



## Historic Preservation Commission Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street – Dripping Springs, Texas

Thursday, July 11, 2024, at 4:00 PM

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# AGENDA

## CALL TO ORDER & ROLL CALL

### Commission Members

Dean Erickson, Chair  
Ashley Bobel, Vice Chair  
Delbert Bassett  
Haley Hunt  
Steve Mallett  
Richard Moore  
Gwyn Sommerfeld

### Staff, Consultants, & Appointed/Elected Officials

City Administrator Michelle Fischer  
Planning Director Tory Carpenter  
Deputy City Attorney Aniz Alanis  
City Secretary Diana Boone  
People and Communications Director Lisa Sullivan  
Architectural Consultant Meredith Johnson, MSHP

## PRESENTATION OF CITIZENS

*A member of the public that wishes to address the Commission on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Commission that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the Commission will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.*

## MINUTES

- 1. Approval of the June 6, 2024, Historic Preservation Commission regular meeting minutes.**

## BUSINESS AGENDA

- 2. Public hearing and consideration of approval of COA2024-011: Application for a Certificate of Appropriateness for Phase 1 Stabilization of the home located at 100 Old Fitzhugh Rd in the Old Fitzhugh Rd Historic District. Applicant: Pamela Bosco.**
  1. Presentation
  2. Staff Report
  3. Public Hearing
  4. COA2024-0011
- 3. Presentation on Stars of Dripping Springs Public Art Project. Lisa Sullivan, People & Communications Director**
- 4. Update on Downtown Restrooms Project. Michelle Fischer, City Administrator**

## CLOSED SESSION

*The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

## UPCOMING MEETINGS

### **Historic Preservation Commission Meetings**

August 1, 2024, at 4:00 p.m.  
September 5, 2024, at 4:00 p.m.  
October 3, 2024, at 4:00 p.m.

### **City Council Meetings**

July 16, 2024, at 6:00 p.m.  
August 6, 2024, at 6:00 p.m.  
August 20, 2024, at 6:00 p.m.  
September 3, 2024, at 6:00 p.m.

## ADJOURN

## TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall,*

*located at 511 Mercer Street, and on the City website at, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on July 5, 2024 at 5:30 PM.*

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Diana Boone, City Secretary

*This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.*



## Historic Preservation Commission Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street – Dripping Springs, Texas

Thursday, June 06, 2024, at 4:00 PM

### MINUTES

#### CALL TO ORDER & ROLL CALL

With a quorum of the Commission present, Chair Erickson called the meeting to order at 4:00 p.m.

**Commission Members present were:**

Dean Erickson, Chair  
 Ashley Bobel, Vice Chair  
 Steve Mallett  
 Richard Moore

**Commission Members absent were:**

Delbert Bassett  
 Haley Hunt  
 Minnie Glosson-Needham

**Staff, Consultants, & Appointed/Elected Officials present were:**

City Administrator Michelle Fischer  
 Planning Director Tory Carpenter  
 Deputy City Attorney Aniz Alani  
 Deputy City Secretary Cathy Gieselman  
 TIRZ Project Manager Keenan Smith  
 Intern Ethan Watson, Johnson Planning & Preservation

#### PRESENTATION OF CITIZENS

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No one spoke during Presentation of Citizens.

## MINUTES

### 1. **Approval of the May 2, 2024, Historic Preservation Commission regular meeting minutes.**

A motion was made by Commissioner Mallett to approve the May 2, 2024, Historic Preservation Commission regular meeting minutes. Commissioner Moore seconded the motion which carried unanimously 4 to 0.

*Chair Erickson asked for consideration of taking business item #6 out of sequence, there was no objection.*

## BUSINESS AGENDA

### 6. **Public hearing and consideration of approval of COA2024-0007: an Application for a Certificate of Appropriateness for the addition of porch elements to the north face of Short Mama's House, the addition of a kitchen wing on the south face of the house, creation of outdoor dining areas, rehabilitation of two outbuildings, and the addition of an ADA ramp, located at 101 College Street in the Mercer Street Historic District. Applicant: Patrick Fox.**

**a. Presentation** – Kevin Herron, *Herron Design Studio*, provided a presentation on behalf of applicant and was available for questions. Presentation is on file.

