

Home Warranty



As your Realtor, I believe in providing my clients with well-rounded information to make informed decisions. I understand the significance of home warranty insurance in protecting your investment, and my goal is to empower you with essential insights. Please remember that I'm here to guide you through the process and connect you with the right resources.

Feel free to reach out if you have any questions or require further assistance.

Preferred Home Warranty Insurance Providers:

- OneGuard Home Warranties | www.oneguardhomewarranty.com | phone: 888-896-0014
- American Home Warranty | www.ahs.com | 888 682 1043 Andrew Parkes | South Dallas TX Area Sales Manager } aparkes@aphw.com | aphw.com | 800-648-5006 | Mobile: 512-200-1751

Disclaimer: The information provided here is intended to offer a general guide to home Warranty insurance considerations. It is not intended to replace professional advice from an insurance company. While we aim to provide helpful insights, we recommend that you consult directly with your insurance provider to address any specific questions or concerns you may have about home insurance coverage. Your insurance needs are unique, and a conversation with your insurance company will ensure that you receive the most accurate and personalized information regarding your policy options.

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Vendor Recommendations Information Note for Real Estate Clients.

I understand that finding reliable vendors for various services related to real estate transactions can be a crucial aspect of ensuring a smooth and successful experience. As part of our commitment to assisting you throughout this process, I provide vendor recommendations based on our past experiences and general knowledge of the industry.

However, it's important to note that these recommendations are for informational purposes only. I do not endorse or guarantee the quality of services provided by these vendors. While I strive to offer suggestions that align with your needs, preferences, and the specific property in question, the final decision to engage with any vendor lies with you.

Before proceeding with any vendor, I strongly advise conducting your own research and due diligence. You may want to consider seeking multiple opinions, checking references, and evaluating the suitability of a vendor's services for your unique requirements. It's essential to ensure that any chosen vendor aligns with your expectations and standards.

I do not receive compensation or referral fees from the vendors I recommend. My goal is to support you in making informed decisions that serve your best interests throughout the real estate journey.



Feel free to consult with other professionals, such as legal or financial advisors, if you have any concerns about vendor selections or related agreements.

Please keep in mind that the real estate industry is dynamic, and vendors' performance can change over time. Therefore, while we strive to provide up-to-date information, we encourage you to independently verify the relevance and accuracy of any recommendations before moving forward.

If you have any questions or require further assistance, do not hesitate to reach out to us. Your satisfaction and successful real estate experience remain our top priority.

What Is the Difference Between a Home Warranty and Homeowners Insurance?

There are a lot of similarities between a home warranty and homeowners insurance. With both policies, you pay a monthly fee and a service fee, also known as a deductible in the insurance industry. The biggest difference between a home warranty and home insurance is what they cover.

Many homeowners erroneously assume that their home insurance will cover all unforeseen expenses and liability associated with homeownership. In reality, it's reserved for events such as a natural disaster, fire or burglary – what are called perils in insurance parlance. A home warranty protects your major appliances and systems in the event they malfunction due to normal wear and tear. Some home insurance policies may cover appliances and built-in systems, but these policies often come with a high deductible.

In many ways, a home warranty policy supplements the gaps of homeowners insurance. As an example, a home warranty may cover the repair or replacement of a broken water heater when it's worn out from years of use, whereas you may file a claim with your homeowners insurance if your water heater explodes, has a major leak or causes some form of structural damage.

Neither home insurance nor home warranties are legal requirements of homeownership. However, your mortgage provider may require that you enroll in a home insurance plan at the time you buy a home.

Although homeowners can purchase a home warranty at any time, it may be particularly attractive to new home buyers looking for the peace of mind that they aren't solely liable for the financial burdens associated with maintaining their home's built-in systems and appliances. Home sellers may also purchase a home warranty in an effort to entice potential buyers.

What is a Home Warranty?

A home warranty plan is a type of home service contract, and companies within the industry are regulated by each state's independent governing bodies. While it functions like insurance, legally, it is not insurance. Home warranties cover the repair, replacement and service of covered items, such as your electrical system, water heater and kitchen appliances.

