

Address of the Inspection property 123 Main St., St. Louis, MO 63129

This Agreement made this 11/05/2015, by and between Brick N'Beam Inspection, LLC

This contract is an agreement between Brick N'Beam and the Client to perform a limited visual inspection of apparent condition of readily visible, readily accessible installed system and components existing in the home/building at the time of the inspection only.

SCOPE OF INSPECTION

The purpose and scope of the inspection is to provide the Client with a better understanding of the property conditions observed and noted at the time of inspection. Brick N'Beam is not responsible for any changes, repair, replacement, or alteration of any item within or upon the inspected property after completion of the inspection.

This inspection will be performed following the Standards of Practice of the American Society of Home Inspectors (ASHI) who defines the standard of duty and the conditions, limitations, and exclusions of the inspection. Copies of the Standards are available on request and may be obtained at www.ashi.org. The inspector will inspect and report in the following areas:

- Structural Components
- Exterior
- Roofing
- Plumbing
- Electrical
- Heating
- Air Conditioning
- Interiors
- Insulation and Ventilation
- Fireplace/Fuel Burning Appliances

The report will describe these systems and components; state which have been inspected, which have not been inspected with the reason for not inspecting; state which inspected systems and components do not function as intended; state whether the condition reported requires subsequent observation or warrants further investigation by a specialist.

Heat pump system must be operating for 24 hours prior to the home inspection. Plumbing, gas and electrical systems must be turned on by using normal operation controls. All pilot lights must be "LIT" in order to inspect these components or systems. The inspector will not operate any heating or cooling systems when weather condition or other circumstances may cause equipment damage.

LIMITS OF INSPECTION

The inspection is limited to visual observation of apparent conditions existing at the time of the inspection and is not technically exhaustive. The inspector will not dismantle and/or move equipment, systems, furniture, appliances, floor coverings, finished or fastened surfaces or components, personal property or other items to conduct this inspection or otherwise to expose concealed or inaccessible conditions. The inspection will not include destructive testing of any kind.

The following items are not a part of the inspection, including but not limited to:

1. Zoning, boundaries, rights of way, easements, previous use or conditions related to occupancy
2. Pools, spas, hot tubs, saunas, waterfalls and ponds, fountains and/or fixtures or equipment related to them
3. Lighting gas pilots, gas shut-off valves, gas leaks and any gas type appliance permanent or portable, such as BBQ grills, fire pits, heaters and lights, etc.
4. Elevators, refrigeration units, washers, dryers, water and softener filtrations systems, humidifiers, central vacuum systems, electronic air cleaner, window or wall mounted air conditioning units window treatments or portable equipment, drop ceiling tiles
5. Solar systems, lightning arrestors, synthetic stucco, detached building, garages, sheds, patio, and patio covers, playground equipment including tennis/basketball courts, landscaping and retaining walls.
6. Landscape lighting, television antenna, cable systems, satellite dish, security and alarm systems, telephone or intercom systems, computer wiring, speaker systems and/or low voltage electrical systems, automatic timer controls, radio, or computer controlled devices
7. Septic fields, septic systems, well systems, spring systems, fuel tanks or any other underground or concealed systems, concealed portions of footings and foundations, fireplace flues and liner.
8. Fire and/or safety equipment and sprinkler systems

GENERAL EXCLUSIONS

The following conditions and/or items are NOT within the scope of inspection

1. Items that are obstructed, inaccessible or not in plain view, water or air quality, mold or mold type, animal or insect infestations
2. The presence of toxic or carcinogenic matter emitted from the ground, building materials, in air or water supply or from the operation of any such equipment
3. Inspector will not walk on steep or damp roofs, climb on roofs requiring a ladder taller than sixteen feet, attic and crawls spaces under three feet in height, and any areas presenting a dangerous or adverse condition may not be inspected

The following are examples of excluded conditions listed above but not limited to, including the presence or absence of:

Radon gas (unless test was ordered), asbestos, environment hazards, lead paint, lead pipes, toxic or flammable chemicals urea formaldehyde insulation, underground oil tanks, mold or fungi airborne hazards soil or geological conditions, polluted water or termite/pest infestation.

Further inspection by qualified consultants to disclose the presence of these contaminants and the means of remediation is there responsibility of the client.

TERMS AND CONDITIONS

It is understood and agreed that should Brick N'Beam Inspection LLC be found liable for any loss or damage resulting from failure to perform any of its obligations, including but not limited to negligence, breach of contract or otherwise, then the liability of Brick N'Beam Inspection LLC shall be limited to a sum equal to the amount of the fee paid by the Client for the inspection and the report.

The Client agrees that any claim arising in connection with this agreement shall be made in writing to the company at the address above be certified mail, return receipt requested, within ten days after discovering any problem. The Client agrees to allow the inspection company to re-inspect before changing the conditions of the problem, except in an emergency. Failure to allow the inspection company the opportunity to re-inspect, as required above, shall constitute a waiver of any and all claims Client may have against the company.

ACKNOWLEDGEMENT

The client gives permission to Brick N'Beam Inspection LLC to release a copy of the report to the Client's Realtor/agent.

The inspection and report are not intended to be used as a guarantee or warranty, expressed or implied and any visual problems reported should be further evaluated by the appropriate contractor or skilled professional specializing in that area for cost estimates and code compliance. Client as a buyer of noted property, is advised to perform a closing inspection/final walk through 24 to 48 hours prior to closing to visually inspect for any issues that may have been concealed at the time of the original inspection.

AGREEMENT

This contract represents the entire agreement between Brick N'Beam Inspections LLC and the Client. Brick N'Beam Inspections LLC is not responsible for any repair, replacement, alteration of any item within or upon the inspected property. Absolutely no warranties or guarantees are given or implied for any latent or concealed defects. In addition, any repairs after the inspection may reveal defects that are not accessible at the time of the inspection. Brick N'Beam Inspections LLC is not liable for any defects or deficiencies which cannot be discovered during the limited visual inspection.

Furthermore, Brick N'Beam Inspections LLC reserves the right to make any corrections for electrical or other errors in the report and report summary, and is not responsible for any misleading information provided by the seller or for any matter concealed or hidden from inspector.

This agreement constitutes the entire Agreement between the parties. No statements, promises, or inducements made by any party to this Agreement, or any agent or employees or either party, which are not contained in this written contract shall be valid or binding. This Agreement may not be enlarged, modified, or altered except in writing signed by the parties.

The Client is encourage to be present at the time of the inspection for any questions or clarifications.

Client Name : Greg Drago

Signature : _

Inspection Fee:	\$325.00
Gas Inspection:	\$140.00
Sewer Lateral Inspection :	\$170.00
WDI / Termite Inspection:	\$50.00
Radon Inspection w/ HI:	\$140.00
Total:	\$825.00

Note: A \$25.00 Fee will be added to any Inspection not paid for at the time of the Inspection and deferred to closing.

This inspection performed by: Greg Drago (ASHI) #256979