

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

May 09, 2003

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 44028 was conducted by Jagger Enterprises, Inc. dba Buckeye Home Inspections on May 02, 2003. The inspector was Jim Jagger. Mr. **name deleted** was present at the time of the inspection.

Temperature at the time of the inspection was in the upper 40⁰'s.
Weather at time of inspection was rainy and overcast.

Please assume that the residence faces North. name deleted residence is approximately 18 years old and features a poured concrete foundation.

Ms. name deleted has indicated that she contracted with **name deleted**Co. in October, 2000 for miscellaneous renovations to her home located at above referenced address.

At the time of the inspection, the renovations were incomplete and evidence of substandard workmanship was apparent.



Observations-

1) Grading (shaping of the earth)

Mr. name deleted indicated that he and Ms. name deleted completed the grading themselves. Inspector recommended that Ms. name deleted provide documentation regarding time and materials expended in grading operations to Attorney Janco.

2) Staining of French Doors (expensive wooden doors with multiple panes of glass)

Doors (pine) were not finished (stained and varnished) in a good and workmanlike manner. Stain was irregular and surface of doors was rough. Doors were stored in garage and were not hung. Size of doors is 6'8' high by 6'0" wide.

Suggested Remedy - Employ a qualified contractor to replace doors with new, properly stained, finish and hung duplicates.

Estimated Cost of Suggested Remedy

-\$1800.00, Labor and Materials

3) Crawl space under addition - A concrete floor crawl space was located under addition. Concrete floor in crawl space was badly fractured.

Aluminum flex ducting for heating system was poorly installed with duct tape used as primary attaching system. Proper way to attach and secure flex duct is with appropriate large hose clamps and appropriate plastic strap hangers.

Suggested Remedy - Employ a qualified handyman to caulk up cracks in concrete floor and install appropriate hose clamps and strap hangers.

Estimated Cost of Suggested Remedy-

-\$200.00, Labor and Materials

4) Mitering (cutting and fitting of wooden trim) is substandard - Trim has been poorly stained, stained and finished. Wood is rough to the touch and cosmetically detracts from the residence.

Trim is popular wooden, colonial style wooden trim. Examples of deficiencies include: a) trim on laundry room door fits poorly, b) powder room door trim does not fit correctly correctly, c) door Matzen house and garage, d) trim around double casement window, e) awning window above bathroom vanity sink, f) 6' wide French door opening, g) 6 set of Anderson® sliding doors, h) .

Suggested Remedy - Employ a qualified contractor to remove defective trim, install new trim. New trim to be installed in a good and workmanlike manner and stained and varnished to match existing.

Estimated Cost of Suggested Remedy-

-\$1900.00, Labor and Materials

5) Floor in Front Entrance Foyer - Floor is misaligned approximately 1/4" to 3/8" with central hall floor.

Suggested Remedy - Shim, grind and float (taper with filler material) as necessary to align floors.

Estimated Cost of Suggested Remedy-

-\$150.00, Labor and Materials

6) Front Hallway Floor not skim coated - Floor surface not properly prepared to receive finished floor covering. Irregularities were noted.

Suggested Remedy - None recommended at this time. Minor defects are

customarily filled by flooring contractor.

7) Drywall in Front Foyer is wrinkled - Minor settling was noted. Damage can be repaired by a painter.

Suggested Remedy - Employ a qualified painter to fix wrinkled drywall and refinish wall surface.

Estimated Cost of Suggested Remedy-

\$150.00, Labor and Materials

8) Miscellaneous defects in “chimney” - A wooden box (covered in rough textured plywood) which resembles a chimney (commonly called a pipe chase) is unfinished.

Minor completion and patching needed.

Suggested Remedy - Employ a qualified contractor to complete and stain/paint “chimney” (as necessary).

Estimated Cost of Suggested Remedy -

\$125.00, Labor and Materials

9) Patio Sliding Doors - Patio doors were tested and appeared to function in an acceptable manner at the time of the inspection. no action deemed necessary at this time.

10) Client has expressed concern re: “white handles” and patio screen doors - Inspector unable to determine that a deficiency exists. No action recommended at this time.

11, a) Light switch in laundry room does not operate garage light

Suggested Remedy - Employ a qualified electrician to properly hook up switch.

Estimated Cost of Suggested Remedy-

-\$125.00, Labor and Materials

11, b) Switch in master bedroom controls outlet in master bathroom -
No apparent reason noted for switch to function in this manner.

Suggested Remedy - Employ a qualified electrician to disconnect switch, install a GLC (wet location circuit protector) and cap off unused witch box.

Estimated Cost of Suggested Remedy -

\$100.00, Labor and Materials

12) Outside lights missing and doorbell not working - Per Mr. name deleted, he hooked up doorbell.

Outside lights on porch and garage are not installed and electrical boxes are missing.

Suggested Remedy - Employ a qualified electrical contractor to provide and installed four (4) appropriate light fixtures.

Estimated Cost of Suggested Remedy -

\$600.00, Labor and Materials

13) Defects in 15' x 35.5' wooden deck -

Short piece of treated wood at perimeter of deck have fallen off.

Deck is springy and bounces around when traversed by an adult.

Spacing on deck railing spindles exceeds 4" inches (spacing measured at 6 1/4") and presents a safety issue (an infant or toddler can get his/her head wedged in the spindles or fall through).

Fasteners (screws) used to secure deck boards are not of the not corroding type and are beginning to rust.

Suggested Remedy - Employ a qualified carpenter to replace segments of deck boards which have fallen off, add supporting posts and other structure (as necessary) to properly support deck, remove existing spindles and replace with spindle spaced 4" apart, remove and replace rusting deck screws with stainless steel deck screws.

Estimated cost of Suggested Remedy -

\$1750.00, Labor and materials

14) Laundry Room Floor is Creaky - Floor was noted to be creaky and is in need of shimming and strengthening from below.

Suggested Remedy - Employ a qualified carpenter to shim and strengthen floor.

Estimated Cost of Suggested Remedy -

\$150.00, Labor and Material

15) Glass inserts for front entrance door system are missing -

This item is NIC (not in contract) and inspector is unable to comment.

16) Foundation of addition + First/Second story floors - Foundation appears to have been formed and poured incorrectly resulting in a noticeable sloping of first and second level floors.

Also, miscellaneous popped drywall nails and apparently superficial fracturing of drywall surfaces was noted in 2nd floor apartment.

Suggested Remedy - None recommended at this time. Lack of attention to detail demonstrated by sloping floor typifies lack of attention to

detail in name deleted construction project.

However, monitoring of cracked drywall is recommended. If cracking becomes substantially more severe repairs to structure may become necessary.

17) Door between house and garage is not fire rated - Doors between house and garage are required to be steel, approved and fire rated (able to provide minimal protection against fire/flame/hot gas spread from garage to house. A common glass door was installed between house and garage in name deleted residence. As installed door does not provide adequate fire protection and constitutes a hazard.

Suggested Remedy -Employ a qualified carpenter to provide and install an approved, steel, fire-rated door.

Suggested Cost of Suggested Remedy -

\$1000.00, Labor and Materials

Summary -

Numerous items at name deleted residence were either incomplete and/or were not installed in a good and workmanlike manner.

Estimated total cost to complete name deleted residence in a good and workmanlike manner is \$8050.00.

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



®

Member #004590