Home warranties are particularly attractive for homeowners who either don't have the savings to cover unexpected, expensive repairs or don't have the time to research reputable contractors when their systems and appliances break down. However, some homeowners — especially those who have newer, higher-end systems and appliances that are unlikely to break down in the immediate future — may save more in the long run without a home warranty if they have the budget to cover any needed repairs.

To use your home warranty, you should file a claim as soon as you notice a malfunctioning appliance or home system. Some companies may deny your claim if it's clear the covered item has been out of commission for a while. Once you request service, a technician will visit your home to diagnose the issue and determine if it's covered under your existing policy.

What Does a Home Warranty Cover?

Home warranty coverage will vary from provider to provider but at the core of the industry, all providers cover a suite of appliances and built-in systems. Many service providers will offer a basic plan tier that either covers just appliances or systems and then a more comprehensive plan that covers a combination of built-in systems and appliances. It's important to read the fine print in your home warranty contract carefully so that you are aware of any exclusions and limitations before you file a claim.

The most commonly covered built-in systems and appliances include:

Appliances

- Clothes washer and dryer
- Refrigerator
- Microwave
- Range/Oven/Cooktop/Stove
- Dishwasher
- Garbage disposal
- Built-In Systems
- Air conditioning system
- Plumbing system/stoppages
- Heating system
- Ductwork
- Electrical system
- Water heater

Homeowners can customize their plans by reviewing each provider's list of add-on options. The typical add-on options include coverage for your pool and spa, additional systems and appliances, well pump, sump pump, limited roof-leak coverage and central vacuum among others. Additional coverage options will vary quite a bit from provider to provider.

What is the Trade Call Fee?

This is a small fee the homeowner pays to have the service provider come to the house to diagnose the problem. This fee covers the entire visit and the amount is clearly stated on every contract.

What Doesn't a Home Warranty Cover?

Home warranties specifically cover damage that occurs as a result of everyday use. Home warranty providers reserve the right to deny coverage based on insufficient maintenance.

Accidental damage, damage caused by improper installation or modification and pre-existing conditions are also often excluded from coverage. However, some companies, such as American Home Shield, cover unknown pre-existing conditions that can't be detected via a simple mechanical test or visual inspection.

With that said, home warranty providers will typically allow you to read the service agreement before signing up for a plan. You'll want to take extra time to read through the sample agreement thoroughly so that you are aware of any possible exclusions or limitations of your policy.

When you own a home, you're responsible for every aspect of that property. From simple parts replacements on your oven to emergency roof-leak repairs and HVAC unit replacements, the costs of maintaining a home can range from minute to extensive. If you own an older HVAC unit or a kitchen full of appliances, the cost of diagnosing, repairing and replacing these items could snowball into financial hardship if you aren't prepared.

As such, enrolling in both a home warranty and home insurance policy can be a good idea. Home insurance will step up in the event of major damage but not in smaller inconveniences, such as a broken hot water heater. That's where a home warranty supplements the gaps of home insurance to help you stay ahead of your home's expenses, especially if you don't have the savings to cover unexpected breakdowns.

Do I Need a Home Warranty?

If your home is a brand-new construction or less than five years old, a home warranty may not be necessary – your systems and appliances are likely still under their manufacturer's warranties and less likely to break down. A contract can help protect your finances and offer peace of mind in an aging home with older systems. You may need a home warranty if you don't have significant savings to pay for home repairs and have systems and appliances nearing the end of their life spans.

How Does a Home Warranty Work?

Imagine you've been using that lovely new refrigerator you purchased last year and then suddenly, as soon as the manufacturer's warranty expires, it dies on you. If you don't have a home warranty, it may cost you hundreds or even thousands of dollars to fix or replace it.

If you have a home warranty, you can file a claim online or with their customer service team and they take care of the rest. Once the claim is received, they'll connect you with an approved service provider to assess the problem and your appliance or system will be fixed as quickly as possible.

Will I Need Multiple Homeowners Warranties?

No, not even if you need to protect appliances or systems that aren't usually covered by a basic home warranty. When purchasing your homeowners warranty, you can usually choose premium or optional coverage to create the level of protection you need. For example, you may want coverage for a second refrigerator or outdoor pool. These items are not typically covered by a standard home warranty, but they can be easily be added with HWA premium coverage.