



*Our experience means
your peace of mind.*

Home Inspections

HUD 203(k)
Consultant Services

Government, Bank
REO Construction
Progress

Advanced Home Inspection, LLC

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Why Choose AHI?

AHI founder David Cassavaugh has more than 30 years of experience in New Hampshire as both a general contractor and a master carpenter. He and the insured, certified, and licensed home inspectors he hires have a thorough knowledge of industry standards and building codes and maintain complete transparency during the inspection process.

Testimonials

Real Estate Agent: *"Recommending David Cassavaugh of Advanced Home Inspection is always an easy task for me. Dave makes the buyers feel extremely comfortable, his inspections are complete and very thorough, and his work ethic is above reproach."* – Judith Richard, Perfect Choice Properties Inc.

Lender: *"What I love about David Cassavaugh is his 30 years of experience in the construction business. My clients all rave about him – both his experience and his calming personality."*
– Jason Ammann, Residential Mortgage Services Inc.

Advanced Home Inspection, LLC

The Advanced Home Inspection team combines knowledge and experience in general contracting, carpentry, and HUD 203(k) consultancy to deliver exemplary service.

Our licensed and certified home inspectors perform comprehensive inspections. Every square foot is assessed and documented.

Our reports provide you the necessary information to validate your investment or negotiate areas of concern.

At AHI, we pride ourselves on being professional, thorough, and timely. Real estate transactions are dependent upon our completion of the inspection.

*Our **EXPERIENCE** means your **PEACE OF MIND**.*

“Back out? Quit? We might have, if not for David Cassavaugh’s professional guidance in purchasing our HUD foreclosure with 203(k) financing. He has been ‘right there’ cordially, patiently, and promptly assisting us in dealing with real estate and mortgage brokers and contractors and the myriad details of what would otherwise have been an overwhelming undertaking.”
– Norm and Doris Pinard



THE **ASHI** EXPERIENCE

> HUD 203(k)

HUD's Section 203(k) loan is one of many FHA programs that make mortgage credit available to borrowers when buying or refinancing a house in need of repair or modernization. Unlike conventional rehab programs, the 203(k) has the same relaxed credit- and income-qualifying and low-down-payment guidelines as other FHA loan programs. The program is ideal for those who may not otherwise qualify for conventional loans due to income, credit, and/or down-payment limitations.

> AHI HUD 203(k) Consultant

I. Site visit

- Consultant meets with the borrower at the site
- A general examination of the work to be done determines if the project is feasible

II. Consultant prepares a detailed work write-up containing:

- Clear, concise project specifications
- Construction cost analysis
- HUD-required draw-request forms
- Preparation of contractor bid packages
- Preparation of lender packages

III. Consultant delivers the work write-up packages

- Borrower
- Lender
- Contractor

IV. Selection of a contractor by the borrower

V. Loan closes

- Repair funds are placed in escrow
- Remodeling begins

VI. Consultant performs draw-request inspections

- 1st Draw - Consultant ensures permits were issued
- 2nd and 3rd Draw - Draw-request inspections are performed as work progresses
- 4th Draw - A punch list is established
- 5th Draw - The project is closed out and warranties and lien releases collected