

**Jagger Enterprises, Inc. dba Buckeye Home Inspections
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December 21, 2004

**Name deleted
address deleted**

Copy to: **Name deleted, Esq.
address deleted**

Your File #

At the request of **Name deleted**, a limited visual inspection of selected portions of the name deleted residence located at address deleted was conducted by Jagger Enterprises, Inc. dba Buckeye Home Inspections on Tuesday, November 30, 2004. The inspector was Jim Jagger. **Mr. name deleted** was present at the time of the inspection.

Per Mr. name deleted, he is the first occupant of this cluster home. Occupancy date given as July, 2004.

Light rain was falling at the time of the inspection. Skies were overcast. Hazy conditions were noted. Temperature at the time of the inspection was in the low 50⁰'s. Abundant standing water was present in Mr. name deleted's yard at the time of the inspection.

Please assume that the residence faces Southeast.



Misc. Comments:

- 1) Name deleted residence was constructed on a concrete slab (no basement or crawl space).
 - 2) Square footage of name deleted residence is represented to be 1615 square feet (to include the optional sunroom).
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Interior Items of Concern:

Reversed Floorplan

- 1) Mr. name deleted presented Mr. Jagger with floorplan drawings entitled “The Arbors of Bridgewater Crossing The Bordeaux by: Parkview Homes”.

Please note that as built, the front porch/entry area is on the polar opposite side of the dwelling pictured in referenced floorplan drawings. As a result, Mr. name deleted’s front porch/entry area faces the neighbor’s bathroom window instead of the open space on the opposite side of the dwelling. Per Mr. name deleted, referenced open space was purchased by him at an additional cost for specific purpose of view channel enhancement.

Based on my observations, experience, and professional training, the reversed orientation of the dwelling has caused diminution of the desirability of the name deleted residence.

Suggested Possible Remedy -

Rebuild structure (as necessary) for correct orientation.

Estimated Cost of Suggested Possible Remedy - Confiscatory

Missing Features

1) Per Mr. name deleted, he paid for and has not received a wooden baseboard and breakfast bar in the kitchen area.

Suggested Possible Resolution -

Employ a qualified contractor to provide elements paid for and not received.

Estimated Cost of Suggested Possible Resolution -

Please reference contract documents

Mismatched Grout Lines and Damaged Ceramic Tile

1) Grout lines in vinyl flooring in kitchen do not match grout lines of ceramic tile in dining area. Diminished cosmetic value has resulted.

2) Per Mr. name deleted, although builder has agreed to install ceramic tile in kitchen which lines up with grout lines in dining area, kitchen tile has not been installed. Approximately 110, 12"x12" tiles will be needed to complete the floor in the kitchen.

Suggest Remedy - Employ a qualified tile setter to provide and install ceramic tile floor in kitchen and repair misc. broken and/or poorly fitted tiles. Kitchen floor to match dining area

Estimated cost of Suggested Remedy -

\$1000.00, Labor + Materials

Front Door Misaligned (off center)

1) Gap between door casing and wall on left is 1 1/8". Gap between door

casing and wall on the right is 2 3/4”.

Suggest Remedy - Employ a qualified contractor to relocate doorway. Relocating doorway will involve carpentry, interior drywall/paint and exterior siding work

Estimated cost of Suggested Remedy -

\$3000.00, Labor + Materials

Wall between Kitchen & Great Room

1) Referenced wall is misaligned by approximately 3/4” in 3’.

Suggest Remedy - Employ a qualified contractor to align wall. Aligning wall will involve carpentry, drywall, paint, etc.

Estimated cost of Suggested Remedy -

\$1500.00, Labor + Materials

Plant Shelf

1) Plant shelf was incorrectly fabricated and has resulted in gross mismatching of header areas (horizontal wall section above openings. There is a 3 1/4” (12” vs 8 3/4”) difference in header sizes in approximately 21” difference between header which serves the door which accesses the bedroom and the plant shelf header- this is a very noticeable defect.

Suggest Remedy - Employ a qualified contractor to rebuild plant shelf. Rebuilding plant shelf will involve carpentry, drywall, paint, etc.

Estimated cost of Suggested Remedy -

\$1200.00, Labor + Materials

Master Bedroom Doorway Return Walls

1) Return walls are small section of walls which extend out from a main wall at a 90^o angle. Return walls on a doorway are customarily the same width. Return wall on left side of referenced master bedroom doorway is approximately 2". The return on the right side is 4". In other words, the door is offset in the opening.

Suggest Remedy - Employ a qualified contractor to even out the size of the return walls. Repairs will involve carpentry, drywall, paint, etc.

Estimated cost of Suggested Remedy -

\$1100.00, Labor + Materials

Laundry Room Wall

1) A large hole was cut out of the drywall (and not filled) at the area where the dryer vent exits.

Suggested Remedy - Employ a qualified contractor to repair drywall and repaint. Repairs will involve drywall, paint, etc.

Estimated cost of Suggested Remedy -

\$300.00, Labor + Materials

Faucet in Garage

1) Per Mr. name deleted, he must use a wrench to stop water from leaking out of this faucet.

Suggested Remedy - Employ a qualified plumber to replace faucet.

Estimated cost of Suggested Remedy -

\$95.00, Labor + Materials

Hallway Bathroom Vanity

1) Hallway bathroom features a conventional single bowl, 36” vanity.

2) A large hole was cut into the back of the vanity and never remedied.

Suggested Remedy - Employ a qualified carpenter to replace back panel of vanity.

