

Inspection report for the property at
505 East Union, Minden, LA

This report is prepared exclusively for **Southern Meat Market**
Inspected On: **06-25-2024**

Company Information

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Published Report



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The Scope and Purpose of a Home Inspection

Purchasing property involves risk

The purpose of a home inspection is to help reduce the risk associated with the purchase of a structure by providing a professional opinion about the overall condition of the structure. A home inspection is a limited visual inspection and it cannot eliminate this risk. Some homes present more risks than others. We cannot control this, but we try to help educate you about what we don't know during the inspection process. This is more difficult to convey in a report and one of many reasons why we recommend that you attend the inspection. The Visual Inspection Service provided by this company does not itself offer any warranty or insurance for the purchaser of this service. **Further, the Visual Inspection Service provides no guarantees that all problems or adverse conditions will be found in and around a property. Neither the inspection company nor the inspector assumes responsibility for defects or adverse conditions discovered after the inspection.**

Nothing in this report should be construed as advice to the client to purchase, or not to purchase, the property.

A home inspection is not an insurance policy

This report does not substitute for or serve as a warranty or guarantee of any kind. Home warranties can be purchased separately from insuring firms that provide this service.

A home inspection is visual and not destructive

The descriptions and observations in this report are based on a visual inspection of the structure. The Visual Inspection Service is performed in accordance with the **Standards of Practice** as published by the **Louisiana State Board of Home Inspectors** and according to these standards, is intended to provide the client with a better understanding of the property conditions, as **observed** at the time of the inspection. The observation is limited to a **visual** survey of **certain fixed components and systems** of a property. We inspect the aspects of the structure that can be viewed without dismantling, damaging or disfiguring the structure and without moving furniture and interior furnishings. Areas that are concealed, hidden or inaccessible to view are not covered by this inspection. Without full use of all utilities, the inspector may extrapolate conclusions which cannot be confirmed during the inspection. Some systems cannot be tested during this inspection as testing risks damaging the building. For example, overflow drains on bathtubs are generally not tested because if they were found to be leaking they could damage the finishes below. Our procedures involve non-invasive investigation and non-destructive testing which will a limit defined scope of the inspection.

This is not an inspection for code compliance

This inspection and report are not intended for city / local code compliance. During the construction process structures are inspected for code compliance by municipal inspectors. Framing is open at this time and conditions can be fully viewed. Framing is not open during inspections of finished homes, and this limits the inspection. All houses fall out of code compliance shortly after they are built, as the codes continually change. National codes are augmented at least every three years for all of the varying disciplines. Municipalities can choose to adopt and phase in sections of the codes on their own timetables. There are generally no requirements to bring older homes into compliance unless substantial renovation is being done.

This is just our opinion

Construction techniques and standards vary. There is no one way to build a house or install a system in a house. The observations in this report are the opinions of the home inspector. Other inspectors and contractors are likely to have some differing opinions. You are welcome to seek opinions from other professionals.

The scope of this inspection

This inspection will include the following systems: exterior, roof, structure, drainage, foundation, attic, interior, plumbing, electrical and heating. The evaluation will be based on limited observations that are primarily visual and non-invasive. This inspection and report are not intended to be technically exhaustive.

The "Uniform Building Inspection Report" referenced narrative book

You as a buyer, need all the information you can get to make an informed decision regarding your purchase... and you need it fast.

The report includes referenced narrative corresponding to items inspected to provide your with a **maximum amount of information in the shortest period of time**. You must read the preprinted, or hand written narratives corresponding to each checked item to have read the entire report. The report, including the use of signifying letter codes, is the professional opinion of the inspector, based on the accessibility of the certain fixed components surveyed.

The reporting system is designed for varying levels of surveys and /or inspections. Be aware that the Visual Survey performed to the Louisiana State Board of Home Inspectors Standards does not address all items in the Survey finding Tables.

Your expectations

The overall goal of a home inspection is to help ensure that your expectations are appropriate with the house you are proposing to buy. To this end we assist with discovery by showing and documenting observations during the home inspection. This should not be mistaken for a technically exhaustive inspection designed to uncover every defect with a building. Such inspections are available but they are generally cost-prohibitive to most homebuyers.

