

2011, June 29

Lahoba LLC c/o Reid P. Davis  
Anchor Commercial  
126 Seven Farms Drive Ste. 110  
Charleston, South Carolina 29492

Ref: Our File # ANC 11 PON  
3013 Pontchartrain Drive  
Slidell, Louisiana 70458

Dear Reid P. Davis:

At your request I have performed an inspection of the above referenced property. Details of our inspections are contained on the following pages.

A full detailed and technically exhaustive inspection of this property has not been performed. Other defects or issues minor in nature or requiring routine maintenance may have been omitted from our inspections and this report.

I stand ready at any time to discuss our findings.

Yours truly,

MARC J. DAHLMAN, INC.

Marc J. Dahlman, President

Louisiana State Board of Home Inspectors  
Louisiana State Licensing Board for Contractors  
Louisiana Real Estate Commission - Broker  
American Society of Home Inspectors

American Association of Cost Engineers

Association of the Ceiling and Wall Industry

International Code Council  
National Fire Protection Association  
National Roofing Contractors Association

License #10041  
License #37811  
Licensed #47124  
Certified #106663  
Past State Board Member  
Member #3138  
Past Regional President  
Certified #592505  
EIFS Inspector  
Member #5137113  
Member  
Member

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## **REPORT GUIDE**

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## **EXECUTIVE SUMMARY**

The property, building, and space are aged but appear in reasonably good condition except for normal wear and tear. The subject unit is unfinished and in need of some minor repairs. Air conditioning, plumbing and electrical systems have been altered or de-activated and are in need of repair.

## **INSPECTION INFORMATION**

PROPERTY	3013 Pontchartrain Drive Slidell, Louisiana
INSPECTED BY	2011, June 29 Marc J. Dahlman
AGENT	Reid P. Davis Anchor Commercial
FOR:	Lahoba LLC c/o Reid P. Davis Anchor Commercial
REQUESTED BY	Reid P. Davis
PRESENT	Becky Jones, Real Estate Resource Group LLC

## **DANGEROUS OR URGENT CONDITIONS**

The electrical system has been cannibalized in need of repair by a competent and licensed electrical mechanic.

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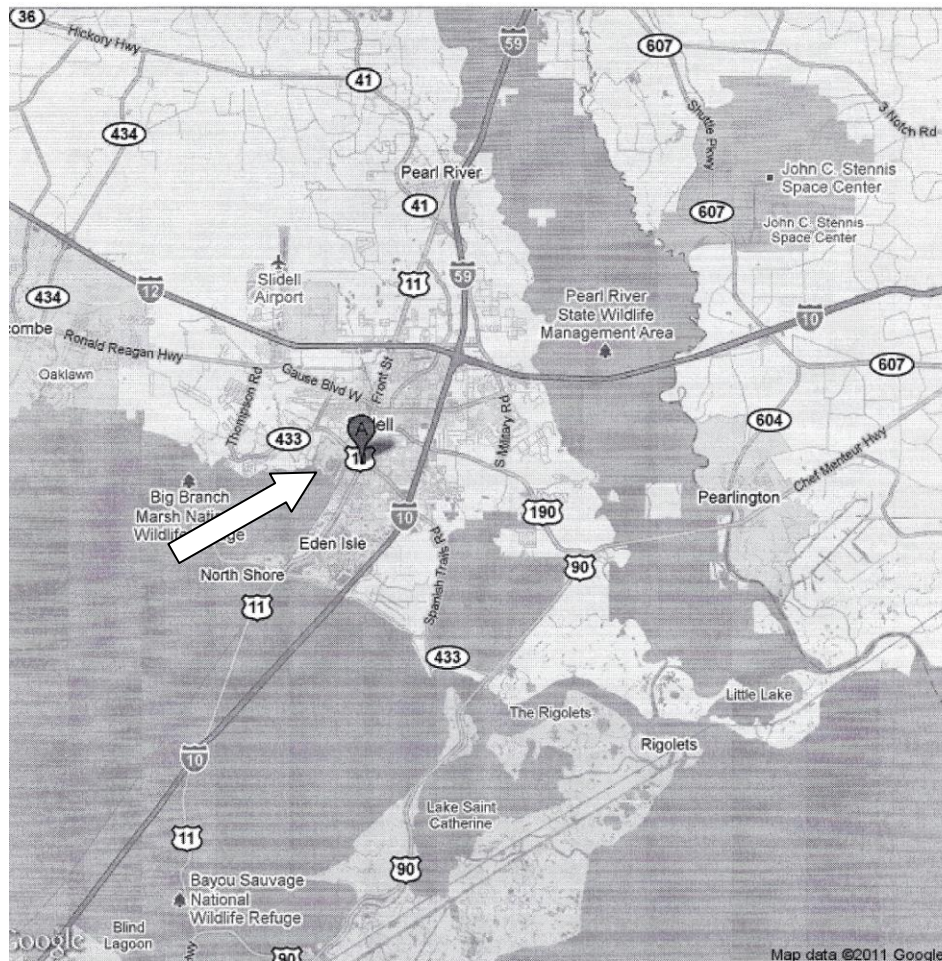
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## **GENERAL DESCRIPTION OF PROPERTY**

