

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

March 17, 2003

**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 March 13, 2003. **Name deleted** was present at the time of the inspection.

Weather at the time of the inspection was in the low 30<sup>0</sup>'s. Residual snow and ice were present. Rainy/icy conditions were present.

Mr. name deleted indicated that he had contracted with **name deleted** Construction for repairs to name deleted residence specified in **PROPOSAL** dated 9/26/02.



**Observations-**

1) name deleted agreed to remove old roof sheathing plywood(the boards to which the shingles are nailed) and discard. name deleted agreed to provide and install new 7/16" OSB (a replacement for plywood roof

sheathing).

Please note that name deleted left old roof sheathing plywood in place and nailed OSB over existing.

2) name deleted agreed to install new roof shingles.

Roof shingles (apparently CertainTeed® *Landmark 30 year*) were installed. However, shingles failed to seal correctly

The installed shingles are of the popular self-sealing variety. Shingles are provided with a heat sensitive adhesive strip which is supposed to seal when heated by the sun.

“**Self-sealing shingles:** Shingles containing factory-applied strips or spots of self-sealing adhesive.

**Self-sealing strip or spot:** Factory-applied adhesive that bonds shingle courses together when exposed to the heat of the sun after application.”

Inspector examined numerous shingles and found that none of the examined shingles had sealed. The roofing system is very prone to blow-off from high winds.

3) name deleted agreed to install new soffits (overhangs) and aluminum covered fascia (gutter boards) on two car attached garage.

Inspector examined soffits and fascia and noted that they had been installed in a substandard manner. Examples of defects include a) gaps around perimeter of soffits, b) poorly trimmed aluminum cover on fascia, c) absence of required vents in soffits, etc.

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### Comments & Suggestions -

1) name deleted appears to have provided and installed defective shingles. Failure of shingles to seal is the evidence of possible defective materials.

2) Lab testing of shingles necessary to determine in defective materials were installed.

**Suggestion - Contact CertainTeed® factory representative for information about filing a warranty claim**

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**Further Comments -**

Although referenced in Farmers Insurance of Columbus, Inc. documents and in name deleted proposal dated August 18, 2002 TV antenna was not replaced nor was drywall repaired/painted.

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**Summary -**

Repairs to name deleted residence were performed in a substandard and unworkmanlike manner.

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**Suggested Remedy -**

**Employ a qualified contractor to:**

- 1) Remove name deleted roof sheathing and shingle system and soffits/fascia assemblies.**
- 2) Install new roof sheathing, shingles system and soffits/fascia assemblies in a good and workmanlike manner per accepted standards and practices.**
- 3) Replace TV antenna.**
- 4) Replace and paint drywall.**

**Estimated Cost of Suggested Remedy (Labor & materials) -**

**\$8889.00**

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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Member #004590