Your participation is requested

Your presence is requested during this inspection. A written report will not substitute for all the possible information that can be conveyed verbally by a shared visual observation of the conditions of the property.

How to Read This Report

Getting the Information to You

This report is designed to deliver important and technical information in a way that is easy for anyone to access and understand. If you are in a hurry, you can take a quick look at our ["Summary Page"](#) and quickly get critical information for important decision making. However, we strongly recommend that you take the time to read the full [Report](#), which includes digital photographs, captions, diagrams, descriptions, videos and hot links to additional information.

The best way to get the layers of information that are presented in this report is to read your report online (the HTML version), which will allow you to expand your learning about your house. You will notice some

words or series of words highlighted in blue and underlined – clicking on these will provide you with a link to additional information. The HTML version of this report also contains streaming videos. Short video clips often contain important information and critical context and sounds that can be difficult to capture in words and still pictures.

For the most reliable viewing experience, I recommend viewing the report on as large a screen as practical, as much detail can be lost on small devices like smart phones. For similar reasons, reports should only be printed in color to retain as much detail as possible and minimize misinterpretation of photographs.

This report can also be [printed on paper or to a PDF document](#).


Chapters and Sections


This report is divided into chapters that parcel the home into logical inspection components. Each chapter is broken into sections that relate to a specific system or component of the home. You can navigate between chapters with the click of a button on the left side margin.


Most sections will contain some descriptive information done in black font. Observation narrative, done in colored boxes, will be included if a system or component is found to be significantly deficient in some way or if we wish to provide helpful additional information about the system or the scope of our inspection. If a system or component of the home was deemed to be in satisfactory or serviceable condition, there may be no narrative observation comments in that section and it may simply say “tested,” or “inspected.”

Observation Labels

All narrative observations are colored, numbered and labeled to help you find, refer to, and understand the severity of the observation. Observation colors and labels used in this report are:

 **Review:** Repair and maintenance items noted during inspection. Please note that some repair items can be expensive to correct such as re-finishing hardwood floors, but are considered simply repair items due to their cosmetic nature. It is recommended that this finding, and all associated components, be reviewed and corrected as needed by a qualified licensed contractor.

 **Improve:** Observations that are not necessarily defects, but which could be improved for safety, efficiency, or reliability reasons.

 **Note:** Refers to aside information and /or any comments elaborating on descriptions of systems in the home or limitations to the home inspection.

 **Description:** Detailed description of various aspects of the property noted during the inspection.

Pest Inspection

The home inspection company nor the home inspector will perform a Pest Inspection. We recommend that you engage the services of a license Pest control company for the Pest and Wood destroying Pest inspection. While the inspection company looks for the damage done these pest, the inspector is not a pest expert and relies on the information provided by the Pest Inspector in respect to pest in a home.

Summary Page

The Summary Page is designed as a bulleted overview of all the observations noted during inspection. This helpful overview is not a substitution for reading the entire inspection report. The entire report must be read to get a complete understanding of this inspection report as the Summary Page does not include photographs or photo captions.


Moisture Meter Testing


Where moisture meter testing is indicated in this report a Protimeter Survey Master Dual Function was used.


