

**Jagger Enterprises, Inc. dba Buckeye Home Inspections
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April 06, 2004

Name Deleted, Esq.
Law Firm
Address
City & State

Your client: **Mr. Name Deleted**
 Address
 City & State

Your File # deleted

At the request of **Name Deleted, Esq.** , a limited visual inspection of a severely defective asphalt driveway at the **name deleted** residence located at **address deleted** was conducted by Jagger Enterprises, Inc. dba Buckeye Home Inspections on March 27, 2004. The inspector was Jim Jagger. **Name deleted** was present at the time of the inspection.

Per **name deleted**, driveway was installed in Spring of 2003 by **Name Deleted pavig Contractor**.

Temperature at the time of the inspection was in the low 50⁰'s. Skies were overcast. Rain had fallen yesterday.



Observations-

Asphalt driveway at Name Deleted residence is severely defective. Examples of defects include (but are not limited to):

- 1) Vehicular ruts (where cars drive over paving) over 1” in depth have developed in driveway in less than 11 months. **Ruts this deep are clear evidence of accelerated wear caused by substandard compaction of the paving materials.**
 - 2) Sections of paving have been dug out and not replaced. Substantial holes were noted in parking area as well as directly in front of rear door to residence. **Referenced holes are tripping hazards.**
 - 3) Abundant pavement roller marks are visible.
 - 4) Appearance of driveway has been severely compromised.
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Further Comments -

- 1) Clear evidence of substandard workmanship is evident.
 - 2) Paving materials appear to have been improperly compacted and have negative value. **It is predictable that additional paving installed over what is currently in place will fail due to substandard compaction.**
 - 3) Removal and replacement of all paving materials is recommended.
 - 4) Inspector verified contractor's measurements of approximately 1400 square feet.
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Suggested Remedy-

- 1) Employ a qualified contractor to remove all paving materials and completely reinstall driveway.

2) New driveway to be installed in a good and workmanlike manner in compliance with accepted standards and practices.

Suggested Resolution-

Contractor to refund all monies paid by **name deleted**. Per **name deleted**, contractor was paid a total of \$3000.00.

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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