



JOHN BEAL

Inc.

12181 PRICHARD FARM ROAD
ST. LOUIS, MO 63043

MO: (314) 429-6000
IL: (618) 277-1717

STANDARD WORKMANSHIP WARRANTY

SUBMITTED TO <i>Dale Beckman</i>	PHONE <i>636-544-0376</i>	DATE <i>05/11/18</i>
STREET <i>10 Oakland Ridge Estates</i>	JOB LOCATION / EMAIL	
CITY, STATE AND ZIP CODE <i>Tray mo 63379</i>	REPRESENTATIVE <i>MIKE H.</i>	

STANDARD 15 YEAR WORKMANSHIP WARRANTY

Warranty: Subject to the terms of the contract, those listed below including payment in full within 30 days, John Beal Incorporated ("Seller") declares that all labor associated with the application of your roof system will be free from defects that result in leakage for fifteen (15) years from the date above. This limited workmanship Warranty is issued to the owner ("Customer") named above and is the owner of the premises at the time work is performed and is only transferable by Customer to the first subsequent purchaser of the premises. Upon expiration of the Warranty period, Seller shall have no further obligation to make repairs at Contractor's expense under any provision of this Warranty. **Leaks or damage caused by manufacturer material defects are covered by manufacturer's limited warranty and not this limited workmanship Warranty.**

NOTIFICATION: The customer shall immediately (within 24 hours) notify Seller by telephone (314-429-6000) and promptly confirm such telephone notice in writing (12181 Prichard Farm Road, St. Louis, MO 63043) of any leaks alleged to result directly from Seller's workmanship or defects in materials. Failure to immediately notify Seller within 24 hours of leak will void all terms of this Warranty and any agreement with Seller.

RIGHT OF INSPECTION & TIME FOR REPAIR: Seller shall have reasonable time after receipt of notice to inspect and repair any workmanship defects. All defects in material will be inspected and approved by the shingle manufacturer's authorized representative per manufacturer's limited warranty.

WARRANTY REPAIR & MAINTENANCE INSPECTIONS: Any leaks that are deemed the result of faulty workmanship by Seller will be repaired FREE OF CHARGE to the Customer. A service charge will be incurred by Customer for any maintenance or repair work unrelated to Seller's workmanship, e.g. wood, paint peeling off, Dormer side flashing, waterproofing chimney, cleaning gutters etc. **This Warranty ONLY covers the actual roof where shingles were installed, NOT THE CHIMNEY.**

SOLE REMEDY: Until Seller has failed to fully repair alleged workmanship defects, after having been given notice and the opportunity to inspect and correct such alleged problems, Customer's sole remedy for alleged workmanship defects is Seller's Warranty coverage.

Third Party/Expert Opinion: Seller installs more roofs a year than 99% of roofing companies in the United States. Should Customer hire a third party for an opinion on whether or not the leak is caused from workmanship, Sellers opinion will supercede that of third party's. ONLY Seller's professional opinion will be used to determine cause of leak.

LIMITATIONS & EXCLUSIONS FROM COVERAGE: (A) This Warranty does not extend to damage which is due to structural movement, settlement, ice dam backup, vibration, warping, deflection, nor damage due to impact of foreign objects, tree limbs, insect infestation, wild life/animal damage, winds with peak gust exceeding the rating shingle manufacturer's warranty and specifications, vandalism, acts of third parties, pressure washing, gutter backup, vapor condensation below the roof, fire, floods, hurricane, tornado, lightning, sleet, hailstorms, earthquakes and any other acts of nature or other cause beyond Seller's control.
(B) This Warranty does not cover liability for consequential damages resulting from defects in material or workmanship. Interior damage or damage to property resulting from faulty workmanship or manufacturer's limited warranty are not covered by this Warranty. Customer, not John Beal Incorporated, is responsible for all costs associated with repairing/replacing any damaged property including but not limited to drywall, mold removal/remediation, carpet and personal property.
(C) Seller's Limited Warranty is contingent upon and shall be ineffective until Seller's receipt of payment in full by Customer within 30 days of substantial completion of contracted work.
(D) Seller's Limited Warranty is void if alterations or repairs to the roof are performed by anyone other than the Seller, including installation of equipment on the roof.
(E) Seller's Limited Warranty is limited to the roof, roof system and related exterior portions of the home or building and excludes coverage of any damage to the interior of the home or building and personal injury.