Summary


Reviews


- 🔧 **G-2 Grounds:** Downspouts are discharging adjacent to the foundation. This can cause foundation settlement or crawl space moisture problems. Make sure all downspouts discharge into a proper tight-line system that diverts water at least 5 feet away from the foundation.
- 🔧 **G-3 Grounds:** Asphalt parking lot damaged in various locations.
- 🔧 **G-4 Grounds:** Concrete flatwork damaged, cracked.
- 🔧 **ED-1 Exteriors and Decks:** Signs of excessive moisture runoff down siding at sign.
- 🔧 **ED-2 Exteriors and Decks:** Exterior doors damaged.
- 🔧 **ES-1 Electric Service:** Breaker knock outs plates missing exposing main bus bar.
- 🔧 **EDFW-1 Electric Distribution and Finish Wiring:** Wire exposed in warehouse area near coolers
- 🔧 **EDFW-2 Electric Distribution and Finish Wiring:** Light switch plates missing in various locations.
- 🔧 **HCFV-1 Heating, Cooling, Fireplaces and Ventilation:** Gas warehouse space heaters do not appear to be operational.
- 🔧 **HCFV-2 Heating, Cooling, Fireplaces and Ventilation:** A/C registers dirty and need servicing.
- 🔧 **AP-1 Additional Plumbing:** The floor drain in the basement is missing a cover. Install the missing cover and check with a plumber to verify that this drain trap will stay primed top prevent sewer gas from entering the home.
- 🔧 **AP-2 Additional Plumbing:** Possible plumbing modifications noted.
- 🔧 **I-3 Interior:** Floor tile damaged in various locations.
- 🔧 **I-4 Interior:** Warehouse floors appear damaged
- 🔧 **I-6 Interior:** Ceiling tiles water stained in various locations.
- 🔧 **I-7 Interior:** Ceiling tiles appear to be sagging in various locations. Could be an indicator of excessive moisture.
- 🔧 **I-8 Interior:** Walls damaged in various locations.
- 🔧 **I-9 Interior:** Warehouse CMU walls cracked and repaired.
- 🔧 **I-10 Interior:** Signs of suspected mold growth noted.


 **K-2 Kitchen:** Vent grills damaged.


 **K-3 Kitchen:** The refrigerator requires servicing by a qualified appliance repair contractor; repair or replace as recommended. During inspection I noted:


 **K-4 Kitchen:** Signs of rusting and moisture noted in the walk in coolers.

 **K-6 Kitchen:** Cooler doors damaged.


 **K-7 Kitchen:** Sales cooler appears to be non functional.


 **K-8 Kitchen:** Walk in freezer appears to be icing up.

 **K-9 Kitchen:** Signs of water leaking from the walk ins.


 **K-10 Kitchen:** Walk in walls appear to be bowing.

 **K-11 Kitchen:** Walk in cooler doors appear damaged.

 **SB-1 Structure and Basement:** Signs of past water leakage at vent stacks in warehouse.

 **SB-2 Structure and Basement:** Interior warehouse CMU wall cracking noted.

Improves

 **I-5 Interior:** Floor finish damaged.

Notes

 **K-5 Kitchen:** Coolers operating at time of the inspection.

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General Comments

Building Characteristics, Conditions and Limitations

Type of Building : Commercial

Grounds

General Grounds Photos



Drainage and Site

Clearance to Grade: Standard

Downspout Discharge: Below grade, Next to Foundation

Site Description: Flat

🔧 (G-2) Review: Downspouts are discharging adjacent to the foundation. This can cause foundation settlement or crawl space moisture problems. Make sure all downspouts discharge into a proper tight-line system that diverts water at least 5 feet away from the foundation.

Driveways/Walkways/Flatwork

Driveway: Asphalt

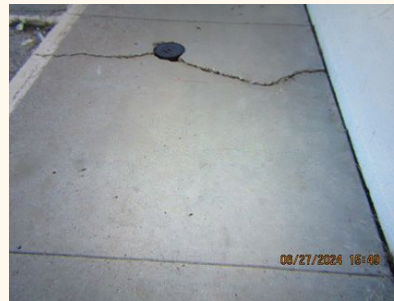
Walkways: Concrete

Patios: None noted

(G-3) Review: Asphalt parking lot damaged in various locations.



(G-4) Review: Concrete flatwork damaged, cracked.



