

**Jagger Enterprises, Inc. dba Buckeye Home Inspections
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June 15, 2004

Name Deleted, Esq.
address deleted
city and state

Your client: **Names deleted**
 address
 city & state

Your File #deleted

At the request of **Name Deleted, Esq.**, a limited visual inspection of an abandoned concrete project at the **name deleted** residence located at **address deleted** was conducted by Jagger Enterprises, Inc. dba Buckeye Home Inspections on June 08, 2004. The inspector was Jim Jagger. **Name deleted** was present at the time of the inspection.

Name deleted indicated that he had contracted for the installation of a concrete public sidewalk, driveway, access walk (from the front door of the residence to the driveway) and an access walk (from the garage passage door to a storage shed in the rear yard).

Temperature at the time of the inspection was in the upper 80^o's. Skies were sunny. No rain had fallen in the last few days.

Please assume that the residence faces West.



Observations-

1) Cement contractor appears to have abandoned the job. Poorly installed wooden concrete forms were set as if in preparation to pour a public sidewalk and part of a driveway. **Concrete had not been poured.**

Note - Inspector suggested that name deleted seek legal advice re: safety/liability issues related to the unfinished, unbarricaded driveway and sidewalk.

2) A portion of driveway had been poured. However, this portion of the driveway appears to be substandard and has numerous defects including (but not limited) to:

- a) a rain damaged surface
- b) sloppy and unworkmanlike tool marks
- c) inadequate crack control joints (grooves designed to allow concrete to fractured in a managed manner)
- d) poor quality finish

3) Concrete residue was splashed on **name deleted** landscape lighting, front shutters, landscape edging. The nine light (nine small window segments), steel , rear garage door (a.k.a. “passage door”) was dinged and scarred. Also, splashed concrete was noted on aluminum threshold of passage door. **Per name deleted, splashed concrete and damage to passage door was a result of cement contractor’s negligence.**

Summary -

1) Concrete work was unfinished and/or was performed in a substandard manner. Unfinished installation has negative value and must be torn out and replaced.

2) **Name deleted** residence appears to have been damaged by

contractor's negligence.

Suggested Remedy -

1) **Name deleted** to be reimbursed all monies paid to contractor. Contractor to pay all outstanding labor and materials bills related to aborted **Name deleted** concrete project.

2) Splashed concrete be cleaned up and damaged steel garage passage door be repaired and painted.

Estimated Cost to clean up splashed concrete and repair/repaint damaged garage door-

\$350.00, Labor & Materials

3) Remove substandard concrete, prepare site and set new concrete forms, pour and finish replacement concrete, remove forms, clean up the site and repair damaged lawn. All work to be performed in a good and workmanlike manner according to accepted standards and practices.

Estimated Fair Market Value of Name deleted concrete project -

\$4736.00, Labor & Material plus tax and permits

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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