. BUILT-IN REFRIGERATOR:** Covered: Refrigerator located in the kitchen of the covered property. All parts and components necessary for the operation of the refrigerator including its internal freezer. *Not Covered:* Ice makers, ice crushers, fluid or ice dispensers, and all components related thereto, food loss, shelves, racks, bins, light and socket, interior lining and thermal shell.

**7. CLOTHES WASHER/DRYER:** Covered: All parts and components of individual freestanding washer or dryer. Coverage for stack laundry units is limited to repair only. *Not Covered:* Soap or fluid dispensers, filters, screens, knobs, dials, mini-tubs, touch-tone panels, venting, clothes damage.

**8. WELL PUMP:** Covered: All components of well pump used exclusively for domestic water for main house. Above ground plumbing and electrical. Holding and storage tanks covered up to \$500. *Not Covered:* Below ground plumbing and electrical, secondary pumps, well casing, re-drilling, access, multi-user well, damage due to low water.

**9. SEPTIC TANK PUMPING:** Covered: COMPANY will pump the septic tank one time during the contract term to clear a stoppage caused by back up of the septic tank. *Not Covered:* Repair or replacement of the system or any of its components, the cost for locating and/or accessing the tank, sewer hook-ups, chemical treatment, waste disposal.

**STRUCTURAL WARRANTY ENDORSEMENT:** (Single Family Detached Residences only) Upon receipt of the completed, signed inspector checklist and payment of the additional premium, Company will repair or replace covered structural system components listed as functional on the checklist provided: a) there is an actual or anticipated failure of a covered component; b) the failure will vitally affect the use of the home for residential purposes; and c) the covered component was in place, functional, and permanently installed within the perimeter of the home on the effective date of this warranty. Maximum coverage per warranty \$10,000; trade call fee for a structural problem is \$100. **COVERED COMPONENTS OF THE SYSTEM:** Foundation, Foundation Walls; Sill Plates; Girder Posts; Headers; Floor Joists and Sub Floor; Sole Plates; Studs; Sheathing; Plates and Ceiling Joists; Roof Sheathing and Roof Boards; Partition Wall Studs; and other load carrying structural components which constitute an integral part of the primary structure. *NOT COVERED:* Failures due to earthquake, weather, flood, land subsidence, slope failure and acts of God, fire, vandalism, pest damage, riot and civil disobedience, accident, improper construction, substandard material, design flaw, modification that weaken a structure component or that compromises the structure integrity of the dwelling, or the failure of any component or system not listed as a covered item or defects discovered prior to the effective date of this endorsement. Upgrades required by code, cosmetic defects, and consequential are not covered.

## TOTAL CARE When ordered and paid for at close of escrow the following items will be covered:

**\$250 Supplemental Blanket Protection<sup>SM</sup>:** Covered: This \$250 extends coverage to repairs related to systems and appliances not normally covered under this warranty (i.e. upgrade to Green Appliances, light fixtures). *Not Covered:* Conditions that were known prior to the close of escrow or noted on the inspection report.

**Accessible Outside Plumbing and Electrical:** Covered: Above ground plumbing and wiring, outlets, hose bibs, stop and waste valves and in-line shut off valves. All covered items must be located within 50' of home. *Not Covered:* fixtures, alarms, sprinkler timers, coverage for pools, spas, well pumps and septic will only be covered if the appropriate coverage is purchased.

**Stoppages:** Covered: Clearing stoppage through roof vent or by pulling of toilets. Hydrojetting.

**Heating System:** Covered: Flues, vents, grills, registers, filters, heat lamps.

**Plumbing System:** Covered: Faucets, shower heads and shower arms (replaced with builders standard chrome finished units when replacement is required), hose bibs, toilets replaced with like quality up to \$600 per occurrence.

**Water Heaters:** Covered: Flues, vents.

**Dishwasher:** Covered: Baskets, racks and rollers.

**Range/Oven/Cooktop:** Covered: Clocks, dials, handles, interior linings, knobs, lights, rotisseries.

**Built-in Microwave:** Covered: Clocks, dials, door glass, interior lining.

**Trash Compactor:** Covered: Buckets, lock and key assemblies.

**Garage Door Opener:** Covered: Springs, hinges and remote transmitter.

**Cost of Permit:** Covered: \$250 per occurrence with a \$500 aggregate per policy. HISCO will not be responsible if permits are not available.

