

Bayou State Inspections
Lafayette, LA 70508
337-988-9020



Real Estate Inspection Report



The Grand Am Star 16
5996 Zebulon Road
Macon, GA 31210

Bayou State Inspections

Prepared for:
VSS-Southern Theatres, LLC
5996 Zebulon Road

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- A Acceptable Functional with no obvious signs of defect.
- NP Not Present Item not present or not found.
- NI Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- M Marginal Item is not fully functional and requires repair or servicing.
- D Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address **5996 Zebulon Road**
 City **Macon** State **GA** Zip **31210**
 Point of Contact **Michelle Duren, Director of Operations 980-621-2546**
 Contact Name **Jack Wagner**

Client Information

Client Name **VSS-Southern Theatres, LLC**
 Email **jackw@southerntheatres.com**

Inspection Company

Inspector Name **James Yaeger**
 Company Name **Bayou State Inspections**
 Inspector Name: **James Yaeger**



Company Name: **Bayou State Inspections**
 Address **103 Granite Creek Bend**
 City **Lafayette** State **LA** Zip **70508**
 Phone **3379889020**
 Email **jyaegerlsu@gmail.com**
 Amount Received **\$9992.00**

Conditions

Others Present **Workers & Employees** Property Condition **Occupied; Changing Out Seating**
 Estimated Age **21+yrs** Entrance Faces **North**
 Inspection Date **5/13/2020 thru 5-19-2020**
 Start Time **0800** End Time **2240**
 Electric On Yes No Not Applicable

General Information (Continued)

Gas/Oil On Yes No Not Applicable

Water On Yes No Not Applicable

Temperature **66-87°F Exterior 69°F Interior**

Weather **Clear & Sunny to Partly Cloudy & Sunny** Soil Conditions **Dry**

Wind **Light at 1-6mph**

Building Type **Theater** Gutters **Aluminum- Damaged by Storm / Wind**

Water Source **City** How Verified **Visual Inspection**

Sewage Disposal **City** How Verified **Visual Inspection**

Additions/Modifications **Yes; Prior Roof Repairs; Currently installing new seating in Theaters**

Permits Obtained **Not Known** How Verified **N/A**

Photo Log

Photo #1: **Elevation photos.**



Photo Log (Continued)

Photo #1: (continued)



Photo #2: **Visual Roof Condition Photos after the Weather Event.**



Photo Log (Continued)

Photo #2: (continued)



Photo Log (Continued)

Photo #2: (continued)

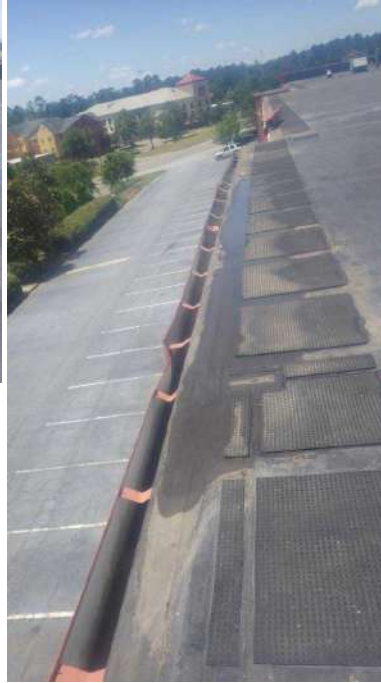


Photo Log

Photo #3: **Roof Photos with Markings at Leak Locations**



Photo Log (Continued)

Photo #3: (continued)



Photo Log (Continued)

Photo #3: (continued)

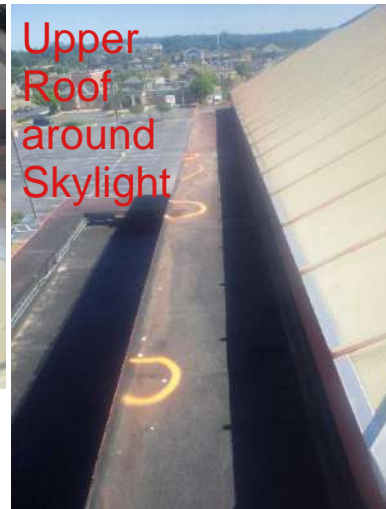


Photo Log (Continued)

