

Inspection report for the property at
785 California , Camden, Ark.

This report is prepared exclusively for **southern Meat Market**
Inspected On: **07-11-2024**

Company Information

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[Published Report](#)



Inspected By:

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#LHI 10044, ASHI 202398

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.

 **Recommended Preventive Maintenance:** These are repair items that should be considered "routine home ownership items," such as servicing the furnace, cleaning the gutters or changing the air filters in the furnace. Most of these types of findings are an appearance issue and repairs should decrease deterioration.

 **Note:** Refers to aside information and /or any comments elaborating on descriptions of systems in the home or limitations to the home 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 licensed Pest control company for the Pest and Wood destroying Pest inspection. While the inspection company looks for the damage done by these pests, the inspector is not a pest expert and relies on the information provided by the Pest Inspector in respect to pests 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:** Localized damage was noted to the fencing - see west side. Implement carpentry repairs as needed. Repairs cost \$500 to \$800.00 approx.
- 🔧 **ED-2 Exteriors and Decks:** Metal roof flashing damaged and appears loose. Metal siding damaged repairs could cost approximately \$3000.00
- 🔧 **ED-3 Exteriors and Decks:** metal siding damaged. Estimated cost of repairs \$5000.00
- 🔧 **ED-4 Exteriors and Decks:** Metal siding trim loose correction of trims cost \$2500 to 5000.00
- 🔧 **ED-5 Exteriors and Decks:** CMU walls cracked. Repairs to CMU walls \$1000.00 to 2000.00
- 🔧 **ED-6 Exteriors and Decks:** Siding appears to be water damaged. Repairs for water damage \$5000 to \$1000.00
- 🔧 **ED-7 Exteriors and Decks:** Masonry blocks stained Cleaning cost approx. \$2500.00
- 🔧 **ED-8 Exteriors and Decks:** Front overhang metal damaged or sagging. Estimated cost \$500.00
- 🔧 **ED-9 Exteriors and Decks:** Doors drag on jamb. Estimated cost of repairs \$750 to 1000.
- 🔧 **RCG-1 Roof, Chimney and Gutters:** Holes noted in the roof. Repairs to roof \$1000 to 1500.
- 🔧 **RCG-2 Roof, Chimney and Gutters:** Roof appears to sag in numerous locations. Repairs to roof cost \$15000 to 20000.
- 🔧 **RCG-3 Roof, Chimney and Gutters:** Roof appears to leak in numerous locations. see above
- 🔧 **RCG-4 Roof, Chimney and Gutters:** Gutter downspouts missing parts. Repairs to gutters \$5000.00
- 🔧 **RCG-5 Roof, Chimney and Gutters:** Gutter downspout not secured. Repairs to gutter \$1500
- 🔧 **RCG-6 Roof, Chimney and Gutters:** Gutter downspouts damaged. see above
- 🔧 **RCG-7 Roof, Chimney and Gutters:** Gutters appear to leak. Repairs to gutter \$ 8 to 10,000
- 🔧 **ES-1 Electric Service:** Electrical panel damaged. Repairs to panels \$500.00
- 🔧 **ES-2 Electric Service:** Breaker tripped. Repairs to breaker \$500.00
- 🔧 **EDFW-1 Electric Distribution and Finish Wiring:** Junction boxes missing covers in various locations.
- 🔧 **EDFW-2 Electric Distribution and Finish Wiring:** Conduit separated.
- 🔧 **EDFW-3 Electric Distribution and Finish Wiring:** Exterior light damaged.