Exteriors and Decks

Siding and Trim

Trim Material: Masonry, Metal, Wood

Siding Material: Stucco

Description:

This building has a hardcoat stucco siding system. When installed over a wood building, stucco should be installed with two layers of underlayment below the plaster and a weep screed system which allows air to dry any accumulated moisture behind the plaster. Stucco is one of the nicest and lowest-maintenance siding systems but it is installation-sensitive. Poor installation can lead to expensive moisture control problems. The critical weather barrier, which is installed beneath the plaster is not visible to inspection, limiting the inspectors' ability to see how the system is performing. During our visual inspection, we look for clues to help make an educated guess about the future reliability of this system. More detailed information can be gained through destructive testing. This involves drilling holes in the plaster and using a moisture probe to determine if any sections of the building have moisture control problems. Destructive testing such as this is the only way to get reliable information on how the system is performing and it is beyond the scope of this inspection. Please also note that destructive testing is also limited and should be scheduled for times of year with the most precipitation: if it has been dry for an extended period, moisture probe testing may be worthless as building materials would be dry.



This photo shows an example of moisture probes looking for moisture in a synthetic stucco system.

(ED-1) Review:

Signs of excessive moisture runoff down siding at sign.



Exterior Doors

Solid core, Glass panel doors

(ED-2) Review:

Exterior doors damaged.



Fuel Storage and Distribution

Gas Meter

Present

Gas Shutoff Location: Side of structure

Gas Pipe Materials: Steel and flex pipe

Gas, Propane and Oil Piping

Gas Piping Materials Noted: Steel


Roof, Chimney and Gutters

Roof Materials

Method of Roof Inspection: Viewed at top of ladder

Roof Style: Low slope, Shed

Flashings: Present and Visually Standard

 **Description:** Roof flashings are used to keep a roofing system waterproof where the roofing material starts, stops, changes direction or is penetrated. During inspection, we look for standard flashing techniques that could be considered normal or standard in our region. Damaged, incomplete or non-standard flashings can be a sign of an older or less reliable roofing system and may require repair. Any non-standard flashings noted during inspection will be reported on below if found.

Roof Covering Materials: Metal interlock, Metal with exposed fasteners

Description: Metal roofing: The life expectancy of metal roofing materials can vary from 20-50 years, depending on the method of manufacture, thickness, of the roofing material, the quality of the installation, and the roof design and exposure. Maintenance for metal roofs is often dictated by the manufacturer and recommended maintenance procedures can vary depending on whether the roof material is painted, has zinc all the way through, or whether it is thinner sheet metal with painted-on weather protection. Some roofs only require debris to be cleaned off to prevent water damming. Others have proprietary cleaning methods to prevent damage to coatings and may require touch-up of corrosion to prevent corrosion from causing leaks.

Electric Service

Sub Panel

(ES-1) Review:

Breaker knock outs plates missing exposing main bus bar.



Appliance Disconnects

Disconnects Noted: Air Conditioner

Electrical Grounding System

Present - Could Not Confirm

Description: During a home or property inspection, every effort is made to inspect the visible components of the electrical system grounding. The grounding system is critical for safely discharging electrical surges, especially in the case of lightning strikes. There is no way in the context of a home inspection to verify the "effectiveness" of the grounding system as much of the system is not visible and there are not practical tests one can perform in the way we can test a furnace or a plumbing fixture. However, there are many things that can lead me to recommend further evaluation of the grounding system by a licensed electrical contractor and they will be documented in the observations below if discovered.

Electrical Bonding System

Present - Could Not Confirm

Description: During the inspection, I attempt to visually document electrical system bonding. There is no way in the context of a home inspection to verify the "effectiveness" of system bonding. All metallic systems in the building are required to be "bonded" (connected) to the the building's electrical grounding system. Bonding creates a pathway to shunt static charges (that would otherwise build up on the system) to earth, and to provide a pathway to trip a breaker in the event that these bonded metallic components became energized. There are many things that can lead me to recommend further evaluation of this system by a licensed electrical contractor and they will be documented as repair items in the observations below if discovered.

Electric Distribution and Finish Wiring

Branch Wiring

Wire Material: Copper

Wiring Method: Non-metallic sheathed cable

🔍 (EDFW-1) Review:

Wire exposed in warehouse area near coolers



Receptacles and Fixtures

🔍 (EDFW-2) Review:

Light switch plates missing in various locations.