Photo #3: (continued)



Photo Log (Continued)

Photo #4: **Damaged Gutter and exposed Roof System.**

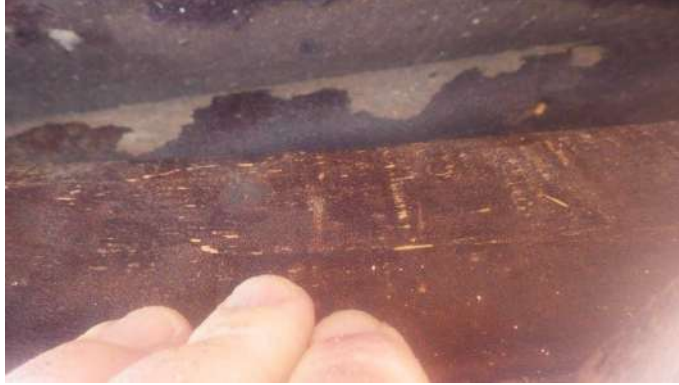


Photo Log

Photo #5: **Roof Overview Photos.**



Photo #6: **Water entry at Second Floor Mezzanine Area**



Photo Log (Continued)

Photo #6: (continued)



Photo Log

Photo #7: **Water damage and entry inside Theatre**

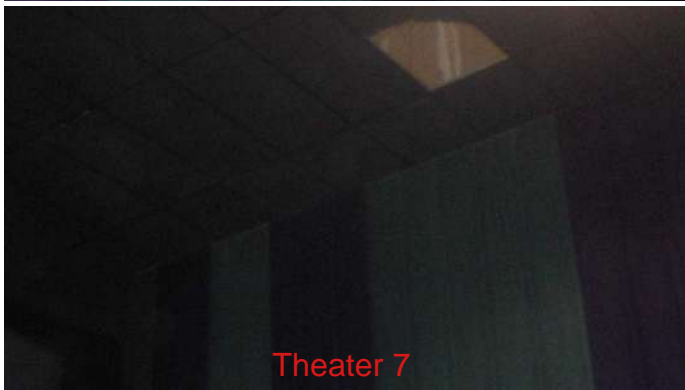


Photo Log (Continued)

Photo #7: (continued)



Photo Log

Infrared / Visual Images of Roof Scan

Infrared / Visual Images of Roof Scan

Photo #7: **Infrared and Visual Photos of Roof Scan**



Photo Log (Continued)

Photo #7: (continued)

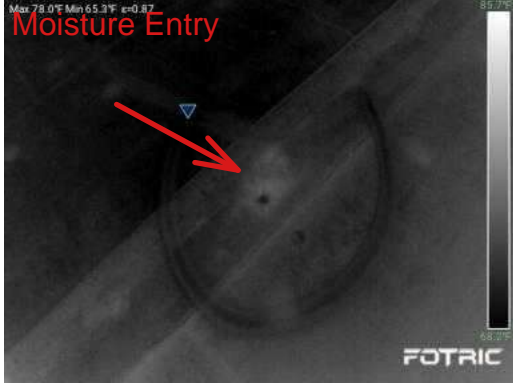


Photo #8: Infrared and Visual Photos of Roof Scan



Photo Log (Continued)

Photo #8: (continued)



Photo Log (Continued)

Photo #8: (continued)

