

**Jagger Enterprises, Inc. dba Buckeye Home Inspections
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August 17, 2004

**Name deleted, Esq.
address**

Your client: **Name deleted
address deleted**

File No.

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 August 16, 2004. The inspector was Jim Jagger. Mr. name deleted was present at the time of the inspection.

Mr. name deleted indicated that she had contracted with Contractor's name deleted Remodeling for renovations of the basement and attic at the above referenced address. Renovations were outlined in *Proposal* dated 4/19/04.

Weather at the time of the inspection was in the low 70⁰'s. Skies were partly cloudy. No rain had fallen in the last 24 hours.

name deleted residence is a 1.5 story, wooden framed residence with basement and attic. Please assume that the residence faces North West.



Notes-

1) Interior of basement rec room is nominally 11.5'x 25.5' w/ 7.5' ceiling.

Hallway which connects basement stairs to rec room is nominally 5' x 6.5' w a 7.5' ceiling.

2) Interior of attic is nominally 28' x 17' w/ a 7' ceiling.

Observations-

1) Based on observations by the inspector (no one was working on the project at time of inspection) as well as information provided by Mr. name deleted, the job appears to have been abandoned.

2) Substantial work outlined in the *Proposal* was incomplete. Examples of incomplete work include (but are not limited to):

- a) abundant debris in basement, attic and on driveway
- b) bookshelves to left and right of fireplace not finished
- c) electrical cover plates missing in basement
- e) Mr. name deleted indicated he was to receive a dimmer switch for recessed lights in basement. Dimmer switch NIC

(Not In Contract) _____ and
was not present

- d) basement carpeting not installed
- e) attic drywall only partially taped
- f) attic electrical not finished and inoperable
- g) attic trim package not finished
- h) cabinets in attic area missing

- i) attic walk in closet not finished
 - j) attic not painted
 - k) attic carpeting not installed
-

Summary -

The job was not finished and appears to have been abandoned.

Suggested Remedy -

Employ a qualified contractor to complete the job

Estimated Cost of Suggested Remedy -

\$4275.00

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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