**b. Staff Report** – Ethan Watson provided the staff report which is on file. Staff recommends approval.

**c. Public Hearing** – No one spoke during the Public Hearing.

**d. COA2024-0007** – A motion was made by Commissioner Moore to approve COA2024-0007: an Application for a Certificate of Appropriateness for the addition of porch elements to the north face of Short Mama's House, the addition of a kitchen wing on the south face of the house, creation of outdoor dining areas, rehabilitation of two outbuildings, and the addition of an ADA ramp, located at 101 College Street in the Mercer Street Historic District as presented. Vice Chair Bobel seconded the motion which carried unanimously 4 to 0.

### 2. **Update on TIRZ Old Fitzhugh Road Project Landscape Plans. Presenter: Keenan Smith, TIRZ Project Manager.**

Keenan Smith provided a presentation which is on file.

### 3. **Presentation on Stephenson Building Improvement Project Construction Documents, Specifications, and Estimate of Probable Construction Costs. Presenter: Keenan Smith, TIRZ Project Manager.**

Keenan Smith provided a presentation which is on file.

4. **Public hearing and consideration of approval of COA2024-0005: an Application for a Certificate of Appropriateness for the construction of public single user Downtown Restrooms and pedestrian improvements, located between 300 and 302 Mercer Street in the Mercer Street Historic District.** *Applicant: Michelle Fischer, City Administrator. Presenter: Keenan Smith, TIRZ Project Manager.*
- a. **Presentation** – Keenan Smith provided a presentation which is on file. Keenan and Michelle Fischer addressed questions from Commissioners.
  - b. **Staff Report** – Ethan Watson provided the staff report which is on file. Staff recommends approval.
  - c. **Public Hearing** – No one spoke during the Public Hearing.
  - d. **COA2024-0005** – A motion was made by Vice Chair Bobel to approve COA2024-0005: an Application for a Certificate of Appropriateness for the construction of public single user Downtown Restrooms and pedestrian improvements, located between 300 and 302 Mercer Street in the Mercer Street Historic District as presented. Commissioner Mallett seconded the motion which carried unanimously 4 to 0.
5. **Public hearing and consideration of approval of COA2024-0006: an Application for a Certificate of Appropriateness for the installation of shutters on the Pound House Farmstead home, an individual landmark, located at 419-B Founders Park Rd.** *Applicant: Friends of the Pound House Foundation.*
- a. **Presentation** – Chanda Hermann, *Friends of the Pound House Foundation*, spoke regarding the history of the Pound House and the importance of adding inside shutters. She was available to answer questions.
  - b. **Staff Report** – Ethan Waston presented the staff report which is on file. Staff recommends approval with the condition that staff confirms color prior to installation.
  - c. **Public Hearing** – No one spoke during the Public Hearing.
  - d. **COA2024-0006** – A motion was made by Commissioner Mallett to approve COA2024-0006: an Application for a Certificate of Appropriateness for the installation of shutters on the Pound House Farmstead home, an individual landmark, located at 419-B Founders Park Rd. as presented. Commissioner Moore seconded the motion which carried unanimously 4 to 0.
6. **Public hearing and consideration of approval of COA2024-0007: an Application for a Certificate of Appropriateness for the addition of porch elements to the north face of Short Mama's House, the addition of a kitchen wing on the south face of the house, creation of outdoor dining areas, rehabilitation of two outbuildings, and the addition of an ADA ramp, located at 101 College Street in the Mercer Street Historic District.** *Applicant: Patrick Fox.*

This item was taken earlier in the agenda.