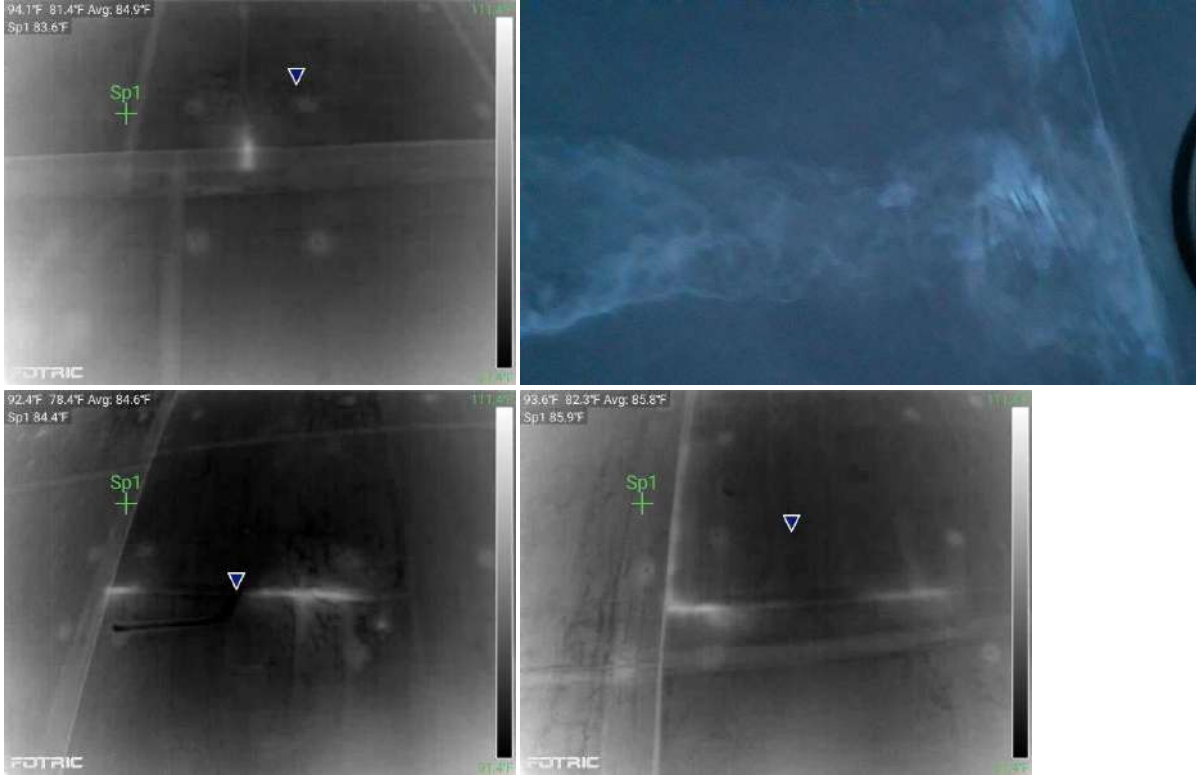


Photo Log

Photo #9: Infrared Thermal Scan Photos



Photo Log (Continued)

Photo #9: (continued)

