



THE AUSTIN HOME INSPECTOR

██████████ Dr.
Austin, TX 78750
04/08/2019

Report Type: Foundation Assessment and Relative Height Survey
Property Lead Inspector: A. Jordan #9458

STRUCTURAL INFORMATION:

Year Age Foundation: -10 10-20 20-60 60+
Building Condition: Good Fair Common Issues Deferred Maintenance
Foundation Type: Slab Pier/Beam Multiple Types Other
Visual Signs Settlement: None Minimal Moderate Severe
Special Notes: Multiple Limitations Present - Pre-Existing Structure

INACCESSIBLE OR OBSTRUCTED AREAS:

Sub Flooring Attic Space is Limited - Viewed from Accessible Areas
 Floors Covered Plumbing Areas - Only Visible Plumbing Inspected
 Walls/Ceilings Covered or Freshly Painted Slab Limitations: Various Portions Covered
 Behind/Under Furniture and/or Stored Items Crawl Space is limited - Viewed From Accessible Areas

**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**



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STRUCTURAL DRAWINGS AND REFERENCE POINTS

FOUNDATION AND STRUCTURAL INSPECTION PROCEDURE

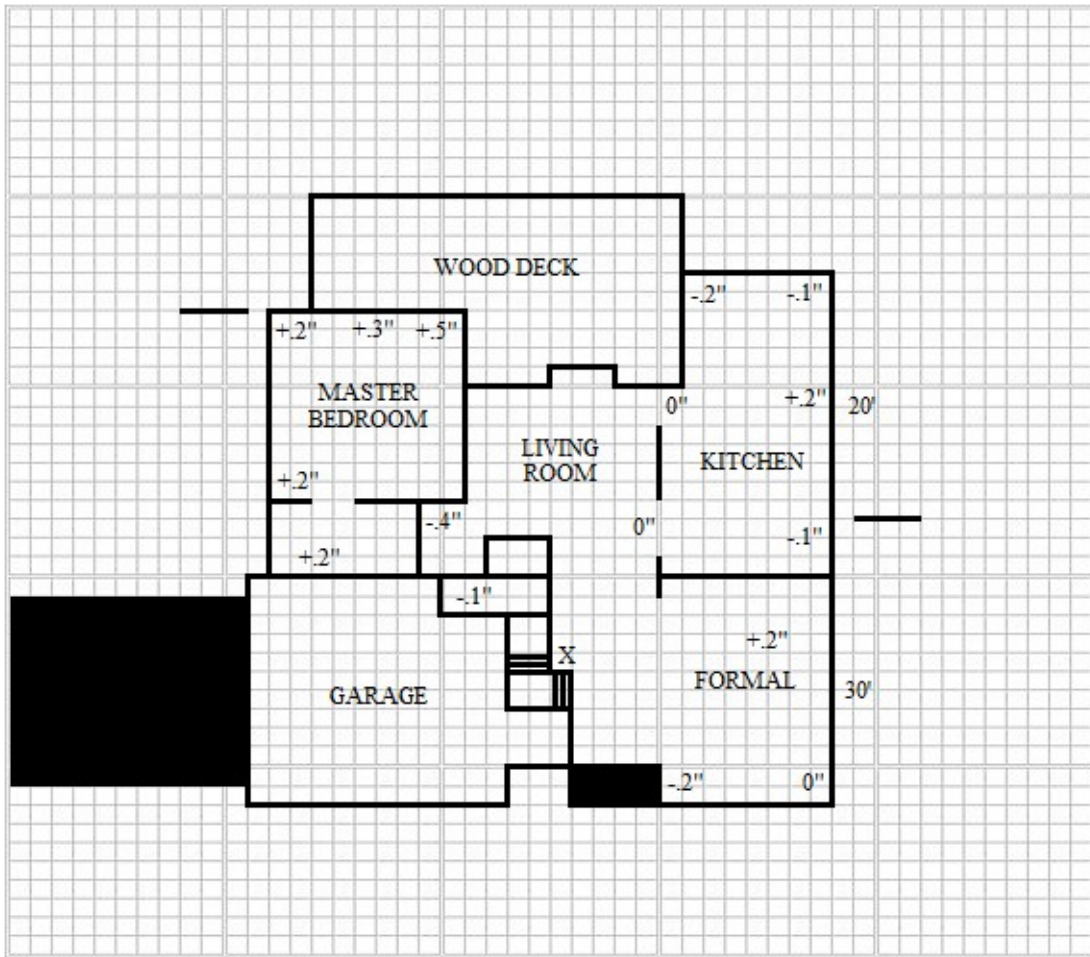
The foundation inspection procedure performed by TAHI Services has been created through the guidance of several industry specific publications, C.E. course work, industry association standards, individual work experience, and mandates set forth through the Texas Real Estate Commission. Certain aspects of the structural and foundation assessment will vary depending on the building type, inspection limitations, and scope of the project. The complete methodology used by this company to inspect and evaluate structures is proprietary. Pertinent criteria for the proper evaluation of structural settlement and foundation issues have been described in document #FPA-DC-01-A. This document has been published by the Foundation Performance Association, to which this company is an active member. Research credits to the American Society of Civil Engineers are noted.

The information and recommendations noted in this report represent the professional opinion of the licensed inspector or inspectors performing the evaluation. Multiple inspection limitations are present and undiscovered issues/concerns may be present.

Foundation: Measurement of Relative Heights

The following drawing shows the raw measurement data taken during the inspection of the property. The measurements are shown on an engineering scale in tenths of an inch. All readings indicate a difference in elevation relative to the reference point, which is indicated by the '⊠' symbol. The exterior numbers represent approximate linear footage. The drawing is not to scale, but is a reasonable facsimile. The drawing should only be used as a reference tool:

SEE NEXT PAGE



INTERIOR ELEVATIONS

SCALE: 1" = 10'

- CONTOURS SHOWN ARE AT 0.2 INCH INTERVALS.
- FOUNDATION ELEVATIONS (INCHES) PRESENTED ON THIS DRAWING ARE BASED ON TOP OF FLOOR MEASUREMENTS WHICH HAVE BEEN ADJUSTED TO ACCOUNT FOR DIFFERENCES IN FLOOR FINISH THICKNESSES.
- FOUNDATION ELEVATIONS ARE RELATIVE TO LOWEST MEASURED POINT (0.0 INCH) AT THE MAIN PORTION OF THE FOUNDATION AND ENCLOSED CARPORT.

SUBJECT: _____
 PROJECT: _____
 BY: _____ PROJECT No.: _____
 CHECK: _____ DATE: _____

SHEET

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ADDENDUM: FOUNDATION REPORT OVERVIEW

THE SCOPE OF THE INSPECTION

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements or issues will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

THE STRUCTURE IN PERSPECTIVE

FOUNDATION APPEARS TO BE FUNCTIONING AS INTENDED – COMMON SETTLEMENT NOTED:

The visual analysis of the structure and foundation did not reveal indicators associated with excessive foundation movement and failure. Evidence of minor-moderate phenomena (structural damaged caused by settlement) was noted. Relative height differences recorded by foundation surveying equipment (ZipLevel Pro) indicate that settlement common to the structure's location, type, and age has occurred. The survey information correlates with visual indicators. In this inspector's professional opinion, the structure is currently supported by the foundation to an adequate degree. Noted evidence of structural damage caused by settlement appears to be minimal and, for the most part, cosmetic in nature. Ensure that the home is properly maintained and updated as needed. Any recommendation or concerns noted in associated reports should be addressed by skilled professionals. If further evaluation or verification of these findings are required, a structural engineer should be contacted.



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