**Disposal of Faulty Equipment:** Company will pay to remove faulty equipment on a covered system or appliance.

**Crane Charges:** Company will pay for Crane Charges on a covered system or appliance.

**\$1,500 Limit For Repair Of Radiant, Steam Heating And Glycol Transfer Units:** (\$500 Increase) The policy limits set out in Paragraph 4 of Limitation of Liability for repair of these items is increased to \$1,500. All other policy provisions apply.

**\$2,000 Limit For Access To Concrete Encased And Enclosed Items:** (\$500 Increase) The policy limits set out in Paragraph 4 of Limitation of Liability for repair of water, drain, waste, vent or gas lines is increased to \$2,000. All other policy provisions apply.

**\$500 Limited Building Code Allowance:** (\$250 Per occurrence) When a furnace, heat pump, water heater, electrical panel or sub-panel, need to be replaced to effect repair COMPANY will pay up to \$250.00 per occurrence towards mandatory local building code compliance or upgrade costs. The total amount that COMPANY will pay towards these costs is a maximum aggregate of \$500 during the contract term.

**Pest Control:** Treatment within the main foundation of the home and garage for these covered pests; Ants (except fire, pharaoh and carpenter varieties), roaches, spiders, silverfish, earwigs, crickets, ground beetles, millipedes, centipedes, pillbugs, sowbugs, clover mites, mice. *Not covered;* Fungus, termites, any pests not listed above, continuous treatment programs, fumigation, rodent proofing.

## OPTIONAL COVERAGE ITEMS:

These items require the purchase of the specific Optional Coverage before TOTAL CARE applies:

**Refrigerator:** Covered: Ice maker (when optional Refrigerator coverage is ordered and paid for).

**Air Conditioner:** Covered: Freon recapture, grills, registers, filters, and window units (when optional Air Conditioner coverage is ordered and paid for).

**\$1500 Limit For Roof Leak Repair:** (\$500 Increase) When Roof Leak Repair Option is ordered and paid for the policy limits for roof leak repair is increased to \$1,500. All other policy provisions apply.

HISCO Home warranty has been helping California Real Estate Professionals for more than 30 years.

This CRES qualified home warranty plan by Hisco is issued and administered by BPG Home Warranty Company California Department of Insurance ID # 3360-5.

## TERMS AND CONDITIONS

### SERVICE REQUESTS - CALL 800-831-8200 or (858) 217-1900

The homeowner must telephone COMPANY and report covered malfunctions during normal working hours and before policy expiration; reports of emergencies are accepted year round, 24 hours a day. COMPANY'S contractors will be given the report within 3 hours during normal working hours, and within 48 hours on weekends and holidays. COMPANY'S contractors will only service the specific problems reported to COMPANY, and cannot service problems not included on their work order from COMPANY.

**SERVICE CALL DEDUCTIBLE FEES** - Homeowner shall pay the service call deductible fee (or the actual cost of service if less) for each separate trade call at the time of service. Company is not responsible for rendering service if deductible fee is not paid. Service work of the authorized contractor is guaranteed for 30 days on the parts installed and the labor actually performed; failure of the parts that were installed or failure of the authorized contractor's labor that are reported to COMPANY within 30 days of service will not require an additional service call deductible. If you request service for a non-emergency outside of normal business hours, you may be responsible for additional fees.

**SCOPE OF COVERAGE AND EXCLUSIONS** - This plan covers single family homes, condominiums, townhomes or mobile homes of 5000 square feet, or less; dwellings used for any commercial purpose (e.g. rest homes, group homes, day care etc.) or any commercial grade equipment are not covered. Common areas, systems, or facilities of mobile home parks, condominiums and townhomes are not covered. Multi units, common systems and appliances not located within the confines of each individual unit are excluded.