7. **Public hearing and consideration of approval of COA2024-0008: an Application for a Certificate of Appropriateness for the addition of an entry pergola and installation of antique reclaimed door at front entry of the cabin, located at 215 Old Fitzhugh Rd. located in the Old Fitzhugh Road Historic District. Applicant: Carole Crumley.**
- a. **Presentation** – Kevin Herron, *Herron Design Studio*, provided a presentation on behalf of applicant and was available for questions. Presentation is on file.
  - b. **Staff Report** – Ethan Watson presented the staff report which is on file. Keenan Smith addressed questions from Commissioners. Staff recommends approval.
  - c. **Public Hearing** – No one spoke during the Public Hearing.
  - d. **COA2024-0008** – A motion was made by Vice Chair Bobel to approve COA2024-0008: an Application for a Certificate of Appropriateness for the addition of an entry pergola and installation of antique reclaimed door at front entry of the cabin, located at 215 Old Fitzhugh Rd. located in the Old Fitzhugh Road Historic District as presented. Commissioner Moore seconded the motion which carried unanimously 4 to 0.
8. **Public hearing and consideration of approval of COA2024-0009: an Application for a Certificate of Appropriateness for the demolition of a noncontributing building and shed structures, and the construction of new improvements, including a restaurant, outdoor covered dining, open air pavilion, parking lot, dumpster enclosure, and landscaping, located at 101 San Marcos Street in the Mercer Street Historic District. Applicant: Brandy Wolf.**
- a. **Presentation** – Brandy Wolf introduced the item and was available for questions.
  - b. **Staff Report** – Ethan Watson provided the staff report which is on file. Keenan Smith addressed questions from the Commissioners. Staff recommends approval.
  - c. **Public Hearing** – No one spoke during the Public Hearing.
  - d. **COA2024-0009** – A motion was made by Commissioner Moore to approve COA2024-0009: an Application for a Certificate of Appropriateness for the demolition of a noncontributing building and shed structures, and the construction of new improvements, including a restaurant, outdoor covered dining, open air pavilion, parking lot, dumpster enclosure, and landscaping, located at 101 San Marcos Street in the Mercer Street Historic District as presented pending approval from city staff on proposed signage.

## CLOSED SESSION

*The Commission has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding*

*Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

The Commission did not meet in Closed Session.

## **UPCOMING MEETINGS**

### **Historic Preservation Commission Meetings**

July 11, 2024, at 4:00 p.m.

August 1, 2024, at 4:00 p.m.

September 5, 2024, at 4:00 p.m.

### **City Council Meetings**

June 18, 2024, at 6:00 p.m.

July 2, 2024, at 6:00 p.m.

July 16, 2024, at 6:00 p.m.

August 6, 2024, at 6:00 p.m.

## **ADJOURN**

A motion was made by Vice Chair Bobel to adjourn the meeting. Commissioner Moore seconded the motion which carried unanimously 4 to 0.

This regular meeting was adjourned at 5:59 p.m.



**HISTORIC PRESERVATION MANUAL  
CERTIFICATE OF APPROPRIATENESS REVIEW**

Date: **July 3rd, 2024**

Project: **100 Old Fitzhugh Rd, Dripping Springs, TX 78620**

Applicant: **Pamela Bosco**

Historic District: **OFR Historic District**

Base Zoning: **CS**

Proposed Use: **Future small business**

Submittals:  Current Photograph  Concept Plan  Exterior Elevations  
 Color & Materials Samples  Sign Permit Application

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: "CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS."

**Project Type & Description:**

**"Adaptive Reuse; Promote Revitalization" - Stabilization of a historic home to later convert into a small commercial space.**

**Review Summary, General Findings: "Approved as submitted"**

General Compliance Determination-  Compliant  Non-Compliant  N/A

**Staff Recommendations / Conditions of Approval:**

**1. None.**

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512-858-4725

**The submitted inspection, photos, and work identified appear to follow the guidelines of the Old Fitzhugh Road Historic District.**

**Case History / Findings of Fact:**

100 Old Fitzhugh Road structure is a house constructed in the mid to late 1920s with later mid-century additions and minor alterations. The current condition of the home is poor after years of water and pest damage and needs to be stabilized before Phase 2, finishes.

\* \* \*

**CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:**

**Historic Resource Background /Survey Information:**

**100 Old Fitzhugh Road**

**Historic District Contribution Status:** “Contributing.”

**Historic Resource “Priority Rating:”**

**Project Overview: 100 OFR Stabilization, phase 1**

The applicant is requesting approval to conduct stabilization efforts on the primary structure due to water seepage from the roof, water introduced at the bottom of the structure, and insect damage throughout the structure. Stabilization will include:

- Deconstruct rotted material from interior and exterior
- Deconstruct, remove, and replace rotted exterior siding with reclaimed siding from a different part of the exterior or from wood found in the interior (with a distinction between the original hard wood and the midcentury pine)
- Deconstruct and remove damaged roof material and structure
- Replace beams in roof structure
- Replace roof material with similar, updated standing seam roof

Deconstruction allows the materials to be examined and considered for new use throughout the structure when appropriate. The stabilization is phase one of two. In the second phase, the applicant will conduct aesthetic work and finishes.