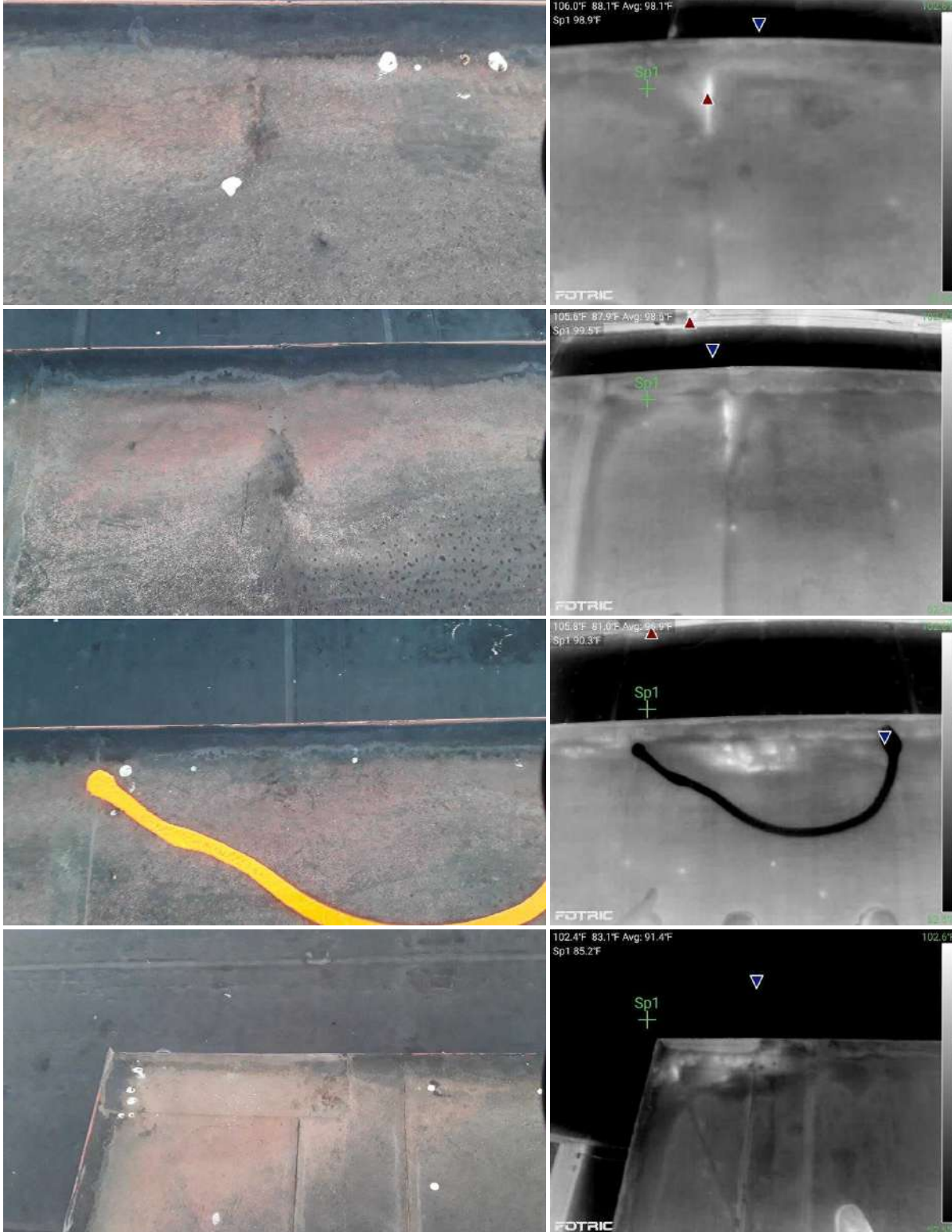


Photo Log (Continued)

Photo #9: (continued)