Note: Measurements were taken to determine items 2. and 3.

- |                             |          |   |
|-----------------------------|----------|---|
| 1. Year Constructed         | Unknown  |   |
| 2. Gross Square Footage     | 1,960 SF | (Exterior left to interior right finished wall) |
| 3. Net Rentable Area        | 1,864 SF | (Interior finish walls)                         |
| 4. Parcel Size              | Unknown  |   |
| 5. Previous Use of Building | Retail   |   |
| 6. Zoning                   | Unknown  |   |
| 7. Flood Zone               | Unknown  |   |

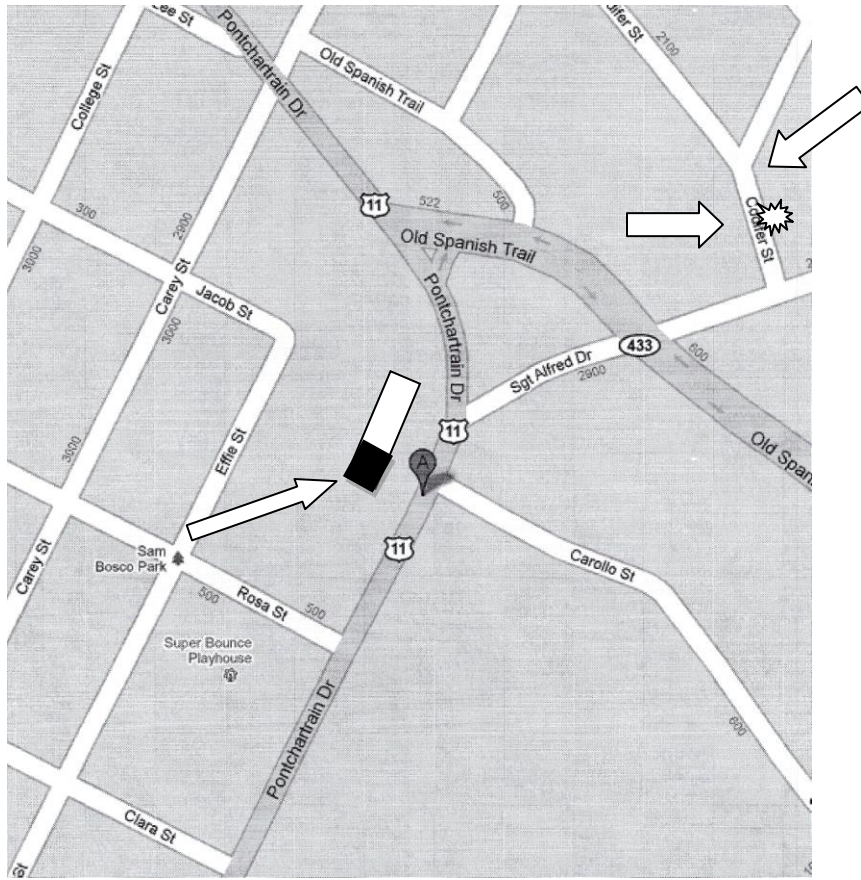
## **LOCATION MAPS**



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## **GENERAL PHYSICAL CONDITION OF PROPERTY**

### **TOPOGRAPHY AND DRAINAGE**

1. The site is essentially flat with no discernible slope toward the street. There is a drain inlet at the rear of the left driveway, however it appears clogged. Drainage runoff characteristics were not apparent.
2. Paving is cracked and uneven. Heavy trucks were observed in front of the subject space delivering equipment to the adjoining construction.