- 🔧 **HCFV-1 Heating, Cooling, Fireplaces and Ventilation:** A/C system appears to need service. Servicing of the a/c system \$5000.00 to 8000.00
- 🔧 **HCFV-2 Heating, Cooling, Fireplaces and Ventilation:** A/C register dirty and appear to need cleaning. Cleaning duct work \$5000
- 🔧 **P-1 Plumbing:** Water heater access blocked.
- 🔧 **P-2 Plumbing:** Water heater fittings rusting.
- 🔧 **I-2 Interior:** Patches and cracks noted in concrete floors.
- 🔧 **I-3 Interior:** Floor tiles damaged or stained. Repairs to floor estimate cost \$1500 to 6000.
- 🔧 **I-4 Interior:** Floors stained.
- 🔧 **I-5 Interior:** warehouse floors damaged.
- 🔧 **I-6 Interior:** Water stains noted in ceiling tiles. Replacement of damaged and stained tiles estimate \$1000 to \$2500
- 🔧 **I-7 Interior:** Ceiling tiles dirty at a/c registers.
- 🔧 **I-8 Interior:** Ceiling tiles missing.
- 🔧 **I-9 Interior:** Ceiling tiles sagging and damaged. Repair of damage tiles \$500 to \$1000
- 🔧 **I-10 Interior:** Signs of water stains and possible mold noted in several units and locations.
- 🔧 **I-11 Interior:** Walls stained.
- 🔧 **I-12 Interior:** Possible fungus growth noted on walls Estimated cost \$8000 to 12000
- 🔧 **I-13 Interior:** Ceiling tiles stained and missing in various locations.
- 🔧 **I-14 Interior:** Walls damaged. Repair of wall damage \$500 to 1500.
- 🔧 **I-15 Interior:** Signs of excessive water noted in warehouse. Cost estimate \$5000 to 8000.
- 🔧 **I-16 Interior:** Restroom doors drags - mens restroom. cost estimate \$300.00
- 🔧 **I-17 Interior:** Door closure damage and loose. repairs to closure \$300.
- 🔧 **K-1 Kitchen:** faucet leaking at valves. Repairs to faucet \$300.00
- 🔧 **K-3 Kitchen:** Walk in cooler door damaged. cost of repairs 1500.00
- 🔧 **K-4 Kitchen:** Freezer unit icing up.
- 🔧 **K-5 Kitchen:** Metal walk ins rusting. cost of repairs 2500 to 5000
- 🔧 **B-5 Bathrooms:** NO water on to unit could not test restroom. Signs of past excessive leaking noted at commode. Cost of cure unknown due testing not possible.
- 🔧 **B-6 Bathrooms:** Drain line corroded. repairs to drain line estimate 300 to 400.00

 **B-7 Bathrooms:** Loose on the floor. Securing commode estimate 200.00


 **B-8 Bathrooms:** Floor tiles amiss.


 **B-9 Bathrooms:** AC register dirty


 **B-10 Bathrooms:** Floors stained.


 **B-11 Bathrooms:** Ceiling tiles water damaged, stained and possible mold noted. Repair of water damage \$5000 to 10000

Recommended Maintenance Items


 **G-1 Grounds:** Typical concrete cracks noted in parking lot. Repaving parking lot cost could range from \$15,000 and up. Patching the Parking lot may cost around \$10,000 or less.

 **ED-1 Exteriors and Decks:** Front sidewalk cracked and uneven in numerous locations. Estimated cost of repairs could be between \$1500.00 to \$3000.00.

 **B-1 Bathrooms:** Bathroom wall damaged. repair of damaged wall \$300

 **B-3 Bathrooms:** Door closure damage and door drags on jamb.

Notes

 **K-2 Kitchen:** Coolers and freezers test and found operational but in need of maintenance. Cleaning and servicing of cooler equipment \$4000.00 to 7000

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General Comments

Building Characteristics, Conditions and Limitations

Type of Building : Commercial

Grounds

Drainage and Site

Clearance to Grade: Standard

Downspout Discharge: Above grade

Site Description: Flat

Driveways/Walkways/Flatwork

Driveway: Concrete

Walkways: Concrete

(G-1) Recommended Preventive Maintenance:


Typical concrete cracks noted in parking lot. Repaving parking lot cost could range from \$15,000 and up. Patching the Parking lot may cost around \$10,000 or less.