1. DAMAGE TO INTERIOR

This Warranty does not cover any form of damages to interior including liability for consequential damages resulting from defects in material or workmanship. Interior damage or damage to property resulting from faulty workmanship or manufacturer's limited warranty are not covered by this Warranty. Customer, not John Beal Incorporated, is responsible for all costs associated with repairing/replacing any damaged property including but not limited to drywall, mold removal/remediation, carpet and personal property.

I fully understand and agree to the above mentioned paragraph-x *DB*

2. HOW TO TRANSFER WARRANTY

This Warranty may be transferred one time to the subsequent purchaser of the premises. To transfer this Warranty, Customer must, in writing, within 30 days, notify Seller by certified USPS mail to 12181 Prichard Farm Road, St. Louis, MO 63043. Phone calls, email or other communication will not be accepted as contact for this purpose. Seller will NOT honor this agreement if Customer does not notify seller within 30 days of selling/transferring of the property listed above by certified USPS mail. There is a \$100 transfer fee to complete this transaction.

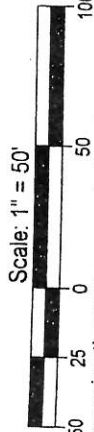
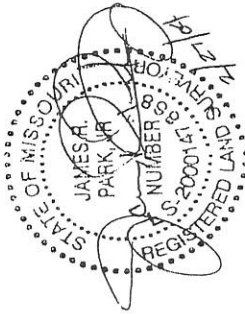
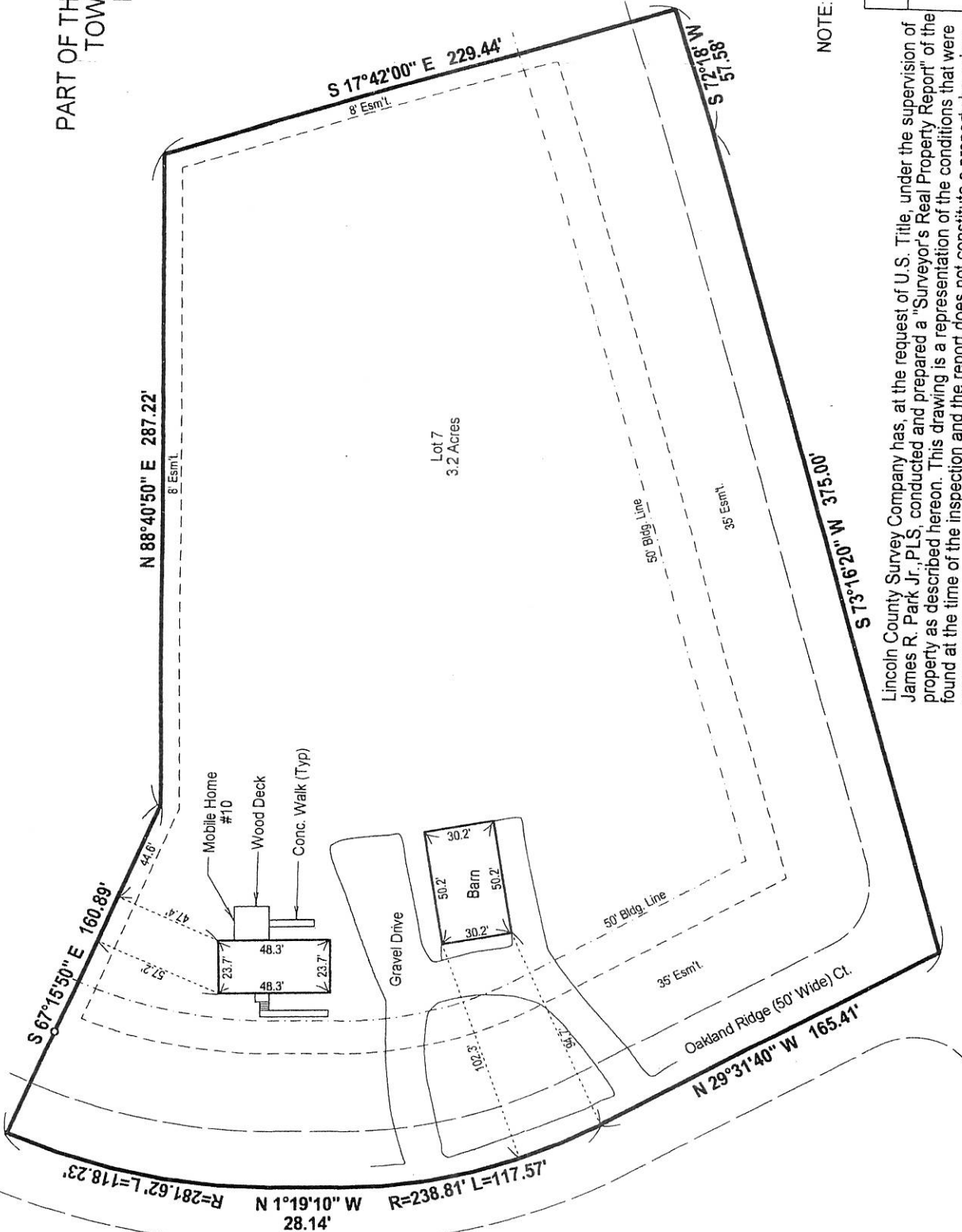
I fully understand and agree to the above mentioned paragraph-x *DB*

