

**Jagger Enterprises, Inc. dba Buckeye Home Inspections
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May 24, 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 an “insulated wall system” in the basement of the name deleted residence name deleted residence located at **address deleted** was conducted by Jagger Enterprises, Inc. dba Buckeye Home Inspections on May 22, 2004. The inspector was Jim Jagger. Mr. **Name deleted** was present at the time of the inspection.

Per Mr. name deleted, the bond between the fabric covering on what appears to be a medium-density fiberglass insulation panel has failed - in other words, the fabric has come loose from the fiberglass board.

Please assume the house faces West.



Observations + Notes -

1) Fabric cover has pulled loose from fiberglass board (nominal thickness of fiberglass board is 2") .

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2) No evidence could be found that recent leaks through residence's foundation were solely responsible for fabric coming loose.* Fabric has come unglued all the way from from the floor to the ceiling.

*Rationale - It would be appropriate to use a water resistant adhesive for below grade (basement) wall coverings - elevated moisture levels are predictable in basements in Northern Ohio. Minimal water penetration at bottom of covered wall should not affect wall covering all the way up to the ceiling.

3) Wall height is approximately 78". A total of 57' lineal feet of wall is involved.

Further Comments -

1) Mr. name deleted has indicated that the installed or wall fabric stated that faulty glue was to blame for the failure.

2) Also, Mr. name deleted has stated he newer received a wall covering maintenance kit he was promised.

Summary -

Fabric covering on name deleted' fiberglass wall panels was not installed in a good and workmanlike manner according to accepted standards and practices.

Suggested Remedy -

Remove and reglue existing wall fabric.

Estimated cost to cure

-\$400.00, Labor & Materials

Please note that latent or concealed deficiencies may exist. Only

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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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