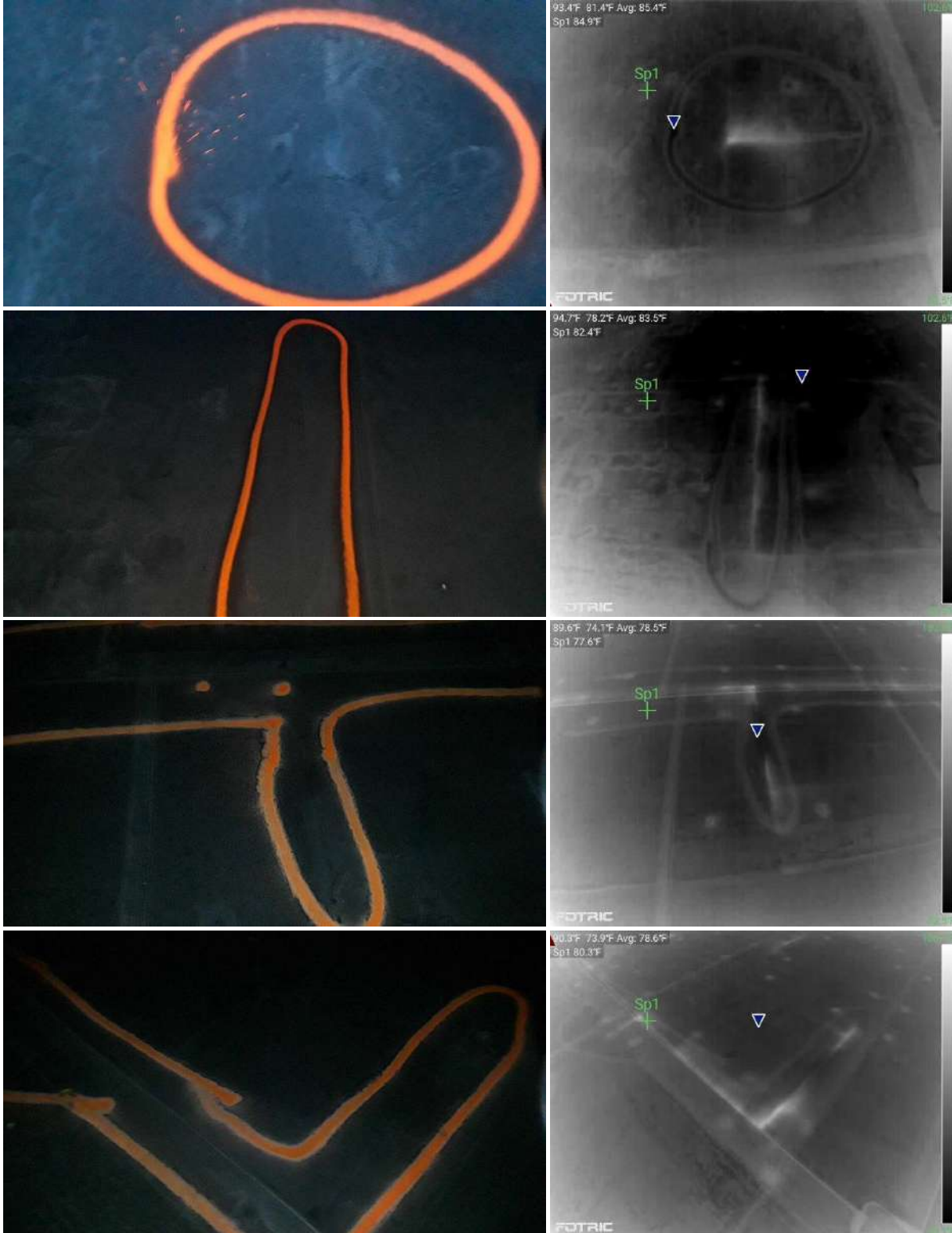


Photo Log (Continued)

Photo #9: (continued)