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### **BUILDING**

1. The subject space is the left end unit in a strip shopping center.
2. Concrete slab, concrete masonry unit and/or steel wall framing, steel roof framing appear generally in good condition and well maintained.

## **SUMMARY OPINION OF PROBABLE COSTS**

1. Estimated repair costs are contained within the body of our report.
2. Repair costs represent our estimate of the market value of relevant noted costs to repair the basic physical systems that are in-place, but not including costs for capital improvements to rehabilitate or renovate the building (see section 11 of ASTM Guidelines E2018 Property Condition Assessments).
3. Unit costs are derived from a combination of the following resources:
  - In-house historical costs from work performed by our company.
  - R.S Means Company Inc., Building Construction Cost Data, 67<sup>th</sup> Annual Edition.
  - Craftsman Book Company, National Construction Estimator, 57<sup>th</sup> Edition.
  - Other various on-line and in-house resources.

## **DEVIATIONS FROM ASTM GUIDELINES**

1. Our report is based on ASTM 2018 guidelines.
2. The building space is mostly gutted and not built-out. Because final plans for rehabilitation and renovation were not complete, data regarding capital improvements to the finished and usable space are not complete and could not be included in this report. As per section 11 of ASTM Guidelines E2018 Property Condition Assessments, proposed capital improvements are not considered in this report.

## **CODE COMPLIANCE**

1. The building space is gutted and some systems have been altered or dismantled, particularly the plumbing, electrical, and HVAC systems. Permitting and repair of those systems is required.

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## **RECOMMENDATIONS**

The building space is generally in good condition and easily repairable for occupancy.

## **PURPOSE AND SCOPE**

The objective of this inspection is to examine the property referenced and to report on the extent of defects, proposed solutions, and estimated cost of repair.

## **INSPECTION DATES AND CONDITIONS ENCOUNTERED**

DATE	2011, June 29
AREA INSPECTED	Exterior, Interior, and Roof
WEATHER	Clear and hot
OBSTRUCTIONS	Minimal

## **PHOTOGRAPHS**

Digital photographs are furnished separately from this report. Some are included within this report.

See prints at end of this report.

## **DOCUMENTS FURNISHED AND REVIEWED**

The following documents were furnished to and reviewed by Marc J. Dahlman, Inc. in the preparation of this report.

None.

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## **NOTES**

The following notes are standard, apply to all inspections, and should be considered as part of this inspection report.

### **GENERAL**

Observations noted in the specific observation sections supersede these notes.

There may be code violations that were not reported nor observed, it is not our objective nor expertise to inspect for code violations in detail. It is our objective to perform a thorough examination of listed aspects of the building, with our experience in general building construction, maintenance, real estate management, and educational experience as tools.

No other environmental site survey tests or analyses were performed, unless specifically noted.

The building and many of its components may not be new, and this is taken into consideration in the course of inspection and reporting. Age causes certain conditions to exist, e.g. that old water pipes are usually partially clogged thus causing water pressure to be lower than if they were new. This type condition may not be reported, and is assumed as a normal characteristic of the building in concert with its age.

### **DIRECTIONAL CONVENTIONS**

Directions (right, left, etc), both exterior and interior, are noted as if facing the building from the front (main address side), unless otherwise noted.

### **ABOUT THIS INSPECTION AND REPORT**

If you do not understand any information in this report, please call for a clarification.

This report and any relevant information herein are furnished only to the requesting party and his/her principal (if requesting party is a bona fide agent).

This report and all information, forms, and formats herein remain the property of MARC J. DAHLMAN, INC. No part or format of this report may be reproduced in any way without the express consent of MARC J. DAHLMAN, INC.

Our inspection and report meet or exceed the Standards of Practice of the Louisiana State Board of Home Inspectors (LSBHI) and the American Society of Home Inspectors (ASHI), where applicable.

### **PREJUDICE**

Inspection and Report represent our opinions and are made without prejudice. We reserve the right to amend or adjust these opinions should new facts become available for review.

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## **NOTES**

*(Continued)*

### **WARRANTY**

We offer no warranty of any type. Any and all damages are limited to the cost of this inspection.

### **AREAS NOT OBSERVED NOR REPORTED**

Due to the configuration and/or condition of the building and/or obstacles, some areas were not visibly examined. We expressly exclude any and all hidden, obstructed, partially hidden, or in our opinion inaccessible items or areas. Some areas are specifically mentioned while others may exist. Special equipment, such as pools, saunas, solar, etc., is not included unless requested in advance and at extra charge. Furnishings are not moved. Items of routine or deferred maintenance may not be mentioned. Observations should generally apply to the entire building, however specific items may not have been observed.

