

**Jagger Enterprises, Inc. dba Buckeye Home Inspections
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July 19, 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 selected portions of the name deleted residence located at **address deleted** was conducted by Jagger Enterprises, Inc. dba Buckeye Home Inspections on Thursday, July 08,, 2004. The inspector was Jim Jagger. Jim & Kathy name deleted were present at the time of the inspection.

Mr. and Mrs. name deleted indicated that they had contracted with Name deleted Co. for a kitchen and bath remodel.



Observations-

1) Contract was signed 2/12/04.

2) At time of inspection, work was far from complete. Usual and expected completion time for a \$24,000.00 kitchen and bath project would be 3 to 6 weeks.

3) Drywall had been installed.

4) Some mechanical work was in place - plumbing, wiring, etc., Rough in inspection not possible because drywall had been installed.

5) Water supply pipes for kitchen sink and refrigerator were run through exterior walls and were vulnerable to freeze and burst. M/M name deleted were so advised.

6) M/M name deleted expressed concerns re: lack of appropriate insulation around a window and patio sliding door.

Further Comments -

Project appeared to be managed in a substandard manner and has not been completed in a timely manner.

Summary -

M/M name deleted were advised regarding concerns about:

1) management of project

2) technical ability of the tradespersons and general contractor.

Suggested Possible Remedy -

- 1) Have a qualified person oversee the project and take steps necessary to achieve an acceptable result in a timely manner.
 - 2) Keep Atty. Wood advised regarding progress of project.
 - 3) Seek Atty. Wood's advice before signing anything or giving the contractor any additional funds.
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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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