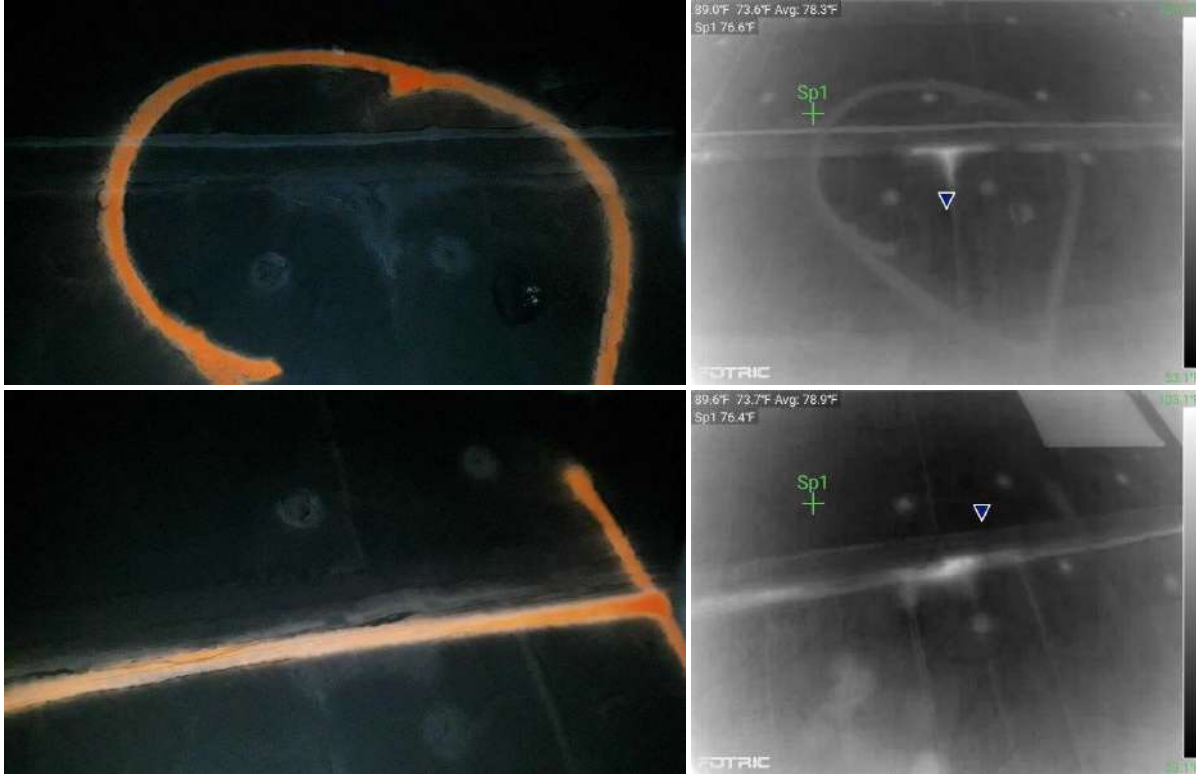


Photo #10: Infrared Thermal Scan Photos

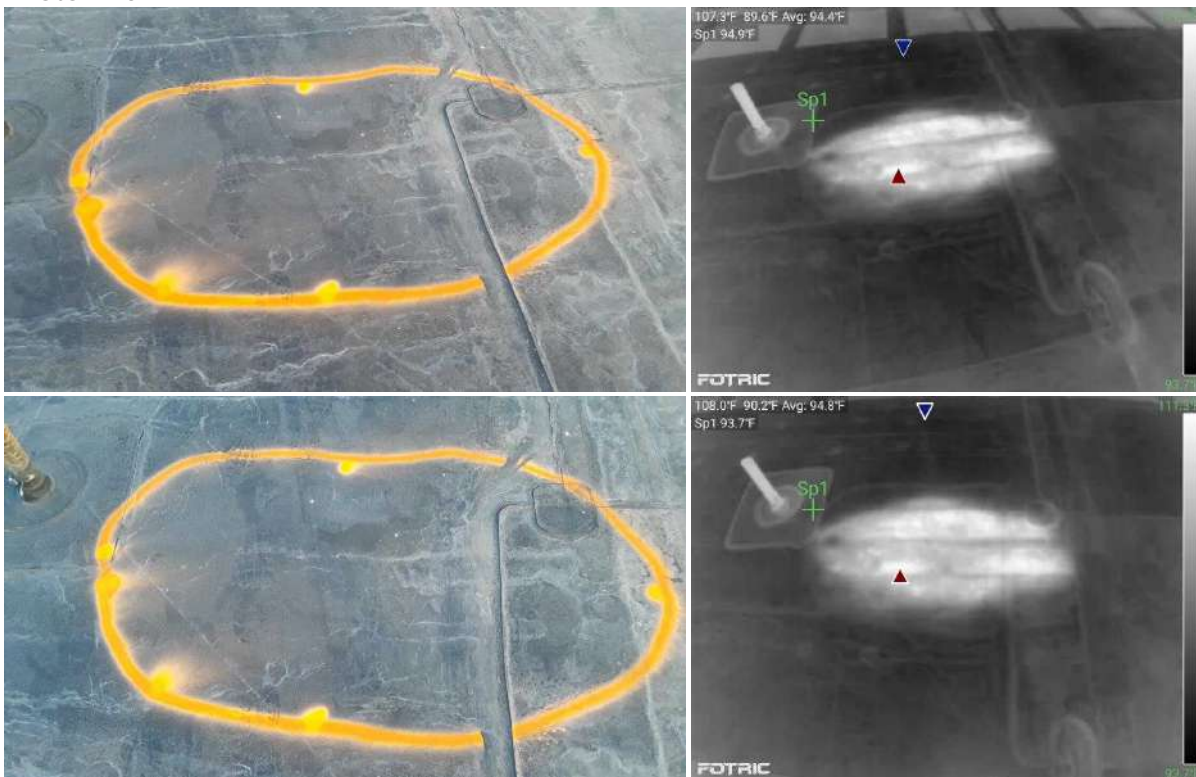


Photo Log (Continued)

Photo #10: (continued)