\* \* \*

**Design Standards Consistency: “Mercer Street Design and Development Standards”**

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**Character/Vision:** “Historic Main Street; Foster a Community Focal Point -; Adaptive ReUse / Appropriate Rehab Mixed Use” - The proposed stabilization revitalizes the district.

**Design Principles:** “Protect Historic Pedestrian Scale & Main Street Character” - The revitalization of the property retains pedestrian scale as well as helps “Foster a Community Focal Point”.

**Preferred Uses:** “Family-Friendly uses / activities” - Phase I as slows for a future use of a family friendly environment. Encouraging community and local business.

**Site Planning & Building Placement:** N/A, no change.

**Parking Arrangement:** “ Street Parking / Onsite Lots @ Rear of Property” - No change at this time.

**Building Footprint / Massing / Scale:** Any deconstruction will be of the later additions and only if the condition is unrepairable.

**Street Frontage / Articulation:** N/A, No change.

**Porches:** “Porches / Awnings @ street across min 50% of frontage” The proposed awning appears to meet the required length as there is no change to the facade at this time.

**Roofs:** “Sloped Metal Roofs” The proposed like for like roof replacement meets the criteria.

**Materials:** “Maintain Historic Native Stone or Wood all Walls - 75% Net SF.” The proposed stabilization will use existing wood to replace removed wood, when appropriate.

**Color Palette:** No changes at this time.

**Tree Preservation:** None of the trees on site are smaller than 6 'or exceeding 24'.

**Landscape Features:** N/A

**CRITERIA FOR CERTIFICATE OF APPROPRIATENESS**  
**(SECTION 24.07.014)**

(a) **STANDARDS & DESIGN GUIDELINES OBSERVED:**  
Project is guided by applicable Historic Preservation Standards and Design Guidelines.

Compliant                       Non-Compliant                       Not Applicable

(b) **MINIMAL ALTERATION:**

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Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment.

Compliant                                       Non-Compliant                                       Not Applicable

**(c) ORIGINAL QUALITIES PRESERVED:**

Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.

Compliant                                       Non-Compliant                                       Not Applicable

**(d) PERIOD APPROPRIATENESS:**

Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.

Compliant                                       Non-Compliant                                       Not Applicable

**(e) CUMULATIVE & ACQUIRED SIGNIFICANCE:**

Cumulative changes with acquired and contributing significance are recognized and respected.

Compliant                                       Non-Compliant                                       Not Applicable

**(f) DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**

Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.

Compliant                                       Non-Compliant                                       Not Applicable

**(g) DETERIORATED ARCHITECTURAL FEATURES:**

Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.

Compliant                                       Non-Compliant                                       Not Applicable

**(h) NON-DAMAGING SURFACE CLEANING METHODS:**

Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.

Compliant                                       Non-Compliant                                       Not Applicable

**(i) ARCHEOLOGICAL RESOURCES PRESERVED:**

Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.

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Compliant                       Non-Compliant                       Not Applicable

**(j) CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**  
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.

Compliant                       Non-Compliant                       Not Applicable

**(k) RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**  
Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired.

Compliant                       Non-Compliant                       Not Applicable

**(l) PAINT COLORS- HISTORICAL BASIS:**  
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.

Compliant                       Non-Compliant                       Not Applicable

**(m) HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**  
Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion.

Compliant                       Non-Compliant                       Not Applicable

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)**

**(g) EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = "Not Eligible"**  
Expedited process for small projects (cumulative costs < \$10,000); must be "No" to all:

<b>Building Footprint Expansion/Reduction?</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Façade Alterations facing Public Street or ROW?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Color Scheme Modifications?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Substantive/Harmful Revisions to Historic District?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

\* \* \*

Please contact (512) 659-5062 if you have any questions regarding this review.

