

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

April 06, 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 the remnant of the front porch on the name deleted residence located at **address deleted** was conducted by Jagger Enterprises, Inc. dba Buckeye Home Inspections on Monday, March 29, 2003. The inspector was Jim Jagger. **Names deleted** were present at the time of the inspection.

Per Mr. name deleted, **Contractor name deleted** was hired to rebuild the masonry front porch on his residence. Also, per Mr. name deleted, because his residence is in a historic district, front porch must match original as closely as possible. At the time of the inspection, the front porch masonry platform structure had been demolished. Nominal size of main portion of porch is 11' x 14.5' and smaller section nominally 8'x 9'. Height of porch platform is approximately 30".



Observations-

- 1) Contractor appears to have abandoned the job.
 - 2) Wooden framed front porch roof was precariously balanced on a crudely constructed temporary support. Mr. name deleted was advised to have more substantial supports installed ASAP due to potential for a collapse of the front porch roof structure.
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Suggested Possible Remedy-

- 1) Employ a qualified architect to provide adequate drawings which will facilitate appropriate construction.

Drawings to stipulate methods of construction as well as provide illustrations of details required to reconstruct porch to match original as closely as possible.

Details to include specification of bricks, details of colored (tile grooved) concrete deck surface, appearance of railings, etc.

- 2) Employ a qualified contractor to provide all labor and material necessary to reconstruct front porch in an appropriate, historically accurate manner.
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Estimated Cost of Suggested Possible Remedy-

-\$16,500.00, Labor and Materials

Further Comments -

Contractor (who appears to have abandoned job) has left behind a hazardous situation. In it's current condition, porch threatens safety of residents, guests and endangers the structural integrity of the home.

Recommendation -

Contractor to return to Mr. name deleted all monies received for reconstruction of porch. Per Mr. name deleted, contractor was paid \$7000.00.

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,

name deleted report -this is page 3 of 4

James Jagger
President

photos accompany this report



®

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