



THE AUSTIN HOME INSPECTOR

OUR SERVICES

ALL POINTS INSPECTION

- 600+ Point Inspection of the Property
- No Representative Samples
- Foundation Survey on All Applicable Structures
- Thermal Camera Analysis on All Applicable Structures
- Plumbing Drain Analysis and Supply Pressure Analysis (Isolation Test)
- Same Day 'Preliminary Assessments' (Bullet List of Concerns and Pictures)
- On-Site Client Consultations w/ 360 Overview of Home
- Available for Additional Consultation as Needed

ADDITIONAL SERVICES

- In House WDI Inspections (VA and FHA Experts)
- Termite Treatments and Cleared Reports (w/ Treatment Agreement)
- 1-Year Warranty On All Cleared WDI Reports and Treatments
- Advanced HVAC Analysis (HVAC Technician #48637)
- Plumbing Camera Analysis (200' Drain Scoping Camera)
- Foundation Assessments and Relative Height Surveys
- Thermal Camera Assessments
- Moisture Intrusion Investigations
- Single Issues Concerns and Investigations
- Pre-Sale Inspector Consultations
- Pre-Sale Inspections (Limited and Full Inspections)
- Option Period Estimates: Limited Repair/Replace Cost Estimates
- Geological/Flood Zone/Permit History Research
- Drone Flight Investigations and Video

\$100 DISCOUNT - KEEP THIS PAGE TO RECEIVE \$100 DISCOUNT ON YOUR NEXT INSPECTION

GOOD THROUGH DECEMBER OF 2016. UP TO 2000SF. AVAILABLE THROUGH TAHI ASSOCIATE INSPECTORS ONLY.



THE AUSTIN HOME INSPECTOR

The Austin Home Inspector PLLC
and TAHI Services LLC
512.788.1001 www.atxinspect.com



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ABOUT US

WHAT SETS US APART

- Availability Throughout the Process
- Clearly Written Reports Itemized By Type/Importance of Information
- Advanced Inspection Services Available
- 360 Overview of the Property: Reports Include Issues and Positive Attributes of the Property
- One Stop Shop for Your Inspection and Consultation Needs
- Multi-Team Inspection Firm
- Easy Scheduling Online or Through a Dedicated Call Center
- Same Day 'Preliminary Assessments' (Bullet List of Concerns and Pictures)

ABOUT THE OWNER - ANDY JORDAN:

- Professional Inspector #9458
- Certified Pest Control Applicator #0713842
- Licensed HVAC Technician #48637
- 10+ Years in Inspection Industry
- 2nd Generation Inspector
- Member U.S. Army Corps of Engineers
- Member National Association of Certified Home Inspectors
- Member Texas Professional Real Estate Inspectors Association
- Member Foundation Performance Association
- Member American Concrete Institute
- Founder InSite Inspection Reporting Software

ABOUT ASSOCIATE INSPECTOR - CHAD HIGLEY:

- Professional Inspector #21706
- Licensed Pest Control Technician
- U.S Coast Guard Veteran
- Member National Association of Certified Home Inspectors
- Associate Member Texas Professional Real Estate Inspectors Association
- Associate Member Foundation Performance Association



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REPORT ENTRY EXAMPLE

☒ ☐ ☐ ☒ C. Roof Covering Materials

GENERAL STATEMENTS

– ROOFING INFORMATION:

ROOF TYPE: Composite Shingles

VIEWED FROM: Walked the Roof

HAIL DAMAGE: No Significant Damage Noted

GENERAL CONDITION: Fair - Normal Wear and Tear

MATERIAL LIFE SPAN: nachi.org/life-expectancy.htm (Central Texas: Subtract 5-7 Years)

The roof coverings are considered to be in generally fair condition and consistent with the age and type of material. The installation practices and materials present appear to meet or exceed general standards. Typical wear/tear was noted. Any listed maintenance recommendations and/or update needs (if present) should be addressed to reduce the likelihood of moisture entry or more substantial issues. Ensure the roof and structure are monitored and maintained per general maintenance guidelines.

GENERAL RECOMMENDATIONS

- Ensure tree branches near the back porch and roof remain properly trimmed to prevent damage to the structure.

COMMON ISSUES

- Common issues and concerns were noted. The areas of concern noted below are considered to be common for a structure of this age and type. All common issues should be addressed to protect the structure and prevent more significant damage. Common issues and concerns noted at the time of inspection include, but are not limited to:
 - Missing L-Flashing Back Porch Upper Pitch: Update As Needed
 - Caulk Nail Heads at Front Wall Flashing: Prevents Rusting
 - Minor Uplift at Starter Row Shingle (Over Bay Window): Adjust/Repair as Needed



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