By signing below I have read, FULLY UNDERSTAND and accept all the terms and conditions above.

Owner's Signature *Dale Beckman* Date *May 11 18*

Owner's Signature _____ Date _____

LOT 7
OAKLAND RIDGE ESTATES
PART OF THE SOUTHEAST QUARTER OF SECTION 15
TOWNSHIP 49 NORTH, RANGE 1 EAST,
LINCOLN COUNTY, MISSOURI



NOTE: Dimension ties to the property lines have a certainty of 1.0'.

SURVEYOR'S REAL PROPERTY REPORT

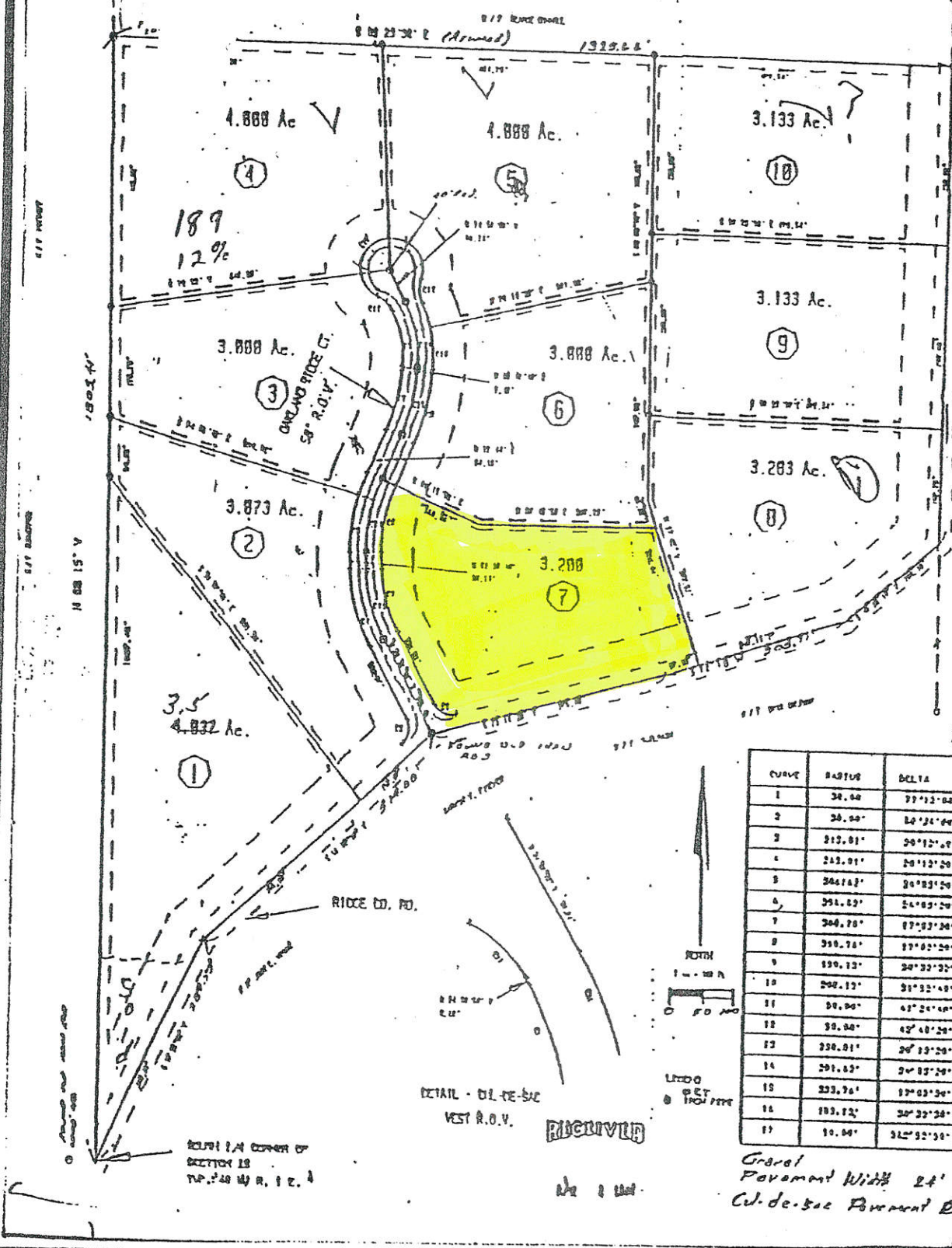
Date:	Feb. 27, 2004
Drawn:	JRP
Checked:	JRP
Job No.	5-2359

LINCOLN COUNTY
SURVEY COMPANY

P.O. BOX 419
TROY, MISSOURI 63379
PHONE: (636) 528-7868
FAX: (636) 528-7438

Lincoln County Survey Company has, at the request of U.S. Title, under the supervision of James R. Park Jr., PLS, conducted and prepared a "Surveyor's Real Property Report" of the property as described hereon. This drawing is a representation of the conditions that were found at the time of the inspection and the report does not constitute a property boundary survey and is subject to any inaccuracies that a subsequent property boundary survey may disclose. No property corners were set, and the information shown on the drawing should not be used to construct any fence, structure or other improvements. The property dimensions shown are based upon unverified recorded or deed information. No warranty of any kind is extended to the present or future owner(s) or occupant(s) of subject property.

S.E. 1/4 OF SECTION 15
TWP. 49 N. R. 1 E. 5th P.A.



CURVE	RADIUS	DELTA
1	38.00'	77°12'04"
2	38.00'	70°34'04"
3	213.81'	20°12'49"
4	243.91'	20°12'20"
5	304.63'	20°03'20"
6	351.63'	20°03'20"
7	360.78'	17°03'20"
8	310.78'	17°03'20"
9	190.13'	20°33'32"
10	200.12'	21°32'48"
11	90.00'	42°24'48"
12	90.00'	42°48'24"
13	230.01'	20°12'20"
14	201.63'	20°03'20"
15	223.76'	17°03'20"
16	103.12'	20°33'32"
17	10.00'	312°52'50"