**BUILDING CODE / UPGRADE** - COMPANY is not responsible for service or costs, for inspections, certifications or locating leaks in ductwork or diagnostic testing of ductwork required by state regulations, or any increased cost required to upgrade, replace or change the size, efficiency, capacity or safety features of any covered system to comply with any Federal, State, or Local building/zoning codes, laws, administrative or utility regulations, or any changes thereto unless otherwise stated elsewhere in this policy. HISCO will repair or replace a system or appliance that has failed due to lack of maintenance, mismatched system, improper installation, repair or modification done by a licensed contractor. If the lack of maintenance, mismatched system, improper repair or modification violates a code requirement, the \$250 code limit will apply.

**CONTROLLED OR HAZARDOUS SUBSTANCES** - The control, remediation, abatement or removal of mold, mildew, fungi or bacteria or their by-products, are not covered even if the failure of an otherwise covered system, component or appliance is the actual or suspected cause of the mold, mildew, fungi or bacteria; necessary service to a covered item that is located in or adjacent to any area affected by mold, mildew, fungi or bacteria will be undertaken only after the homeowner has abated the condition. Where toxic, hazardous or controlled materials or contaminants including, but not limited to, asbestos, PCBs, lead paint or the like are found or suspected COMPANY shall be under no obligation to service or repair the affected item or system.

**LEASE OPTION / EARLY OCCUPANCY** - In cases of lease options or early occupancy the full premium is due when the buyer takes possession.

**RENEWAL** - This policy is renewable at COMPANY'S option and subject to applicable rates, terms and conditions at time of renewal. Company reserves the right to amend coverage at time of renewal. \$25 of the original policy premium is applied towards the 13th month of additional coverage.

**VOIDABILITY** - COMPANY may declare this plan void in cases of concealment or misrepresentation of any material facts or circumstances relating to the condition of the covered premises, or in the event policy premium Buyer/Seller is not paid in full; COMPANY may pro-rate policy term.

**DISPUTE RESOLUTION** - Any controversy or claim arising out of or relating to this policy, or the breach thereof, shall be settled by arbitration filed by the aggrieved party with, and administered by, the American Arbitration Association, hereafter referred to as "AAA", in accordance with its Commercial Arbitration Rules, and the award rendered by the arbitrator shall be in conformity with substantive California law and may be entered in any court of proper jurisdiction. Each party shall bear its own cost and expenses in accordance with the AAA rules.