Fences

Exterior Fencing: Present, Localized Damage to Fencing

 **(G-2) Review:** Localized damage was noted to the fencing - see west side. Implement carpentry repairs as needed. Repairs cost \$500 to \$800.00 approx.

Exteriors and Decks


Exterior Elevations

 **(ED-1) Recommended Preventive Maintenance:**

Front sidewalk cracked and uneven in numerous locations. Estimated cost of repairs could be between \$1500.00 to \$3000.00.



Siding and Trim

 **(ED-2) Review:** Metal roof flashing damaged and appears loose. Metal siding damaged repairs could cost approximately \$3000.00



(ED-3) Review:
metal siding damaged. Estimated cost of repairs \$5000.00



(ED-4) Review: Metal siding trim loose correction of trims cost \$2500 to 5000.00

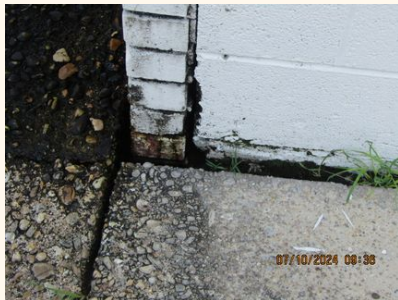
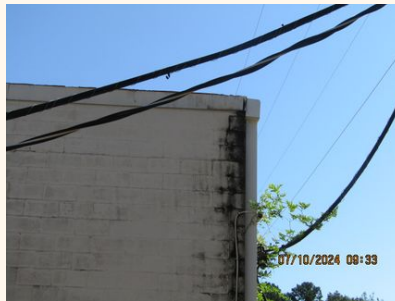


(ED-5) Review: CMU walls cracked. Repairs to CMU walls \$1000.00 to 2000.00

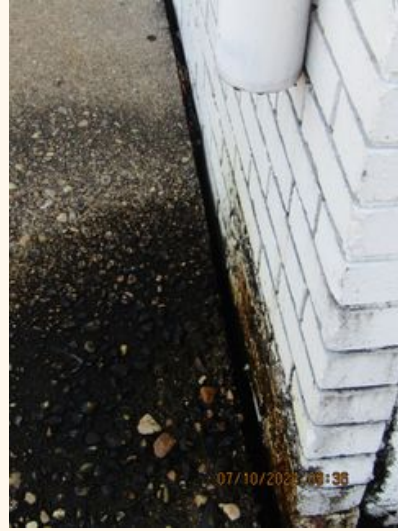




🔧 (ED-6) Review: Siding appears to be water damaged. Repairs for water damage \$5000 to \$1000.00



🔧 (ED-7) Review: Masonry blocks stained Cleaning cost approx. \$2500.00



Eaves


(ED-8) Review:

Front overhang metal damaged or sagging. Estimated cost \$500.00



Exterior Doors

Glass panel doors

 (ED-9) Review: Doors drag on jamb. Estimated cost of repairs \$750 to 1000.

Exterior Window Frames

Metal

Roof, Chimney and Gutters

Roof Materials

🔧 (RCG-1) Review:

Holes noted in the roof. Repairs to roof \$1000 to 1500.



🔧 (RCG-2) Review:

Roof appears to sag in numerous locations. Repairs to roof cost \$15000 to 20000.



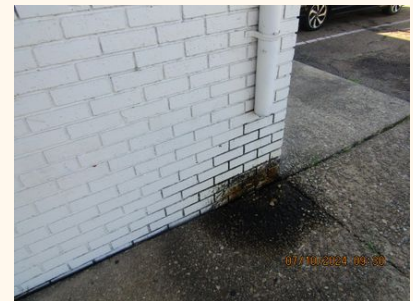
🔧 (RCG-3) Review:

Roof appears to leak in numerous locations. see above

Gutters and Downspouts

🔧 (RCG-4) Review:

Gutter downspouts missing parts. Repairs to gutters \$5000.00



🔧 (RCG-5) Review:

Gutter downspout not secured. Repairs to gutter \$1500



🔧 (RCG-6) Review: Gutter downspouts damaged. see above



🔧 (RCG-7) Review: Gutters appear to leak. Repairs to gutter \$ 8 to 10,000



Electric Service

Sub Panel

(ES-1) Review: Electrical panel damaged. Repairs to panels \$500.00



(ES-2) Review:
Breaker tripped. Repairs to breaker \$500.00



Generator Equipment

(ES-3) Description:



Electric Distribution and Finish Wiring

Branch Wiring

🔧 (EDFW-1) Review: Junction boxes missing covers in various locations.



🔧 (EDFW-2) Review: Conduit separated.



Receptacles and Fixtures

🔧 (EDFW-3) Review:
Exterior light damaged.



Heating, Cooling, Fireplaces and Ventilation

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

System Type: Air Source

🔧 (HCFV-1) Review: A/C system appears to need service. Servicing of the a/c system \$5000.00 to 8000.00



Heating and Cooling Distribution Systems

🔧 (HCFV-2) Review:
A/C register dirty and appear to need cleaning. Cleaning duct work \$5000



Plumbing

Water Heater

🔑 (P-1) Review:

Water heater access blocked.



🔑 (P-2) Review:

Water heater fittings rusting.



Water Temperature

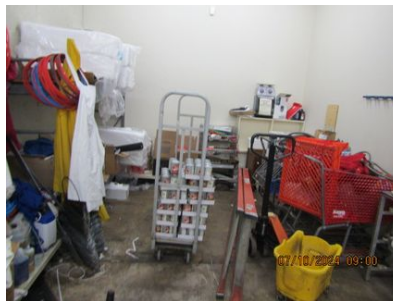
Water Temperature Measured During Inspection: 118 Degrees F

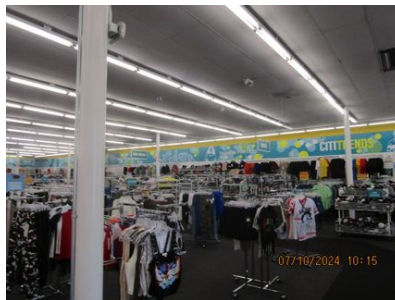
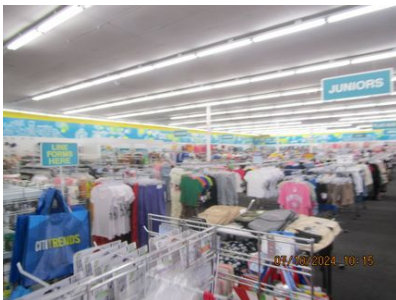
📄 Description: *This thermal image shows approximate water temperature at the time of inspection.*

Interior

General Interior Photos

Warehouse access limited.





Floors and Floor Materials

(I-2) Review: Patches and cracks noted in concrete floors.



🔑 (I-3) Review:

Floor tiles damaged or stained. Repairs to floor estimate cost \$1500 to 6000.



🔑 (I-4) Review:

Floors stained.



🔑 (I-5) Review:

warehouse floors damaged.



Walls, Ceilings, Trim and Closets

🔑 (I-6) Review: Water stains noted in ceiling tiles. Replacement of damaged and stained tiles estimate \$1000 to \$2500





(I-7) Review: Ceiling tiles dirty at a/c registers.



(I-8) Review:
Ceiling tiles missing.



(I-9) Review: Ceiling tiles sagging and damaged. Repair of damage tiles \$500 to \$1000





(I-10) Review: Signs of water stains and possible mold noted in several units and locations.





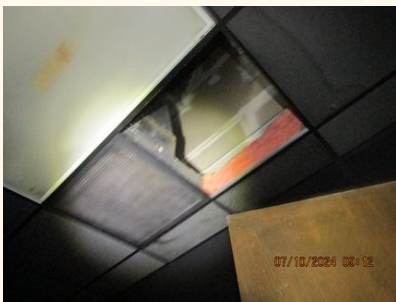
(I-11) Review:
Walls stained.