**By: Meredith Johnson MSHP**

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101 San Marcos St: "Current Condition". Images from Google Maps, 2023.



Caption

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Caption

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**DRIPPING SPRINGS**  
Texas

# 100 Old Fitzhugh Rd - Stabilization

Certificate of Appropriateness  
Review  
July 11th, 2024

*Existing  
Conditions*



100 Old Fitzhugh Rd currently contains one dwelling, which retains a high level of integrity, but is in need of some repair after years of damage from water, insects, and bio-growth.

The applicant is requesting approval to conduct stabilization efforts on the primary structure:

- Remove rotted material from interior and exterior
- Remove and replace rotted exterior siding with reclaimed siding from a different part of the exterior or from wood found in the interior (with a distinction between the original hard wood and the midcentury pine)
- Remove damaged roof material and structure
- Replace roof structure
- Replace roof material with similar, updated standing seam roof

*Applicant  
Request*



# Building View

Item 2.



Red box indicates proposed removal of later (midcentury) addition to be removed.

# Condition Photos

Item 2.



# Condition Photos

Item 2.



Character	All Districts	Mercer Street	Old Fitzhugh Road	Hayes Street
Vision	<ul style="list-style-type: none"> <li>Preserve &amp; Enhance Historic Character &amp; Resources / Team Heritage</li> <li>Encourage Rehabilitation</li> <li>Foster &amp; Encourage Complimentary New Uses</li> </ul>	<ul style="list-style-type: none"> <li>Historic Main Street</li> <li>Foster a Community Focal Point</li> <li>Preserve Historic Resources, Rehab &amp; Adaptive Re-Use / Appropriate Mixed Use</li> <li>Promote Historic Main Street</li> </ul>	<ul style="list-style-type: none"> <li>Historic Small Farmsteads</li> <li>Encourage Rehabilitation / Adaptive Re-Use / Appropriate Mixed Use</li> <li>Promote Recreation &amp; Landscape Project within</li> </ul>	<ul style="list-style-type: none"> <li>Historic Farmstead Neighborhood</li> <li>Rehabilitate / Preserve / Adaptive Re-Use / Appropriate Mixed Use</li> <li>Landscape / Streetscape / Tree Preservation</li> </ul>
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> <li>For Implementation Manual / ODC (existing criteria &amp; requirements)</li> <li>Provide Alternative Design (as new provision, code &amp; process)</li> <li>Create Consistency of Exterior Design: Color, Materials (new provisions)</li> </ul>	<ul style="list-style-type: none"> <li>Protect Historic Pedestrian Scale &amp; Main Street Character</li> <li>Provide Walkable Scale &amp; Sidewalk Activity Zone</li> <li>Provide Pedestrian Shading Devices @ Sidewalk / Frontage</li> <li>New Construction shall be compatible with surroundings</li> </ul>	<ul style="list-style-type: none"> <li>Protect Historic Farmstead Scale &amp; Character</li> <li>Provide Public Use / Use of ODC, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties</li> <li>New Construction shall be compatible with surroundings</li> </ul>	<ul style="list-style-type: none"> <li>Protect Historic Neighborhood Scale &amp; Character</li> <li>Allow Small-scale Rehabilitation @ Existing Historic Buildings</li> <li>Allow Commercial Use on Main Street Properties @ Hay 200</li> <li>New Construction shall be compatible with surroundings</li> </ul>
Preferred Uses	<ul style="list-style-type: none"> <li>Zoning Review: Verify Consistency w/O or Identify / Use Change (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>Footcathor Oriented</li> <li>Family-Friendly uses / Activities</li> <li>Full Mix of Uses Allowed</li> </ul>	<ul style="list-style-type: none"> <li>Wood Use, Patios, OFF</li> <li>Retail / Commercial - RR 12</li> <li>Residential Rehab or Infill</li> </ul>	<ul style="list-style-type: none"> <li>Residential Rehabilitation / Hay 200</li> <li>Retail / Commercial Mixed Use - Hay 200</li> </ul>
Site Planning & Building Placement	<ul style="list-style-type: none"> <li>Site Plan Concept Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>Build-to-Order: 15' Heritage 0' setback</li> <li>Side: 0' setback</li> <li>Rear: 10' setback</li> </ul>	<ul style="list-style-type: none"> <li>Site Setbacks within existing Trees &amp; Landscape Features</li> <li>Front / Rear: 10' setback</li> <li>Side: 0' setback</li> </ul>	<ul style="list-style-type: none"> <li>Site Buildings Facing Local Streets @ Hay 200</li> <li>Front / Rear: 10' setback</li> <li>Side: 5' setback</li> </ul>
