

**Jagger Enterprises, Inc. dba Buckeye Home Inspections  
17204 Dorchester Drive  
Cleveland OH 44119-1302  
(216) 486-4663  
Fax (216) 486-9922**

June 27, 2003

**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 the **name deleted** residence located at **address deleted** was conducted by Jagger Enterprises, Inc. dba Buckeye Home Inspections on Monday, June 02, 2003. The inspector was Jim Jagger. **M/M names deleted** were present at the time of the inspection.

This inspection references concrete driveway apron (the paving between the street and the public sidewalk), the concrete public sidewalk and the concrete driveway. Per **name deleted**, referenced concrete was installed in May '01.

Weather at the time of the inspection was in the low 60<sup>0</sup>'s. Skies sunny. Pavement was dry at the time of the inspection. Please assume that the residence faces South.



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**Observations and Notes-**

*name deleted report -this is page 1 of 4*

1) Per **Mr. Trail** contractor, not dispute exists that condition of referenced concrete is substandard.

2) Concrete is pockmarked with **pop outs** - the breaking away of portions of a concrete surface due to internal pressure. **Pop outs** leave craters in the driveway with resulting in a *surface of the moon* appearance.

**Pop outs** are commonly the result of inclusion of porous rock aggregate which absorbs water and freezes. The aggregate swells as the water inside it freezes, creating internal pressures so great they eventually rupture the surface of the concrete.

To avoid **pop outs** in Northern Ohio, concrete must be made with aggregates that don't swell. sound aggregates with low porosity are desired.

Also, certain silica bearing aggregates react chemically with alkalis in cement can cause **pop outs**.

3) Driveway is 16' x 52' - 4" thick

4) Public sidewalk is 4' x 29' - 6" thick

5) Apron is 12.5' x 17' - 6" thick

6) Numerous **pop outs** were noted in widely spaced locations.

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## **Further Comments -**

1) Driveway's appearance and serviceability have been compromised.

2) It is predictable that condition of driveway will continue to worsen.

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## **Summary -**

1) Driveway at **name disputed** residence was installed in a substandard manner and has negative value.

2) Per Mr. Trail, **name disputed** had total control over all labor and materials selected and used in the project.

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## **Suggested Remedy -**

Remove and replace referenced driveway, apron and portions of public sidewalk. Replacement concrete to be installed in a good and workmanlike manner according to accepted standards and practices.

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## **Estimated Cost of Suggested Remedy -**

**Labor, Materials, Taxes, etc. - \$4961.18**

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## **N.B.**

It is extremely difficult to secure the services of a qualified contractor who is willing to complete a project started by another contractor. Contractors are commonly uninterested in becoming involved in a troubled project. It is the inspector's experience that qualified contractors who are willing to complete a troubled project "will bid the job very high" to make certain that their expenses are covered and profit margins are maintained.

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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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