### **REPAIR COSTS**

Dollar amounts may follow repairable items within the body of this report. Amounts represent our estimate of market values to perform repairs to items observed. Amounts reflect repairs made by a general repair-type person or crew or specialty contractor, unless otherwise noted. Insurance, overhead, profit and other markups, are not included unless noted. Amounts reflect minimum number of trips to the job site for that person or crew. In no way do these amounts represent a guarantee on our part that the repairs can be performed for that amount. These amounts are estimates for repair cost approximation only.

### **DYNAMIC SYSTEMS**

Observations are made at one time, unless noted otherwise, and the age and history of the building(s) is taken into account. It is difficult to determine, through only one observation, if defects and conditions have developed over a span of years, months, etc. All systems of a building are dynamic, constantly moving and evolving. If a change in a condition occurs or is observed after this report, we will gladly re-inspect the condition and perform a time study evaluation if necessary. Minimum charge for re-inspection is \$300.00 plus expenses.

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## **DEFINITIONS**

### **GENERAL CONDITIONS**

Those job specific overhead costs not included in the individual item costs but necessary to perform the work itemized in a timely and professional manner.

### **ALLOWANCES**

Additional resources included in an estimate to cover the cost of known but undefined requirements for an individual activity, work item, account, or sub-account. \*\*

**\*\* "ACE International's Risk Management Dictionary", Sam L. Shafer,  
Cost Engineering, Volume 37, Number 10, October 1995, Page 20.**

### **OTHER**

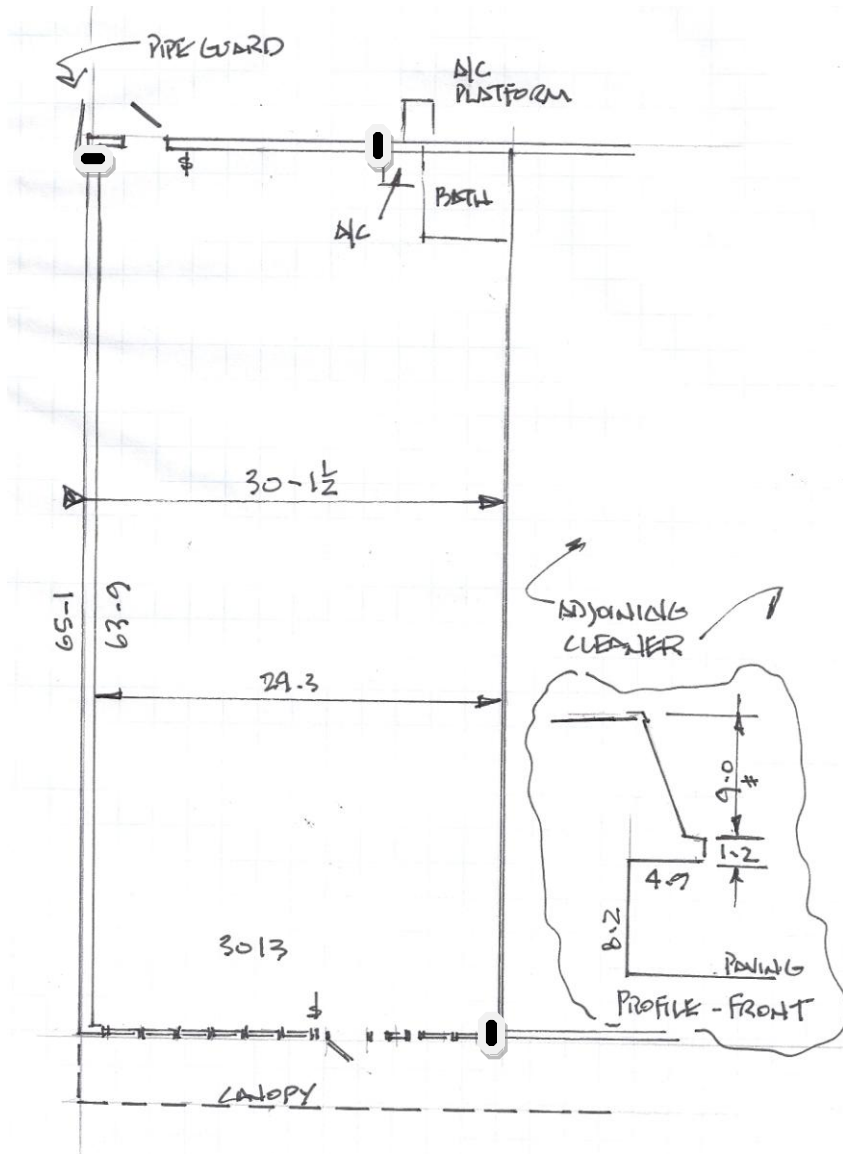
See ASTM E2018 (Standard Guide for Property Condition Assessments), Section 2 (Terminology).

