

**Jagger Enterprises, Inc. dba Buckeye Home Inspections
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November 09, 2002

**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 October 31, 2002. **Name deleted** was present at the time of the inspection.

Ms. name deleted indicated that the name deleted residence is approximately 4 years old. Please assume that the residence faces East. No contract documents or specifications were available to inspector.

Temperature at the time of the inspection was in the mid 40⁰'s.

Private Waste Disposal System -

Ms. name deleted indicated that private waste disposal system was incorrectly installed , did not work properly and was abandoned.

Also, per Ms. name deleted, she subsequently connected residence to public sewer system.

Comment - name deleted appears to have received no value from private waste disposal system.

Suggested Remedy - Monies paid by name deleted for private waste disposal system to be returned to name deleted. name deleted to be responsible for all costs incurred in connecting to public sewer system.

Family Room Ceiling

1) A portion of family room drywall ceiling is deformed (wavy), discolored, water damaged, and sports a mold/mildew-like patina. Inspector tested ceiling with a *Tramex® Moisture Encounter* (an electronic moisture detection meter) and found actively elevated moisture levels (a.k.a. a wet spot).

2) Most probable cause of referenced damage is leaking seal from toilet assembly located directly above water damaged area of ceiling. Suspect toilet is located in second floor hallway bathroom.

Suggested Remedy -

a) Remove water damaged drywall to visually verify inspector's suspicion of leaking toilet.

b) Repair toilet assembly/plumbing system as necessary to correct source of leak. **(Please see "2nd Floor Hallway Bathroom" below).**

c) Repair and paint family room textured, drywall ceiling. Please note that family room ceiling is shared with a dinette area, kitchen, section of connecting hallway, etc. Repaired ceiling to match existing texture/paint as closely as possible. Overall size of drywall ceiling is 20 x 43.'

Estimated Cost of Suggested Remedy -

\$940.00, Labor and Materials

2nd Floor Hallway Bathroom (please reference “Family Room Ceiling”)

1) Toilet bowl appears to be leaking. Evidence of leaks include:

a) elevated moisture levels detected in white vinyl flooring system around base of toilet bowl. Moisture was detected with a *Tramex® Moisture Encounter* (an electronic moisture detection meter).

b) Visible evidence of a mold/mildew-like substance impregnated under or into the white vinyl floor was noted. This characteristic is commonly associated with a leaking toilet floor flange (sewer pipe connection) or leaking wax gasket (a device which seals outlet of toilet bowl to the sewer line).

2) Size of bathroom floor is 5’x6’.

Suggested Remedy -

a) Remove toilet.

b) Remove white vinyl floor and replace water damaged floor boards.

c) Repair water leaks as necessary.

d) Replace white vinyl floor system. New vinyl to match existing as closely as possible.

e) Replace toilet.

Estimated Cost of Suggested Remedy -

\$675.00, Labor and Materials

Bedroom Wall behind 2nd Floor Hallway Bathroom

A cosmetic bump or deformity was noted in this wall.

No action recommended at this time. Repair of bump or deformity can be accomplished the next time room is redecorated.

Miscellaneous Electrical Defects

a) Ms. name deleted has expressed concerns about loose outlets, cover plated which do not fit correctly etc.

b) Limited visual examination of outlet revealed the need for minor adjustment of outlets and cover plates.

Suggested Remedy -

Employ a qualified electrician to adjust outlets and cover plates as necessary for safe, correct performance.

Estimated Cost of Suggested Remedy -

\$125.00, Labor and Materials

Master Bathroom

1) Master bathroom is 13' x 18' and features a white vinyl floor.

2) Elevated moisture levels detected in white vinyl flooring system around base of toilet bowl. Moisture was detected with a *Tramex® Moisture Encounter* (an electronic moisture detection meter).

b) Visible evidence of a mold/mildew-like substance impregnated under or into the white vinyl floor was noted. This characteristic is commonly associated with a leaking toilet floor flange (sewer pipe connection) or leaking wax gasket (a device which seals outlet of toilet bowl to the sewer line).

Suggested Remedy -

a) Remove toilet.

b) Remove white vinyl floor and replace water damaged floor boards.

c) Repair water leaks as necessary.

d) Replace white vinyl floor system. New vinyl to match existing as closely as possible.

Estimated Cost of Suggested Remedy -

\$1860.00, Labor and Materials

Kitchen Window Assembly (located on West Wall)

a) Ms. name deleted indicated that wind driven rain leaks around window assembly. Window assembly is composed of a wooden picture window and two (2) double hung wooden flanking windows (“up and down” windows located to the right and left of the picture window).

b) No active water penetration or water staining was visible around window assembly at time of inspection.

Suggested Remedy -

- a) Remove vinyl siding from around windows.
- b) Reseal windows as necessary to eliminate water penetration.
- c) Replace existing vinyl siding.

Estimated Cost of Suggested Remedy -

-\$725.00, Labor and Materials

Water Piping in Garage Ceiling

1) Per Ms. name deleted, water piping for 2nd floor bathroom is contained in a boxed in area in the ceiling of attached, unheated garage. Ms. name deleted has stated that referenced piping has frozen and broken. She further stated that water damage in hallway closet adjacent to garage was caused by frozen/leaking pipes.

Inspector's Comment - Placing of water pipes in an unheated space is not an acceptable procedure in Northern Ohio. Even if pipes are heavily insulated, under severe cold weather conditions pipes can freeze and burst.

Without substantial redesign and/or reconstruction, little can be done to reroute pipes through heated spaces.

Inspector's Suggestion - Keep exterior, overhead garage door closed to retain as much heat as possible in the garage. Install a small overhead garage heater. During prolonged periods of cold weather provide minimum heat to ceiling area of garage where pipes are reportedly located.

Water Damaged Hallway Closet

Suggested Remedy -

Employ a qualified painting contractor to repair damaged drywall and repaint closet as necessary to return closet to conditions which existed prior to water damage.

Estimated Cost of Suggest Remedy-

-\$225.00, Labor and Materials

Basement

1) Vertical, hairline shrinkage crack (<1/64" wide) was noted in foundation. This crack appears to be a typical differential shrinkage or settling crack and does not (at this time) appear to threaten the integrity of the residence. **Monitoring of fracture is recommended.**

2) Evidence of active water penetration through concrete block foundation walls was observed at time of inspection. Referenced area was located to right of the water meter.

Evidence includes: efflorescence (white, mineral deposits deposited on surface of cementitious material when water passes through and evaporates), visible water staining and elevated moisture levels detected via use of *Tramex® Moisture Encounter* (an electronic moisture detection meter).

3) Although not conclusively proven , most probable source of water penetration is defective downspout drain pipes located on exterior of foundation directly opposite of area affected by water penetration. Downspout drain appears to be damaged - a visible hole in drain pipe was noted.

Suggested Remedy -

Employ a qualified plumbing or excavating firm to dig up and repair suspected downspout drain.

Estimated Cost of Suggested Remedy -

-\$600.00, Labor and Materials

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