(I-12) Review: Possible fungus growth noted on walls Estimated cost \$8000 to 12000



(I-13) Review: Ceiling tiles stained and missing in various locations.



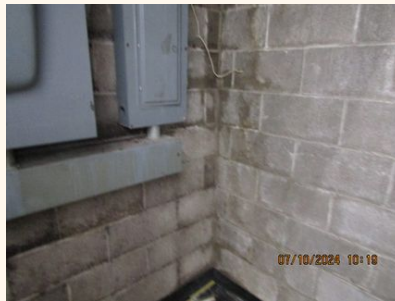


(I-14) Review:

Walls damaged. Repair of wall damage \$500 to 1500.



(I-15) Review: Signs of excessive water noted in warehouse. Cost estimate \$5000 to 8000.



Interior Doors

(I-16) Review:

Restroom doors drags - mens restroom. cost estimate \$300.00



🔧 (I-17) Review:

Door closure damage and loose. repairs to closure \$300.



Kitchen

Sinks and Faucets

Tested

🔧 (K-1) Review:

faucet leaking at valves. Repairs to faucet \$300.00



Refrigerators

🔧 (K-3) Review:

Walk in cooler door damaged. cost of repairs 1500.00



🔧 (K-4) Review: Freezer unit icing up.



(K-5) Review: Metal walk ins rusting. cost of repairs 2500 to 5000




(K-2) Note: Coolers and freezers test and found operational but in need of maintenance. Cleaning and servicing of cooler equipment \$4000.00 to 7000




Bathrooms

General Bathroom Photos

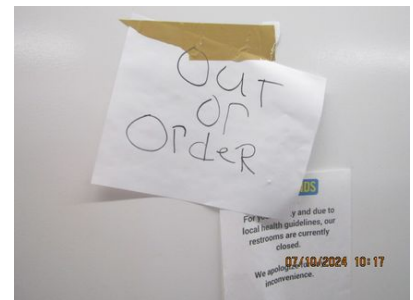
 **(B-1) Recommended Preventive Maintenance:**
Bathroom wall damaged. repair of damaged wall \$300



 **(B-3) Recommended Preventive Maintenance:**
Door closure damage and door drags on jamb.



Restroom out of order - sign posted.

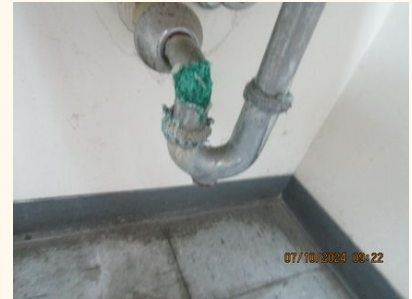


Sinks and Cabinets

🔑 (B-5) Review: NO water on to unit could not test restroom. Signs of past excessive leaking noted at commode. Cost of cure unknown due testing not possible.



🔑 (B-6) Review:
Drain line corroded. repairs to drain line estimate 300 to 400.00



Toilet

Tested

🔑 (B-7) Review:
Loose on the floor. Securing commode estimate 200.00



General Bath Condition

🔑 (B-8) Review:
Floor tiles amiss.



🔑 (B-9) Review:
AC register dirty



🔑 (B-10) Review: Floors stained.



🔑 (B-11) Review: Ceiling tiles water damaged, stained and possible mold noted. Repair of water damage \$5000 to 10000



Invoice -- The Professional Real Estate Inspection Report

Report # 240711A

Inspection Date: 2024-07-11

Property inspected for:

southern Meat Market

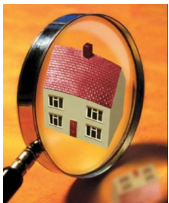
785 California

Camden, Ark.

Inspection Fee	\$600.00
State Report Filing Fee	\$7.50
Travel	\$150.00
	<hr/>
	\$757.50
	DUE

Thank you for your business!

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