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# DIAGRAM



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## **SUMMARY**

1. The subject building is a one-story strip shopping center.
2. The subject space is the left end unit of the strip shopping center.
3. The area inspected is the exterior, interior, and roof of the subject space.

## **PHYSICAL OBSERVATIONS**

### **Systems Descriptions and Observations**

#### **GENERAL**

##### **Notes**

- \* *Repair cost estimates followed by a “+” indicate potentially higher costs depending upon method or extent of repair needed. Repair cost estimates followed by “++” indicates that costs could be considerably higher if conditions not observable are worse than anticipated.*

#### **1. SITE**

##### **Site**

1. Property perimeter boundaries were not defined.
2. The rear of the property behind the subject space was overgrown and uneven, mostly paved and partially gravel or grassy, with some debris and materials strewn about.

##### **Perimeter of Building**

1. Debris.
2. Pipe-guard damaged at left rear corner.

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**Under Building**

1. Not accessible.

**Walks, Drives, and Other Paving**

1. Paving is uneven and cracked.
2. Paving is partially defined with faint lines painted.

**2. FOUNDATION**

**Materials/Type**

- \* *Concrete slab on grade.*

**General**

1. There was no visible evidence of significant settlement or damage.

**Access**

1. Only a few areas of vertical exterior slab faces were visible.
2. Interior slab surface was coated.

**3. EXTERIOR – BUILDING ENVELOPE**

**Materials/Type**

- \* *Brick veneer or brick-faced concrete masonry units on left side.*
- \* *Concrete masonry units front and rear. Stucco coating in front.*
- \* *Wood or metal framed demising partition with gypsum wall board.*
- \* *Composition sheet siding at upper rear.*
- \* *Metal siding, mansard, and cornice in front and left side.*
- \* *Metal canopy ceiling in front.*

**General**

1. General condition is good.

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**Masonry** **\$ 100 – 250**

1. There are some areas where coatings are weak and moisture is likely penetrating.
2. There are a few un-sealed openings or pipe/wire penetrations.
3. There are several places at the bottom of masonry, particularly in the front at the paving joints and in the rear at low damage, where the slab elevation is very close to floor level, and in the rear in several locations, where there is moisture and/ insect entry evident. See on diagram (3 locations observed).

**Cornice and Trim** **\$ 100 – 150**

1. There are several unsealed openings in the metal mansard, ceiling, and trim.

**Openings** **\$ 150 – 300**

1. Door in rear is unprotected by canopy or rain diverters at top and bottom, and poorly weather-stripped. It is likely to leak and deteriorate. Rust observed at the bottom of the door is an indication of damage and leaking.

## **4. ROOFING**

**Materials/Type**

- \* Metal "R-panel" single slope (toward rear) with metal flashings.
- \* NO gutters and downspouts. No roof drainage (drains off the rear roof edge).
- \* Metal flashings.
- \* Metal penetration boots and jacks.

**General**

1. Roofing system is in generally good condition.
2. Black paint on the underside of the roofing makes it difficult to observe damage or evidence of leaks. No evidence was observed.

**Roof Surfaces** **\$ 300 – 450**

1. There are rusted fasteners that should be replaced.
2. There is a small amount of debris including rusted steel that can damage the roofing.
3. Slowed drainage at the lap-seam is causing some beginning corrosion; this should be treated to prevent rust and deterioration.
4. Closures at the front roof cap are damaged, missing, or out of place. This could allow blowing rain to penetrate into the front mansard area.

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**Penetrations**                      ***\$ 50 - 100***

1. There is one penetration at the rear, a waste vent. The base is patched and possible leaking is suspected, patch is not well installed. The top of the waste vent pipe is covered with a glued piece of roofing material, preventing venting.