Estimated cost of Suggested Remedy -

\$175.00, Labor + Materials

Great Room Window wall Stool (interior sill)

1) Stool is 109” wide and is bowed in 3/4” right in the middle. Deformation is clearly visible.

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Great Room Exterior Rear Wall is deformed

1) Ceiling height is approximately 13’ 11”. Using a simple plumb line, it was determined that the wall runs out (leans) approximately 3” in 13’11”.

Suggested Remedy - Employ a qualified contractor to remove and replace referenced wall. Windows to function correctly, stool to be straight, wall to be plumb, etc.

Estimated cost of Suggested Remedy -

\$15,000.00, Labor + Materials

Header area between Dining Area and Sunroom

1) A noticeable sag was detected. However, no vertical or radial cracks beginning at the header were noted.

2) Hairline fracturing was noted in vaulted-type drywall ceiling above the dining area.

Suggested Remedy - Employ a qualified contractor to remove and replace header and damaged drywall. Repairs will involve carpentry, drywall, paint, etc.

Estimated cost of Suggested Remedy -

\$4000.00, Labor + Materials

Master Bedroom Window

1) One malfunctioning side latch prevents window from tilting out for easy cleaning.

Suggested Remedy - Warranty item from window manufacturer.

Interior Hallway Doors are Misaligned

1) Please review photos clearly showing misalignment of tops of a sequence of doors.

2) Misalignment of tops of doors is construed as sloppy and substandard

workmanship.

Suggested Remedy - Employ a qualified contractor to align the tops of doors. Repairs will involve carpentry, drywall, paint, etc.

Estimated cost of Suggested Remedy -

\$2000.00, Labor + Materials

Exterior Items of Concern:

Driveway Apron and Front Entrance Service Walk

1) Driveway apron (at intersection of driveway and street) is fractured. Fractures appear to have been caused by vehicular traffic.

2) Per Mr. name deleted, the service walk (the path from driveway to the front porch) is not the same configuration he was shown on the model. Per Mr. name deleted, the model's service walk features a more generous curve. (Configuration of model's service walk not confirmed by inspector.

Suggested Remedy - Employ a cement mason to saw cut damaged portion of driveway apron and replace service walk as necessary.

Estimated cost of Suggested Remedy -

\$1200.00, Labor + Materials

Grading (the shaping of the earth)

1) Bark mulch/siding covers the lowest course of vinyl siding at the front of the dwelling. Bark much hold moisture and invites insect infestation.

Covering the lowest course of siding with bark mulch is not an acceptable practice.

2) Final grading not completed. Abundant standing water was visible at the time of the inspection. Mr. name deleted's side yard appears to have been selected for storage of piles of earth.

3) Lawn was not planted, etc.

Suggested Remedy - Employ a qualified landscaper to haul away stored dirt, finish grading, provide adequate drainage and plant grass.

Estimated cost of Suggested Remedy -

\$4500.00, Labor + Materials

Exterior Shutters

1) Plastic exterior shutters were installed in in a sloppy and substandard manner. Examples of poor workmanship include (but are not limited to): misalignment, pulled out mechanical fasteners, etc.

Suggested Remedy - Employ a carpenter to remedy shutters as necessary for correct fit and finish.

Estimated cost of Suggested Remedy -

\$150.00, Labor + Materials

Vinyl Siding + Trim

1) Vinyl siding (white, double 4") was installed in a sloppy and substandard manner. Examples of poor workmanship include (but are not limited to): a) small scraps of siding used to piece together trim components, b) trim over front door has been damaged by what appears to be a hammer blow, c) numerous gaps and holes present due to poor fit and finish procedures (please note holes where wall sheathing is visible).

Referenced gaps and holes are points of entry for wind, water and insects, d) top of columns on front porch are not capped to prevent bird nesting and insect infestation, e) column base is not correctly positioned on concrete front porch floor and has an unacceptable appearance, f) brake metal (thin sheet metal used as exterior trim) appears to have been incorrectly cut and subsequently forced into place (for example - front porch roof overhang), g) exterior caulking not finished, h) nail holes not correctly filled, i) etc.

Suggested Remedy - Employ a qualified applicator to remedy siding as necessary for correct fit and finish.

Estimated cost of Suggested Remedy -

\$2750.00, Labor + Materials

A/C compressor/condenser (exterior unit)

1) A/C compressor/condenser appears to have been placed on unstable earth and has subsequently tilted. Units of this type are required to be installed plumb and level.

Suggested Remedy - Employ a qualified HVAC technician to relevel compressor/condenser.

Estimated cost of Suggested Remedy -

\$125.00, Labor + Materials

Window Installation

1) Mr. name deleted provided pictures he indicated were taken during construction of his residence.

2) In referenced photos, please note the apparent lack of self stick flashing (a plasticized, rubberized, self-adhering tape) which is used to seal the intersection of window nailing flange and the housewrap.

3) Use of self-stick flashing around windows has long been accepted practice to minimize potential for water penetration.

Suggested Remedy - Employ a qualified carpenter to flash windows as necessary during repair of vinyl siding.

Estimated cost of Suggested Remedy -

\$1300.00, Labor + Materials

Further Comments -

1) Fundamental errors appear to have been incorporated into the construction of name deleted residence.

2) The name deleted residence has an elevated potential for ongoing and future structural problems due to the substantial errors made during the structure's framing.

Careful monitoring on residence by a qualified structural engineer is strongly recommended.

3) Substantial reconstruction of residence will be required to remedy numerous items of concern.

Summary -

name deleted residence was constructed in a sloppy and unworkmanlike manner.

As indicated above, minimum standards were not met in numerous aspects of the construction of referenced dwelling.

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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