Parking Arrangement	<ul style="list-style-type: none"> <li>Site Plan Concept Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>Street Parking</li> <li>Onsite Lots @ Rear</li> <li>Offsite / Remote Lots</li> </ul>	<ul style="list-style-type: none"> <li>Onsite Lots @ Rear of Property</li> <li>Off Street Spaces @ / Fronts Desired &amp; must protect Trees</li> </ul>	<ul style="list-style-type: none"> <li>Residential Garages</li> <li>Onsite Lots @ Rear of Property</li> <li>Street Lots @ Side Yards</li> </ul>
Building Footprint Massing / Scale	<ul style="list-style-type: none"> <li>Site Plan Concept Review</li> <li>ODC / Architectural Review (new requirement)</li> <li>Provide Alternative Design (new provision &amp; process)</li> </ul>	<ul style="list-style-type: none"> <li>5,000 of max contiguous footprint</li> <li>3,000 of max existing footprints</li> <li>3.5y to 5-10.5y Height Limit</li> </ul>	<ul style="list-style-type: none"> <li>5,000 of max contiguous footprint</li> <li>3,000 of max existing footprints</li> <li>3.5y to 5-10.5y Height Limit</li> </ul>	<ul style="list-style-type: none"> <li>5,000 of max contiguous footprint</li> <li>3,000 of max existing footprints</li> <li>4-6.5y to 3.5y Height Limit</li> </ul>
Street Frontage	<ul style="list-style-type: none"> <li>ODC / Architectural Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>40' max storefront width or</li> <li>40' max. articulation elements</li> </ul>	<ul style="list-style-type: none"> <li>40' max. 60' max @ RR 12</li> <li>40' max. articulation elements</li> </ul>	<ul style="list-style-type: none"> <li>40' max. 60' max @ Hay 200</li> <li>40' max. articulation elements</li> </ul>
Porches	<ul style="list-style-type: none"> <li>ODC / Architectural Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>Front Porches / Awnings @ Street: min. 50% of frontage</li> </ul>	<ul style="list-style-type: none"> <li>Front Porches / Awnings @ Street: min. 50% of frontage</li> </ul>	<ul style="list-style-type: none"> <li>Front Porches / Awnings @ Street: min. 50% of frontage</li> </ul>
Roofs	<ul style="list-style-type: none"> <li>ODC / Architectural Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>Flat, Gabled or Shaped Metal Roofs (Shedding Down or other approved type &amp; finish)</li> </ul>	<ul style="list-style-type: none"> <li>Shed Metal Roofs, or 30' yr. Composition Shingles (Must be of an approved type &amp; finish)</li> </ul>	<ul style="list-style-type: none"> <li>Shed Metal Roofs, or 30' yr. Composition Shingles (Must be of an approved type &amp; finish)</li> </ul>
Materials	<ul style="list-style-type: none"> <li>ODC / Architectural Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>Masonry / Historic Tuff or Stone or Wood: all walls 75% not of</li> <li>Wood Frame Structures &amp; Trim</li> <li>Mixed masonry: Earth Tone Finishes</li> <li>Entry Doors: full range of hues</li> </ul>	<ul style="list-style-type: none"> <li>Masonry / Historic Tuff or Stone or Wood: all walls 75% not of</li> <li>Wood Frame Structures &amp; Trim</li> <li>Full Range of Hues allowed - Color Palettes to be approved</li> </ul>	<ul style="list-style-type: none"> <li>Masonry / Historic Tuff or Stone or Wood: all walls 75% not of</li> <li>Wood Frame Structures &amp; Trim</li> <li>Mixed masonry: Earth Tone Finishes</li> <li>Entry Doors: full range of hues</li> </ul>
Color Palette	<ul style="list-style-type: none"> <li>ODC Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>Mixed masonry: Earth Tone Finishes</li> <li>Entry Doors: full range of hues</li> </ul>	<ul style="list-style-type: none"> <li>Full Range of Hues allowed - Color Palettes to be approved</li> </ul>	<ul style="list-style-type: none"> <li>Mixed masonry: Earth Tone Finishes</li> <li>Entry Doors: full range of hues</li> </ul>
Tree Preservation	<ul style="list-style-type: none"> <li>Tree Replacement Ord.</li> <li>Site Plan Review (new req't)</li> </ul>	<ul style="list-style-type: none"> <li>Replace Trees over 6"</li> <li>Preserve Heritage Trees: 24" +</li> </ul>	<ul style="list-style-type: none"> <li>Replace Trees over 6"</li> <li>Preserve Heritage Trees: 24" +</li> </ul>	<ul style="list-style-type: none"> <li>Replace Trees over 6"</li> <li>Preserve Heritage Trees: 24" +</li> </ul>
Landscape Features	<ul style="list-style-type: none"> <li>Site Plan Concept Review</li> <li>ODC / Design Review (new)</li> </ul>	<ul style="list-style-type: none"> <li>Preserve / Enhance: Walk, Gates, Fences, Outbuildings, Columns, and reliable landscape features</li> </ul>	<ul style="list-style-type: none"> <li>Preserve / Enhance: Walk, Gates, Fences, Outbuildings, Columns, and reliable landscape features</li> </ul>	<ul style="list-style-type: none"> <li>Preserve / Enhance: Walk, Gates, Fences, Outbuildings, Columns, and reliable landscape features</li> </ul>



