



THE AUSTIN HOME INSPECTOR

2905 Richards Lane
Austin, TX 78703
04/05/2018

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

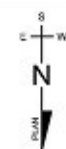
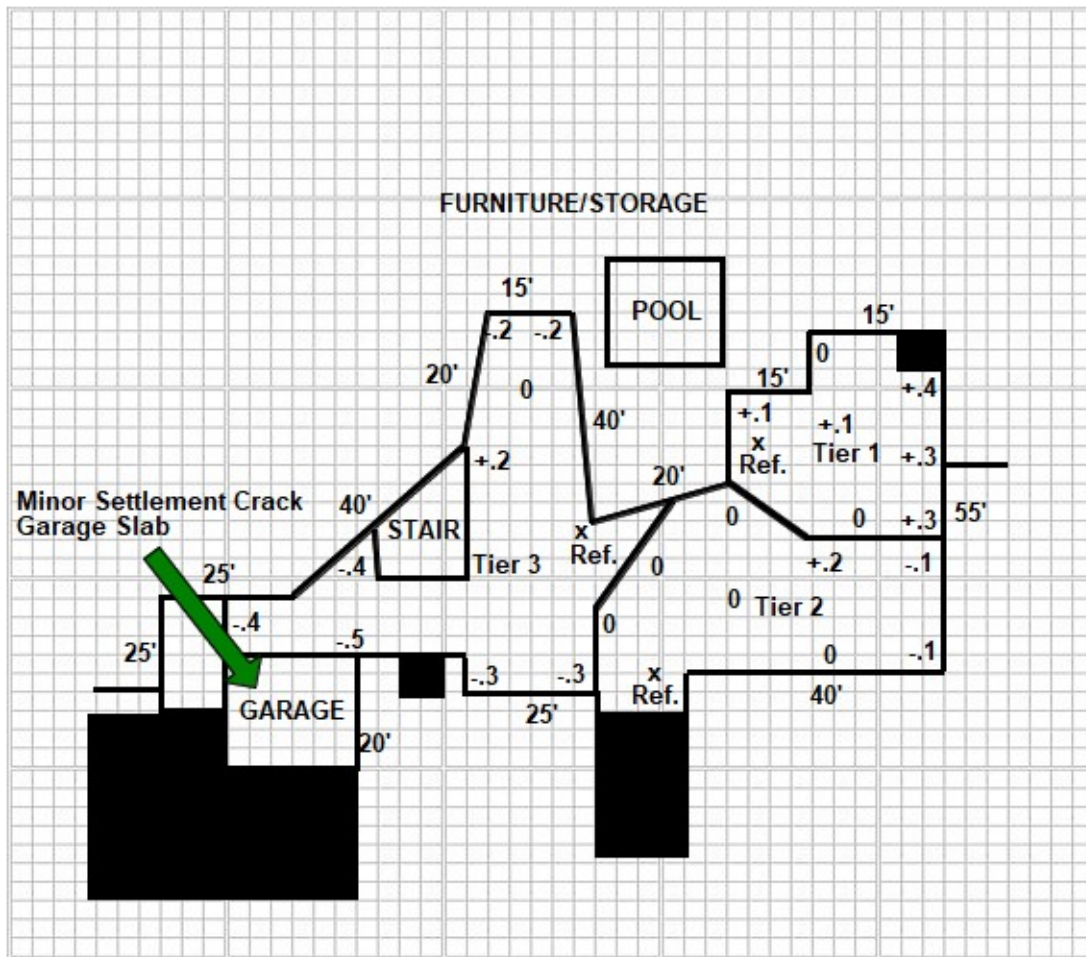
The foundation inspection procedure performed by TAHI Services has been created through the guidance of several industry specific publications, C.E. course work, industry association standards, individual work experience, and mandates set forth through the Texas Real Estate Commission. Certain aspects 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: Relative Height Survey
 PROJECT: 2905 Richards Lane
 BY: C. Collins PROJECT No.: Lic# 21834
 CHECK: _____ DATE: 05APRIL 18

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:

In this inspector's professional opinion, the foundation is currently supporting the structure and free of detectable failure or significant design errors. Visual indicators and equipment readings noted at the time of inspection indicate that the current degree of settlement is common for a structure of this age and type. No evidence of structural failure was discovered during the site investigation.



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