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December 24, 2004

Name Deleted, Esq.
address
city & state

Your client: **Name deleted**
 address
 City & State

Your File #

At the request of **Name Deleted, Esq.**, a limited visual inspection of selected portions of concrete surfaces at the **name deleted** residence located at address deleted was conducted by Jagger Enterprises, Inc. dba Buckeye Home Inspections on Wednesday, December 22, 2004. The inspector was Jim Jagger.

Inspected areas included driveway, service walk, front porch, driveway apron and limited segments of the public sidewalk. Inspected surfaces appears to have been recently installed. No contract documents or specifications were available to inspector.

Temperature at the time of the inspection was in the low 30⁰'s. Light snow began to fall during the inspection. Please assume the residence faces South.



Observations-

1) **Name deleted** residence is an aluminum sided, split level w/attached garage.

2) Driveway, driveway apron (the section of concrete between the street and driveway), portions of the public sidewalk, service walk (the path between the driveway and front porch) as well as the porch platform appear to have been recently replaced.

3) Misc. surface blemishes and small fractures were noted. Surface blemishes include: rain drop marks (small circles caused by rain drops falling on concrete which has not yet hardened) and stains (apparently caused by vehicles leaking contaminants on to surface of concrete).

Surface blemishes were deemed minor and did not constitute a material defect. In the inspector's experience, the noticeability of rain drops marks will diminish as the driveway ages.

4) Shrinkage cracks were noted.

Please note: Concrete shrinks when it dries out and when it cools due to temperature changes - cracks (although unwanted and undesirable) are inevitable.

Cement contractor made a diligent attempt to mitigate the detrimental effect of shrinkage. Contractor provided adequate crack control joints (sawn or troweled in grooves which intentionally weaken the concrete to encourage fractures to occur in the control joints and thus be less visible.)

The bulk of the shrinkage fractures in **name deleted** concrete are barely visible hairline fractures. One fracture (approximately 1/4" wide) across the width of the service walk is more apparent.

Suggested remedy for shrinkage cracks - Fill cracks with appropriate, color-matched concrete caulking intended for this purpose. Crack filling is normal homeowner responsibility. If cracks are caulked, water entry potential will be reduced thus diminishing likelihood for aggravation of referenced cracks due to water penetration and freeze/thaw cycles.

Summary-

Although minor defects were noted, overall condition of inspected concrete surfaces was deemed satisfactory.

Further Comments -

Suggest monitoring of concrete. Latent defects may manifest themselves after the first Northern Ohio winter.

Please note that latent or concealed deficiencies may exist. Only non-destructive testing was conducted. Portions of the mechanical and structural systems were not able to be fully examined. This inspection is not intended to be nor is it represented as technically exhaustive. This report is not intended to be nor is it represented as an Engineer's survey. We suggested consulting all local, state, federal or other regulatory agencies to determine if facilities are in compliance with appropriate regulations. This report does not constitute an offer to perform above suggested repairs. We do not perform contracting or repair work nor do we make referrals to those who do. Contractors set their own prices and prices among contractors vary widely. We suggest acquiring three (3) competing bids from qualified contractors before making final decisions or hiring and/or employing contractors or tradespersons.

This report prepared and respectfully submitted by,

James Jagger
President

photos accompany this report



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