

**Jagger Enterprises, Inc. dba Buckeye Home Inspections
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July 17, 2002

Name deleted, Esq.
address deleted

Your client: Name deleted
 address deleted

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 Thursday, June 20, 2002. Ms. **name deleted** was present at the time of the inspection.

Mr. **name deleted** indicated he had contracted with Homecraft Remodeling for renovations to his residence. No contract documents or specifications were available to inspector.

Weather at the time of the inspection was sunny with temperatures in the mid 70⁰'s.



Dining Room - 10' x 14' w/8' ceilings

Miscellaneous defects were noted.

1) Phone jack not correctly installed. Loose wire noted.

2) A section of hardwood floor (6' x 18") was patched in a substandard manner with hardboard and rough plywood instead of appropriate matching material.

3) Plaster grounds (boards used to guide the installation of traditional plaster) were inappropriately left in place when drywall was installed.

4) Misc. sections of trim to include: baseboards, door casings + jambs (trim around doors) etc. were missing.

5) Textured ceiling and smooth surfaced drywalled walls were not finished in a good and workmanlike manner. Drywall seams are clearly visible.

Living Room 19'x13'6', Front Foyer 6'x4' w/8' ceilings

Defects were noted:

1) A fireplace was removed and the area (5' x18") previously occupied by the fireplace was concreted over instead of being patched in with matching hardwood flooring.

2) Misc. sections of trim to include: baseboards, door casings + jambs (trim around doors) etc. were missing.

Exterior

Aluminum brake metal (thin, painted sheet metal used to covert exterior trim) on dining room window not installed in a good and workmanlike manner. Metal is bent up and deformed.

Summary -

Above reference items in living room, dining room and exterior are clear evidence of substandard workmanship.

Suggested Remedy -

Employ a qualified contractor to:

- 1) Properly patch in floors with matching hardwood and refinish (as necessary) for correct appearance.
- 2) Remove inappropriate residual plaster grounds.
- 3) Finish installation of baseboards and miscellaneous missing trim, etc.
- 4) Properly install phone jack in dining room.
- 5) Retape/texture walls and ceiling as necessary.
- 6) Refinish walls, floors, and ceilings as required after repairs are completed.
- 7) Replace incorrectly installed brake metal around exterior of window.

Estimated Cost of Suggested Remedy -

-\$2150.00, Labor and Materials

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.

Please note that latent or concealed deficiencies may exist. Only non-destructive testing was conducted. Portions of the mechanical and *name deleted report, this is page 3 of 4*

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