Heating, Cooling, Fireplaces and Ventilation

Heating System

Energy Source: Natural gas, Electricity


Heating Method: Electric forced air furnace, Gas forced air furnace

Description:

This house has a gas forced air furnace. A critical component to all combustion heating equipment is the heat exchanger. This is the welded metal assembly inside the furnace that contains the products of combustion so that moisture, carbon monoxide and other products of combustion do not mix with interior air and get safely vented to the exterior. Heat exchangers on modern furnaces have an average life expectancy of 15-20 years. Unfortunately, heat exchangers are concealed inside the heating equipment; they are not visible and specifically excluded from a home inspection. Cracks in heat exchangers may be concealed and can pose a potential safety hazard.



This shows an image of a heat exchanger.

 **(HCFV-1) Review:** Gas warehouse space heaters do not appear to be operational.



Vents and Flues


(HCFV-2) Review:

A/C registers dirty and need servicing.




Air Filters

Filtration Systems: Disposable

 **Description:** *The heating and cooling system has disposable air filters installed. These should be changed quarterly or more to ensure proper air flow at the furnace. Be sure to install the filters with the arrows pointing in the same direction as the air flow in the furnace.*

Cooling Systems and Heat Pumps

Air Conditioning / Heat Pump: Air Conditioning Present

 **Description:** *The following list is a minimum set of requirements to be expected of heat pump or air conditioning servicing. I provide these as a courtesy to show they types of check-ups that should be expected from a professional servicing.*

- *Check compressor efficiency*
- *Check refrigerant level*
- *Clean the condenser coil*
- *Change or clean air filters*
- *Inspect contactors and wiring*
- *Inspect drive-sheaves, pulleys and belts*
- *Check and adjust for proper air flow*
- *Clean the blower motor as needed*
- *Lubricate all motors and shaft bearings*
- *Check, calibrate and program the thermostats and be sure the thermostat has adequate batteries as needed*
- *Check unit smoke detector, clean filter if applicable*
- *Check safety disconnect, laser-temp -- check across contacts*

System Type: Air Source

Heating and Cooling Distribution Systems

Heat Source in Each Room: Present

Distribution Method: Forced Air / Ducts

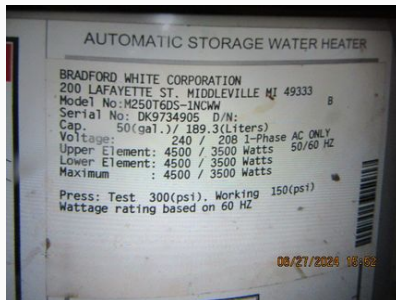
Plumbing

Water Heater

Manufacturer: Bradford-White

Data Plate: Shown Here

 **Description:** This shows the data plate for this water heater.



System Type: Tank

Size: 50 gal

Energy Source: Electricity

Water Temperature

Water Temperature Measured During Inspection: 120 Degrees F

 **Description:** This thermal image shows approximate water temperature at the time of inspection.

Exterior Hose Bibs

Operating

Additional Plumbing

Sump Pumps and Drains

Floor Drain: Cover /Screen Missing

🔧 (AP-1) Review:

The floor drain in the basement is missing a cover. Install the missing cover and check with a plumber to verify that this drain trap will stay primed top prevent sewer gas from entering the home.



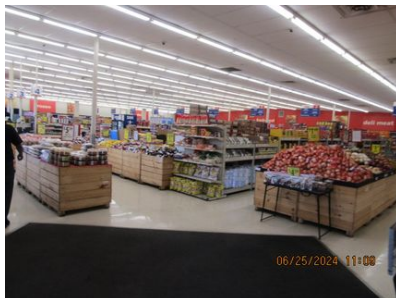
🔧 (AP-2) Review:

Possible plumbing modifications noted.



Interior

General Interior Photos



Warehouse ceiling (insulation) shows signs of possible dirt or suspected visible mold.



Floors and Floor Materials

Floor Materials: Tile

Floor Settlement: None noted

(I-3) Review: Floor tile damaged in various locations.



