

**Jagger Enterprises, Inc. dba Buckeye Home Inspections
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September 29, 2003

Name deleted, Esq.
address deleted

Your client: Name deleted
 address deleted

Your File #

At the request of Name deleted, Esq., UAW-Legal Services Plan, a limited visual inspection of a recently installed brick patio at the name deleted residence located at address deleted was conducted by Jagger Enterprises, Inc. dba Buckeye Home Inspections on September 29, 2003. The inspector was Jim Jagger. Mr. name deleted was present at the time of the inspection.

Temperature at the time of the inspection was in the mid 70⁰'s. Skies were clear and sunny. Please assume the residence faces West.



Brick Patio Comments and Notes -

1) Per Mr. name deleted , brick patio at rear of name deleted residence was installed in April of 2002.

2) Per Mr. name deleted, referenced patio sunk, moved and perimeter wall failed within 12 months of installation.

3) Also, per Mr. name deleted, installation contractor returned and performed limited repairs to referenced patios (to include installing small pieces of paving material around margins of patio in an attempt to **patch up** an unsatisfactory installation.

Brick Patio Observations -

1) Margins of installation are uneven. Gaps visible around the perimeter of brick patio and the field stones range from 1/4" to 1 1/2". The resulting appearance is unsightly and amateurish.

2) Small sections of pavers used to **patch up** area where perimeter wall was deformed are unsightly and amateurish.

3) Sand and fines (small gravel) between the brick pavers have clearly eroded.

Summary -

1) Work was performed in a substandard manner and has an amateurish appearance.

2) Absent evidence that subsurface supporting structure of brick patio has been modified to be structurally adequate and appropriately freeze/thaw proof, there is reason to believe that patio will move again in the next northern Ohio winter.

Suggested Possible Remedies -

Deconstruct (tear out) front half of brick patio and reconstruct in a good and workmanlike manner. Reconstruction to be performed in a good and workmanlike manner. Existing material to be reused as much as possible.

Estimated Cost of Labor and Materials - \$3000.00

or

Allow patio to go through another winter and reevaluate in Spring of 2004. If patio shifts, sinks, migrates or otherwise fails, total tear out and replacement of patio by a qualified contractor would be appropriate. There is substantial evidence to suggest that total tear out and replacement will be necessary

Estimated Cost of Total Replacement - \$5700.00

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,

James Jagger
President

photos accompany this report



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