

**Jagger Enterprises, Inc. dba Buckeye Home Inspections
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October 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 OH was conducted by Jagger Enterprises, Inc. dba Buckeye Home Inspections on Wednesday, October 06, 2004. The inspector was Jim Jagger. Names deleted were present at the time of the inspection.

Ms. name deleted indicated that they purchased address deleted OH in July, 2004. It is the inspector's understanding that the residence was constructed in 1974. Please assume that the residence faces South.

Weather at the time of the inspection was in the low 40^o's.



Notes-

1) The main portion of the name deleted residence is a two story, wooden framed structure covered in hardboard siding. A one story wing (on the West side of the residence) includes an office (or sewing room)

and a family room.

2) Per M/M name deleted, they are concerned about the substantial fracturing and tilting of the concrete floor of the one story wing of the residence.

Observations-

1) Widespread fractures and tilting are visible in the family room concrete floor. Vertical displacement (a height difference from one side of a crack to the other) of as much as 1" was measured. Family room concrete floor/main house floor appears to be out of aligned between 1" and 1 1/2" at doorway between these two sections of the residence.

2) Concrete floor in office (sewing room) although noticeably tilted is relatively free of significant fracturing.

3) Walls and ceiling in family room are significantly fractured.

4) Foundation size of one story wing of name deleted residence is approximately 16'6" x 34'0".

Further Comments -

1) name deleted residence lacks a basement or crawl space hence only limited portions of concrete block foundation were able to be visually evaluated.

2) Inspector suggested that Ms. name deleted have test pits (holes) dug around foundation in appropriate locations so that condition of foundation can

be further evaluated. Although only limited evidence of lateral (sideways) movement of concrete block was noted, concealed foundation problems may be present.

Miscellaneous Safety Issues -

1) Antique or “reclaimed” style of brick facing (vener) on fireplace in family room is fractured. Masonry chimney appears to be pulling away from the residence. **Note: Ms. name deleted was advised by inspector to have chimney/fireplace assembly cleaned and evaluated by a qualified chimney sweep before using - serious structural and safety defects may be present.**

2) Inspector noted that the name deleted residence contained a serious fire safety defect because it is equipped with Federal Pacific Electric® circuit breaker panels. **name deleted’s were advised that numerous fires have been linked to Federal Pacific Electric® circuit breaker panels and that immediate replacement of same is recommended.**

Possible Remedy of Concrete Floor -

Assuming that fracturing and tilting of concrete floor in name deleted residence was:

a) caused by subsidence/compaction of soils/fill material under the residence

and

b) it can be determined that concrete floor has stabilized,

remedy is relatively simple - The floor can be raised and leveled via a process called **mudjacking** - thin concrete (called grout) is pumped under the floor in such a manner as to cause the slab to be returned to it’s original position. Fractures are filled with floor leveling compounds or caulking.

Estimated Cost of Possible Remedy - \$3000.00

Very Important -

M/M name deleted have been advised that invasive testing is recommended. If digging of test pits reveals significant concealed foundation problems which contributed to the damaged concrete floor or currently threaten the structural stability of the name deleted residence, substantially high expenses may be encountered.

Foundation repair costs in the range of **\$20K to \$30K** are possible.

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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