🔍 (I-4) Review:

Warehouse floors appear damaged



🏠 (I-5) Improve:

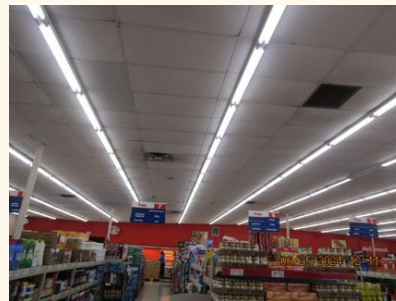
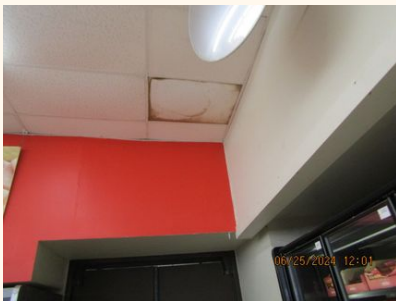
Floor finish damaged.



Walls, Ceilings, Trim and Closets

Wall and Ceiling Materials: Ceiling tiles

🔍 (I-6) Review: Ceiling tiles water stained in various locations.



🔍 (I-7) Review: Ceiling tiles appear to be sagging in various locations. Could be an indicator of excessive moisture.



(I-8) Review: Walls damaged in various locations.



(I-9) Review:
Warehouse CMU walls cracked and repaired.



(I-10) Review: Signs of suspected mold growth noted.



Windows

Window Glazing: Double pane

Interior Window Frame: Metal

Window Styles: Fixed pane

Kitchen

Sinks and Faucets

Tested

(K-1) Description:
Sink present and tested.



Ventilation Method

(K-2) Review: Vent grills damaged.



Refrigerators

Refrigerator: Operating, Servicing Needed

(K-3) Review: The refrigerator requires servicing by a qualified appliance repair contractor;

repair or replace as recommended. During inspection I noted:



🔧 (K-4) Review:

Signs of rusting and moisture noted in the walk in coolers.



🔧 (K-6) Review:
Cooler doors damaged.



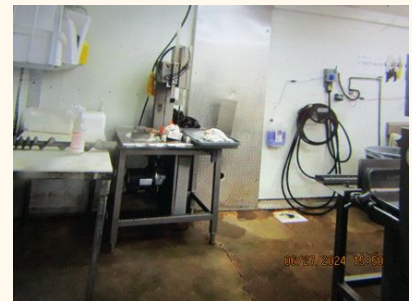
🔧 (K-7) Review:
Sales cooler appears to be non functional.



🔧 (K-8) Review: Walk in freezer appears to be icing up.



🔧 (K-9) Review:
Signs of water leaking from the walk ins.



🔑 (K-10) Review:

Walk in walls appear to be bowing.



🔑 (K-11) Review:

Walk in cooler doors appear damaged.



📌 (K-5) Note: Coolers operating at time of the inspection.



General Kitchen Condition

Standard

Bathrooms

Sinks and Cabinets

Tested

Toilet

Tested

Bathroom Ventilation

Type: Bath fan

General Bath Condition

Standard

Structure and Basement

Foundation

% of Foundation Not Visible: 90%

Building Configuration: Slab on grade

Foundation Description: Poured concrete

Floor, Wall and Ceiling Framing

Wall Framing: Not visible

Wall Sheathing: Not visible

Floor Framing: Not applicable

Sub-Floor Material: Not applicable

Ceiling Framing: Metal framed

(SB-1) Review:

Signs of past water leakage at vent stacks in warehouse.



🔑 (SB-2) Review:

Interior warehouse CMU wall cracking noted.



Invoice -- The Professional Real Estate Inspection Report

Report # 240626A

Inspection Date: 2024-06-25

Property inspected for:

Southern Meat Market

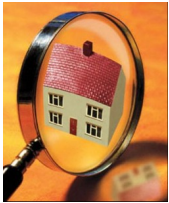
505 East Union

Minden, LA

Inspection Fee	\$750.00
State Report Filing Fee	\$7.50
	<hr/>
	\$757.50
	DUE

Thank you for your business!

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