

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

**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 May 08, 2004. The inspector was Jim Jagger. Ms. name deleted was present at the time of the inspection.

Ms. name deleted expressed concerns about misc. items related to construction of her new home. Blueprints and other useful documents were not made available to the inspector. Ms. name deleted indicated that she was comparing her residence to a model home and pictures she was shown prior to executing her construction contract.

Weather at the time of the inspection was in the upper 60⁰'s. Skies were partly cloudy.



Observations & Comments

1) Two (2) blocks of fractured concrete were noted on public sidewalk.

Suggested Remedy - Remove and replace the fractured blocks of concrete.

Estimated Cost of Suggested Remedy - \$350.00, Labor & Materials

2) Ms. name deleted has expressed concerns about some trees on her property that (per Ms. name deleted) have not been properly trimmed.

Note - Inspector has no opinion on this item. Ms. name deleted has indicated that she will provide additional information to Atty. Name deleted,

3) Per Ms. name deleted, she was charged an additional \$300.00 for a **barrel roof** over her front door. Per photo shown to inspector by Ms. name deleted, appears that the **barrel roof** is a standard standard feature of the “Mannington” design.

Suggested Remedy - Builder to reimburse Ms. name deleted the **\$300.00** overcharge.

4) Ms. name deleted residence was only provided with one (1) sidelight (a window next to the door) at the front of her residence. Drawings appear to show two (2) sidelights.

Suggested Remedy - Provide and install a new, matching sidelight, Refinish exterior and interior as necessary to match existing as closely as possible.

Estimated Cost of Suggested Remedy - \$1500.00, Labor & Material

4) Per Ms. name deleted she changed design of kitchen. A free standing range and peninsula cabinets were eliminated. a cooktop and built in oven were substituted.

Inspector's notes - Customarily changes to standard plans are executed upon written change order which stipulate the price of such changes. Ms. name deleted was unable to supply a copy of a written change order.

Free standing ranges are easy and simple to install - basically, a space is left between cabinets and the range is slid into place. Upgrading to a cooktop involves purchasing another base cabinet, modifying the counter tops and providing a cutout, etc. Installation of a cooktop requires substantially more labor than installation of a simple, free standing range.

Built in oven are expensive and difficult to install.

Absent any other information, inspector has determined the upcharge to replace a range with a cooktop as fair and reasonable. Also, absent any other information, inspector has determined the upcharge to replace a peninsula with a built in oven are fair and reasonable.

5) Ms. name deleted has indicated that she was not provided with keys for her patio door.

Suggested Remedy - Employ a qualified locksmith to remove existing patio door lock and provide new lock w/keys.

Estimated Cost of Suggested Remedy - \$105.00, Labor & Materials

6) Ms. name deleted is unhappy with the small, horizontally venting, gas-fired, fireplace provided with home. Ms. name deleted indicated that she specified a full height, vertical exhaust pipe enclosed in a chimney-like box (a.k.a. a pipe chase). Ms. name deleted indicated that she had told builder that she wanted a pipe chase so she could build an enclosed porch instead of a deck. As built (per Ms. name deleted) the horizontal venting system of the fireplace prevents her from constructing an enclosed porch.

Suggested Remedy - Compare name deleted residence (as built) with blueprints (Ms. name deleted was unable to supply prints). If blueprints show that Ms. name deleted is entitled to a full height pipe chase existing horizontal venting system can be removed and replaced with a vertical

pipe chase. Pipe chase to match existing residence as closely as possible.

Estimated Cost of Suggested Remedy - \$2500.00, Labor & Materials

7) Ms. name deleted has commented that she is unhappy with the grading and landscaping (shape of the earth) as it adjoins the foundation of her residence.

Examples of concerns include:

- a) Fiberglass-type foundation insulation visible above grade
- b) Approximately 10" of exposed foundation tar (black stuff used to coat masonry to provide some measure of moisture resistance was visible at front of residence
- c) Negative grading (low spots where the earth slopes towards the foundation) was noted in numerous location. Negative grading encourage basement water leaks.

Suggested Possible Remedy - Employ a qualified landscaper to to regrade and adjust grading/vegetation as necessary to conceal foundation coatings, fiberglass-like foundation board and eliminate negative grading.

Estimated Cost of Suggested Possible Remedy-

\$1000.00, Labor and Materials

Summary -

1) Portions of name deleted residence were not constructed in a good and workmanlike manner according to accepted standards and practices.

Opinions expressed are based on my observations, experience, and professional training.

\$1000.00, 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 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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