

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

November 09, 2004

Name Deleted, Esq.
address
City & State

Your client: **Name Deleted**
 address
 city & state

Your File # deleted

At the request of **name deleted, Esq.** , UAW-Legal Services Plan, a limited visual inspection of selected portions of the siding and doors of the **name deleted** detached garage and main residence and located at **address deleted** was conducted by Jagger Enterprises, Inc. dba Buckeye Home Inspections on October 21, 2004. The inspector was Jim Jagger. **M/M name deleted** were present at the time of the inspection.

M/M name deleted indicated that they had contracted with a maintenance company to sealcoat their asphalt driveway. Per **M/M name deleted** overspraydamaged miscellaneous sections of their detached garage and main residence



Detached garage (pole building*) -

* **Definition** A pole building is a structure which uses vertical posts as a combination foundation/framing system.

Observations-

1) At front of building, the lower three sections of “double 4” wide vinyl siding were stained w/what appeared to be asphalt sealer.

Suggested Remedy - M/M Jennette have indicated they would be amenable to using panels from the rear of the building to replace referenced stained panel. New siding material could be used at rear of building where a color match is less important.

Suggested Remedy- Employ a competent siding applicator to remove and replace siding panels as necessary

Estimated cost of Suggested Remedy (labor & Materials) - \$300.00

2) The main front entrance of the building is a 10’x10’, 5 section, embossed steel overhead door. The lower two (2) sections of door are stained with what appears to be asphalt sealer.

Suggested Remedy - Replace lower two (2) panels with new components (if a color match can be achieved).

Estimated Cost to replace two (2) steel panels -

Labor and Materials - \$500.00

Alternate Suggested Remedy - If matching panels cannot be located,

replacement of all door panels would be indicated.

Estimated Cost to replace all steel door panels -

Labor and Materials - \$1125.00

3) The steel “man” or “passage” door on garage is smeared and stained with what appears to be pavement sealer. Door appears to be in primer paint and was apparently never finish coated.

Suggested Remedy- Employ a competent painter to clean and repaint door.

Estimated cost of Suggested Remedy (labor & Materials) - \$150.00

Main Residence

Observations-

Main residence features an attached two (2) car garage. This garage is served by a wooden, embossed, 7’x16’ overhead door and a six (6) panel, steel, embossed, “man” or “passage” door. Both the overhead door and passage door are stained with what appears to be pavement sealer.

Suggested Remedy - Employ a competent painter to clean and repaint both doors.

Estimated cost of Suggested Remedy (labor & Materials) \$325.00

Summary -

Attempts to remove overspray have failed.

Name deleted appear to have been damaged by negligence of person performing asphalt pavement sealcoating.

Sealcoating does not appear to have been performed in a good and workmanlike manner (witness the abundant overspray).

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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