**5. WINDOWS AND DOORS**

**Materials/Type**


- \* *Aluminum and glass storefront.*
- \* *Hollow metal door and frame rear (see section 3).*
- \* *Single-glazed.*

**General**

1. The storefront and glass appear in good condition.

**6. INSECTS**

**General**

1. There is evidence of insect infestations at three locations inside the space (see diagram ).

**Conductive Conditions for Insect Access**

1. Paving against the building at the slab elevation.
2. Soil against the building.

**7. STRUCTURE**

**Materials/Type**

- \* *Masonry and steel supports. Masonry exterior walls. Steel bar joist and poured roof deck.*

**General**

1. There was no visible evidence observed that might indicate a structural defect.

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## **8. INSULATION**

### **General**

1. None observed.

## **9. PLUMBING SYSTEMS**

### **Materials/Type**

- \* *Cast iron and/or plastic waste and vent piping where visible.*
- \* *Copper and plastic water lines where visible.*
- \* *Steel gas lines where visible.*

### **General**

1. The plumbing system was not operable at time of inspection. This includes gas, water, and waste.

### **Exterior**

1. Roof waste vent is covered with adhered roofing material and not operable.

### **Under Building**

1. Condition of underground piping unknown.

### **Water Heater**

- \* *Wall mounted electrical coil heater.*
1. Unit was not operating at time of inspection.

### **Interior**      **\$ 300 - 400**

1. Plastic piping has been added. Some water piping and possibly waste piping is not code compliant.
2. Lavatory is loose and leaning.
3. Laundry sink installed in the bathroom was supplied by non-compliant plastic tubing. Tubing has been cut.

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## **10. HEATING, VENTING, COOLING, AND CLIMATE CONTROL SYSTEMS**

### **Central System**      **\$ 400 - 800**

1. The system was off at time of inspection. Electrical feeds had been disconnected and run (apparently) to an adjacent building space. System could not be tested.

#### ***Type***

- \* *Central forced air split system(s).*
- \* *Gas heat.*

#### ***Exterior Unit***

1. Disconnect fuses in the pull-out are mis-matched. Replacement needed.
2. Inspection plate was faded and not readable. It appears that the unit is an 2007 manufacture date. Size appears to be 60,000 btuh (5 tons).

#### ***Interior Unit***

1. Screen is needed on the fresh air supply duct to keep critters out.
2. Gas shut-off is difficult to access in the event of an emergency. It should be located closer to the access door within reach.
3. There is no clearance between the gas vent duct and the compartment cladding (sheetrock).
4. The condensate drain runs to a drain under the bathroom floor and was not accessible.
5. The gypsum compartment cladding is not completely sealed/caulked.
6. The return air plenum is full of dust.
7. Cleaning and service is needed.
8. The gas vent is not secured to the building with a stand-off strap.

#### ***Supply System***

1. Exposed supply duct with integral outlets.

#### ***Return-air System***

1. The return air plenum is full of dust.

### **Other Ventilation**

1. Bathroom is open to the main area ceiling area above the bathroom walls.

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## **11. ELECTRICAL SYSTEMS**

### **Materials/Type**

- |                                  |  |
|----------------------------------|--|
| * <i>Installation type</i>       | <i>Standard</i>                        |
| * <i>Branch circuit wiring</i>   | <i>Copper where observed.</i>          |
| * <i>Service Entrance Wiring</i> | <i>Copper/Aluminum where observed.</i> |
| * <i>Devices</i>                 | <i>Standard.</i>                       |

### **General**

1. Generally the electrical system appears normal-minimal for commercial space.

### **Service Entrance**

1. Far right end of building in rear.

### **Service Panel(s)** **\$ 500 - 1500**

#### ***Main Panel***

*Location: At meters and service entrance*

1. 3 wire single phase service in place.

#### ***Panel #2***

*Location: Interior rear wall*

*Distribution panel*

1. The supply to the a/c equipment has been re-routed to the adjacent building space.
2. The main ground wire has been cut in the rear.

