



THE AUSTIN HOME INSPECTOR

Property:
Client: Associates LLC
Inspection Type: Limited Commercial Foundation Assessment
Report Type: Limited Foundation Report
Project Lead Inspector: A. Jordan
Date: 30JUNE2016

To Whom It May Concern:

On 30JUNE2016, a site visit to the above mentioned property was made in order to perform a limited scope assessment of the foundation and portions of the structure that may be affected by the foundation. Overall, the structure appeared to be in fair condition. Some evidence of foundation and structural settlement were noted. Visual indicators suggest that the degree of structural shifting has not caused significant damage to the building as a whole.

Multiple limitations were present and additional issues, both minor and significant, may be not be documented in this report or discovered during the assessment of the structure. The assessment process is not designed to be intrusive, destructive, or all encompassing. Rather, the assessment and report represent this inspector's professional opinion of the overall condition of the structure and associated systems. This 3rd party assessment and report has been provided to the prospective buyer for the purposes of due diligence, filing of available information, and additional buyer protection. The assessment process and report do not, in any manner, represent a guarantee or warranty of the above mentioned property.

Below is a limited list of information gathered at the time of assessment.

This is not an official TREC report document and should not be used as such.



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The Austin Home Inspector PLLC
512.788.1001 www.theaustinhominspector.com

FOUNDATION ASSESSMENT – LIMITED SCOPE

General Information - Foundation Systems

GENERAL STATEMENTS:

FOUNDATION TYPE: Monolithic Slab - Commercial
APPX. FOUNDATION SQ. FOOTAGE OF SLAB: 17,250
APPX. TOTAL SQUARE FOOTAGE: 54,139
APPX. YEARS SINCE CONSTRUCTION: 1974
ADDITIONAL VISIBILITY LIMITATIONS: Most Areas Covered (Finished Construction)
ADDITIONAL VISIBILITY LIMITATIONS: Access to Interior Structure Not Permitted
ADDITIONAL VISIBILITY LIMITATIONS: Finish Siding Limits Inspection
PERMIT RESEARCH PERFORMED: Yes – No Concerning Permit Documents Discovered
PRIMARY PURPOSE OF EVALUATION: Assess General Condition - Real Estate Transaction
FURTHER ACTION RECOMMENDED: Not At This Time

Geological Information and Findings

GENERAL STATEMENTS:

SURROUNDING GEOLOGICAL FORMATIONS: Qhg - High Gravel Deposits
ADDITIONAL GEOLOGICAL FORMATIONS: N/A
PRIMARY ROCK/SOIL TYPES: Gravel
ADDITIONAL ROCK/SOIL TYPES: Sand, Silts
EXPANSIVE SOILS PRESENT: Typical for Central Texas Yes - See Below
MAP REFERENCED: USGS – Department of Interior

Measurements of Relative Foundation Elevation

GENERAL STATEMENTS:

RELATIVE ELEVATION SURVEY: Not Performed - See Below
EQUIPMENT USED: N/A
PRIMARY PURPOSE OF MEASUREMENT: N/A
EVIDENCE FOUNDATION REPAIR: None Discovered
MEASUREMENTS INDICATE: N/A
NOTE: Relative Height Survey Not Performed - Access Not Permitted

City Permitting Research

GENERAL STATEMENTS:

PERMIT HISTORY SEARCH CONDUCTED: Yes
JURISDICTION WITH AUTHORITY: City of Austin
EVIDENCE FOUNDATION REPAIR: None Discovered
EVIDENCE OF MAJOR STRUCTURAL UPDATE/REPAIR: None Discovered

Foundation Inspection: Conclusions and Recommendations

GENERAL STATEMENTS:

-The visual analysis of the structure and foundation did not reveal indicators associated with excessive foundation movement. Noted signs of settlement were, in this inspector's professional opinion, within acceptable parameters. Ensure the structure is monitored regularly for signs of additional wall cracks or damage. If areas of concern increase in size or amount over time, further analysis may be needed.

-The general soil type and natural topography of the land associated with this structure increases the building's susceptibility to foundation settlement, stresses, and failure. Proper maintenance of the foundation and structure as a whole is critical to reduce the likelihood of foundation failure. Additional information in regards to foundation maintenance can be found at the following link: <http://theaustinhomesinspector.com/?p=291>

ADDENDUM: REPORT PHOTOS

FOUNDATION ASSESSMENT PHOTOS



MINIMAL CRACKING/SIGNS OF STRESS



DOORS/FRAMING RELATIVELY EVEN



**EXPOSED AREAS OF FOUNDATION WALL
FREE OF CRACKING**



**MINOR SETTLEMENT CRACK AT WALKWAY
-NORMAL SETTLEMENT ONLY**



NO MAJOR STRUCTURAL ISSUES NOTED DURING DRONE ASSESSMENT (POOLING AT ROOF)

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.

ADDENDUM: REPORT OVERVIEW

THE SCOPE OF THE ASSESSMENT

This assessment is visual only. A representative sample of components is 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 assessment process is to put the client in a better position to make a purchase or repair decision. Not all improvements will be identified during this assessment. Unexpected repairs should still be anticipated. The assessment should not be considered a guarantee or warranty of any kind.

THE FOUNDATION IN PERSPECTIVE

NO SIGNIFICANT FOUNDATION ISSUES DISCOVERED - FUNCTIONING WITHIN STANDARDS

The visual analysis of the structure and foundation did not reveal indicators associated with excessive foundation movement. Noted signs of settlement were, in this inspector's professional opinion, within acceptable parameters. Ensure the building is monitored regularly for signs of additional wall cracks or damage. If areas of concern increase in size or amount over time, further analysis may be needed.



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