## LIMITATION OF LIABILITY

1. Company is not responsible for secondary or consequential damage or for delays in rendering service due to circumstances beyond its control.
2. COMPANY has the exclusive right, which it can assign, to select the contractor responsible for resolving covered problems; COMPANY reserves the sole discretion as to whether it will repair, or replace, or pay the homeowner COMPANY'S estimated cost for the covered repairs or replacements. COMPANY reserves the right to manufacture, or rebuild parts and components and use such parts for any covered repair. Hard to service areas, HISCO will allow the contract holder to obtain their own licensed contractor only after given authorization and they agree to accept HISCO's guideline repair/replacement pricing. An authorization number must be given before any work is performed. **HISCO does not reimburse for unauthorized repairs/replacements.**
3. The following items, conditions or systems are not covered: Casings, pans, trays, cosmetic flaws (defects that don't affect the operation of the item) electrolysis, computerized controls, energy management systems, zone control(s), electronic air cleaners, filters, grills, humidifiers, insulation, intercoms, low voltage systems, rusty water, calcium/lime build-up, noises, remote controls, septic systems, any solar assisted system(s) or component(s), storage/holding tank(s), odors, water pressure, water damage, water treatment systems, irrigation or fire sprinkler or suppression systems.
4. Repair of radiant, water/steam heating, electric grid or glycol transfer systems including diagnosis is limited to \$1,000. Access and restoration to a rough finish of concrete encased lines is limited to a total of \$1,500; COMPANY will provide access through unobstructed interior walls, ceilings, and slab floors to effect repair of water, drain, waste, vent, or gas lines that are concrete encased or enclosed within walls, and will restore openings caused by COMPANY to a rough condition, provided that the total cost to COMPANY for diagnosis access, repair and restoration shall not exceed \$1,500.
5. Except as set forth in Paragraph 4 above, COMPANY is not responsible for providing access, relocation of equipment or for space and/or systems reconfiguration or alterations including, but not limited to, the removal or installation of walls, wall coverings, floors, floor coverings, ceilings, sheet metal, roof mounted units and the supporting structure, paint, countertops, cabinets or the like that is required to effect or complete otherwise covered repairs.
6. COMPANY is not liable for matching brand names, exact features, dimensions, or equipment. COMPANY is neither responsible nor liable for mechanical, technical or chemical incompatibility that may occur as a result of replacing a covered system, component or appliance with units that meet current standards on the date of installation by COMPANY; replacement of toilets will be with white builders standard and replacement of tub and shower valves will be with standard chrome valves; all other covered replacements done by COMPANY shall be with units of comparable function to those being replaced. COMPANY is not liable for disposal or haul away of replaced systems or appliances unless the TOTAL CARE OPTION is purchased.
7. Systems, components or appliances that are subject to a recall, or safety warning, mandatory efficiency upgrade, or other restriction, whether issued by the manufacturer or the Consumer Product Safety Commission, or any other regulatory or administrative body, are not covered; failures of systems, components or appliances caused by improper materials, or manufacturer's defect are not covered.
8. This contract does not cover systems, components or appliances covered by a third party warranty, including a manufacturer's or installer's warranty or service contract, and COMPANY is not responsible for service or repair to such items including routine or warranty service or recalls.
9. COMPANY is not liable for: cleaning, routine or preventative maintenance, missing parts or material, design deficiencies, problems or damage caused by remodeling, attempted repairs, adequacy or capacity of systems or appliances, diminution of efficiency or capacity due to age or modifications, acts of God, fire, theft, wind, storms, floods, lightning, freezing, water, earthquake, soil movement, riot, terrorism, war, vandalism, animal or pest damage, power failure, shortage or surge or any other occurrence other than ordinary wear and tear caused by reasonable use.

**HISCO Home warranty has been helping California Real Estate Professionals for more than 30 years.**

**This CRES qualified home warranty plan by Hisco is issued and administered by BPG Home Warranty Company California Department of Insurance ID # 3360-5.**

13 MONTH  
COVERAGE

# CRES

## STANDARD PLAN

Competitively priced and still more than \$8,000 additional coverage when compared to some home warranties!

(\$60 Service Call)

### STANDARD COVERAGE

ELECTRICAL SYSTEM	COOKTOP
HEATING SYSTEM	RANGE HOOD FAN
PLUMBING SYSTEM	MICROWAVE
DUCT SYSTEM	TRASH COMPACTOR
WATER HEATER	INSTANT HOT WATER DISPENSER
GARBAGE DISPOSAL	BUILT-IN FOOD CENTER
TUB AND SHOWER VALVES	EXHAUST FANS
PRESSURE REGULATOR	ATTIC FANS
STOPPAGES	CENTRAL VACUUM SYSTEM
TOILETS	DOORBELL
SEWER EJECTOR PUMP	GARAGE DOOR OPENER
SUMP PUMP	CEILING FANS
CIRCULATING PUMP	TELEPHONE WIRING
BATHTUB WHIRLPOOL EQUIPMENT	LACK OF MAINTENANCE, IMPROPER PREVIOUS REPAIRS, MISMATCHED HEATING & A/C SYSTEMS
DISHWASHER	SERVICE CALL - "PROMISE"
RANGE/OVEN	
RUST, CORROSION AND SEDIMENT	

### OPTIONAL COVERAGES \*

- \$500 SUPPLEMENTAL BLANKET PROTECTION<sup>SM</sup>
- AIR CONDITIONING
- SWIMMING POOL/SPA
- SALTWATER SWIMMING POOL
- ROOF LEAK REPAIR
- REFRIGERATOR or FREEZER or WINE COOLER
- BUILT-IN REFRIGERATOR
- CLOTHES WASHER/DRYER
- CLOTHES WASHER/DRYER & REFRIGERATOR COMBO
- WELL PUMP
- SEPTIC TANK
- **TOTAL CARE**
- STRUCTURAL ENDORSEMENT

\* Limitations Apply, See Contract For Details.