#### ***Panel #3***

*Location: Exterior Rear Wall*

1. Panel has been removed and is leaning against the wall.

### **GFI Protection**

1. Bathroom.

### **Exterior** **\$ 50 - 100**

1. There is at least one open junction box (no cover) with exposed wires on the front canopy.

### **Interior**

1. All interior lights are controlled by one circuit with 3-way switches on the front and rear walls.

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## **12. VERTICAL TRANSPORTATION SYSTEMS**

### **Materials/Type**

- \* *None.*

## **13. INTERIOR AND FINISH SYSTEMS**

### **Materials/Type**

- \* *Gypsum wallboard at demising wall, typical for the age of the building.*
- \* *Minimal trim, cabinetry, millwork, and other amenities.*
- \* *Coated concrete floor.*

### **General**

1. Flooring is coated with (what appears to be) an epoxy finish. There are several chips and other flaws.
2. Walls (generally) are partly finished and painted in areas, not consistent.
3. The demising wall has gaps that need to be sealed for fire protection.
4. There is no ceiling. Space is open to the painted bar joists and underside of the metal corrugated roof pan.
5. There is an opening into the mansard at the front wall.
6. There is moisture damage to the sheetrock at the right front corner, rear corner of the air handler enclosure, and left rear corner.

## **14. LIFE SAFETY AND FIRE PROTECTION SYSTEMS**

### **General**

1. No smoke or fire detection, monitoring, and/or notification system was observed.
2. Fire extinguisher installed does not have a current inspection tag.
3. The slope of the ramp within the bathroom is excessive.
4. Openings in demising wall.

### **Smoke Detection**

1. None observed.

### **Carbon Monoxide Detection**

1. None observed.

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## **15. APPLIANCES AND OTHER EQUIPMENT**

### **General**

1. None.

## **16. AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE**

### **General**

1. Access is not compliant at the front entrance and bathroom.
2. ADA compliant parking is not available and not marked.

## **17. OTHER**

### **Other**

1. None.

**END OF REPORT**

**Marc J. Dahlman, Inc.**

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## **PHOTOGRAPHS**

Please see electronic digital photographs for better detail.

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Adjacent Construction



Adjacent Construction 2



Air Handler - Enclosure



Air Handler Enclosure



ir Handler Enclosure - Moistur



ir Handler Enclosure - Residu



Air Handling Unit



Air Handling Unit Closeup



Air Handling Unit Plate



Bath - Added Vent Left Rear



Bath - Ramp



Bath - Water Heater



Bath Ramp 2



Bathroom



Ceiling & Underside of Roof



Demising Wall Flaws



Demising Wall Flaws 2



Elect Service



Elect Service 2



Elect Service 3



Elect Service 4



Elect Service 5



Entry



Floor 1



Floor 2



Floor 3



Front - Heavy trucks on paving



Front - Strip center



Front Canopy



Front Canopy - Conduit disconnect



Canopy - No Cover on Junction



Front Canopy (2)



Front Corner



Front Corner - Insect Residue



Front Corner - Moisture & Insect

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Front Entry - Interior



Front Parking



Front Parking 2



Front Walk - Elevation Change



Front Wall - Opening



Interior 1 - Rear Left



Interior 2 - Right Rear



Interior 3 - Front



Interior 4 - Front



Left Front Corner



Left Front Corner 2



Left Paving with Drain Inlet



Left Rear Corner



Left Rear Corner - Moisture



Left Rear Corner - Pipe



Left Rear Corner - Pipe (2)



Left Rear Corner - Residue



Left Side



Left Side - Paving @ Building



Left Side Cladding



Left Side Under Cladding



Left Side View



Left Side View 2



Left Wall



Rear



Rear - Condenser Unit & Platform



Rear - Condenser Unit & Platform



Rear - Condenser Unit Conduit



Rear - Condenser Unit Plate



Rear - Condenser Unit Plate (2)



Rear - Condenser Unit Pullout



Rear - Cut Ground Wire



Rear - Gas Vent - No Stand-off



Rear - Removed Electrical Panel



Rear & AC

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Rear Corner



Rear Door



Rear Door - Base



Rear Door - Interior



Rear of Building



Rear of Lot



Rear Wall



Rear Wall - AC Unit



Rear Wall - AC Unit & Platform



Rear Wall - Electrical Panel



Wall - Possible Moisture Penetration



Wall - Possible Moisture Penetration



Rear Wall - Wiring Alteration



Roof



Roof - Debris



Roof - Fastener Rust



Roof - Fastener Rust (2)



f - Front Edge Closure Incomplete



Front Edge Closure Incomplete



Front Edge Closure Incomplete



Roof - Rear Edge



Roof (2)



Roof (3)



Roof (4)



Roofing Lap - Beginning Deterioration



Roofing Lap - Beginning Deterioration



Storefront



Storefront and Entry



Upper Wall @ Bath



Upper Walls @ Air Handler



Waste Vent



Waste Vent (2)