## Ask Your Agent To Order



The REAL Choice in Home Warranties<sup>SM</sup>

**Important Note:** Brokers/Agents offer this plan in the best interest of their clients and receive no commission or compensation for offering this service.

# TOTAL CARE

When ordered and paid for at close of escrow the following will be covered:

**\$250 Supplemental Blanket Protection<sup>SM</sup>:** Covered: This \$250 extends coverage to repairs related to systems and appliances not normally covered under this warranty (i.e. upgrade to Green Appliances, light fixtures). *Not Covered:* Conditions that were known prior to the close of escrow or noted on the inspection report.

**Accessible Outside Plumbing and Electrical:** Covered: Above ground plumbing and wiring, outlets, hose bibs, stop and waste valves and in-line shut off valves. All covered items must be located within 50' of home. *Not Covered:* fixtures, alarms, sprinkler timers, coverage for pools, spas, well pumps and septic will only be covered if the appropriate coverage is purchased.

**Stoppages:** Covered: Clearing stoppage through roof vent or by pulling of toilets. Hydrojetting.

**Heating System:** Covered: Flues, vents, grills, registers, filters, heat lamps.

**Plumbing System:** Covered: Faucets, shower heads and shower arms (replaced with builders standard chrome finished units when replacement is required), hose bibs, toilets replaced with like quality up to \$600 per occurrence.

**Water Heaters:** Covered: Flues, vents.

**Dishwasher:** Covered: Baskets, racks and rollers.

**Range/Oven/Cooktop:** Covered: Clocks, dials, handles, interior linings, knobs, lights, rotisseries.

**Built-in Microwave:** Covered: Clocks, dials, door glass, interior lining.

**Trash Compactor:** Covered: Buckets, lock and key assemblies.

**Garage Door Opener:** Covered: Springs, hinges and remote transmitter.

**Cost of Permit:** Covered: \$250 per occurrence with a \$500 aggregate per policy. HISCO will not be responsible if permits are not available.

**Disposal of Faulty Equipment:** Company will pay to remove faulty equipment on a covered system or appliance.

**Crane Charges:** Company will pay for Crane Charges on a covered system or appliance.

**\$1,500 Limit For Repair Of Radiant, Steam Heating And Glycol Transfer Units:** (\$500 Increase) The policy limits set out in Paragraph 4 of Limitation of Liability for repair of these items is increased to \$1,500. All other policy provisions apply.

**\$2,000 Limit For Access To Concrete Encased And Enclosed Items:** (\$500 Increase) The policy limits set out in Paragraph 4 of Limitation of Liability for repair of water, drain, waste, vent or gas lines is increased to \$2,000. All other policy provisions apply.

**\$500 Limited Building Code Allowance:** (\$250 Per occurrence) When a furnace, heat pump, water heater, electrical panel or sub-panel, need to be replaced to effect repair COMPANY will pay up to \$250.00 per occurrence towards mandatory local building code compliance or upgrade costs. The total amount that COMPANY will pay towards these costs is a maximum aggregate of \$500 during the contract term.

**Pest Control:** Treatment within the main foundation of the home and garage for these covered pests; Ants (except fire, pharaoh and carpenter varieties), roaches, spiders, silverfish, earwigs, crickets, ground beetles, millipedes, centipedes, pillbugs, sowbugs, clover mites, mice. Not covered; Fungus, termites, any pests not listed above, continuous treatment programs, fumigation, rodent proofing.

**OPTIONAL COVERAGE ITEMS:** These items require the purchase of the specific Optional Coverage before TOTAL CARE applies:

**Refrigerator:** Covered: Ice maker (when optional Refrigerator coverage is ordered and paid for).

**Air Conditioner:** Covered: Freon recapture, grills, registers, filters, and window units (when optional Air Conditioner coverage is ordered and paid for).

**\$1500 Limit For Roof Leak Repair:** (\$500 Increase) When Roof Leak Repair Option is ordered and paid for the policy limits for roof leak repair is increased to \$1,500. All other policy provisions apply.

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