City of Dripping Springs  
 Historic Districts  
 Design & Development Standards

Item 2.

Character	All Districts	Old Fitzhugh Road
Character		
Vision	<ul style="list-style-type: none"> <li>Preserve &amp; Enhance Historic Character &amp; Resources / Town Heritage</li> <li>Encourage Rehabilitation</li> <li>Foster &amp; Ensure Complementary New Uses</li> </ul>	<ul style="list-style-type: none"> <li>Historic Small Farmsteads</li> <li>Ecclectic Rehabilitation- new/old</li> <li>Adaptive Re-Use / Appropriate Rehab / Mixed Use</li> <li>Historic Renovation &amp; Landscape Preservation</li> </ul>
Design Principles / Guidelines & Regulations	<ul style="list-style-type: none"> <li>Per Implementation Manual / CDA (existing criteria &amp; requirements)</li> <li>Provide Alternative Design (a new provision, rule &amp; process)</li> <li>Create Consistency w/ Exterior Design Ordinance (new provision)</li> </ul>	<ul style="list-style-type: none"> <li>Protect Historic Farmstead Scale &amp; Character</li> <li>Promote Rustic Look/Feel of OPR, with Gathering Spaces / Patios / Decks / Courtyards / Gardens @ Rear of Properties</li> <li>New Construction shall be compatible with surroundings</li> </ul>
Preferred Uses	<ul style="list-style-type: none"> <li>Zoning Review- Verify Consistency w/ Ord or Identify / Use Change (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>Mixed Use Rehab- OFR</li> <li>Retail / Commercial - RR 12</li> <li>Residential Rehab or Infill</li> </ul>
Site Planning & Building Placement	<ul style="list-style-type: none"> <li>Site Plan Concept Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>Site Buildings within Existing Trees &amp; Landscape Features</li> <li>Front / Rear: 10' setback</li> <li>Sides: 5' setback</li> </ul>
Parking Arrangement	<ul style="list-style-type: none"> <li>Site Plan Concept Review- (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>On-site Lots @ Rear of Property</li> <li>Off Street Spaces @ Fronts (landed &amp; must protect trees)</li> </ul>
Building Footprint Massing / Scale	<ul style="list-style-type: none"> <li>Site Plan Concept Review</li> <li>COA / Architectural Review (new requirement)</li> <li>Provide Alternative Design (new provision &amp; process)</li> </ul>	<ul style="list-style-type: none"> <li>5,000 sq ft max contiguous footprint</li> <li>2,000 sq ft max massing increments</li> <li>2 Story to 2-1/2 Story Height Limit</li> </ul>
Street Frontage	<ul style="list-style-type: none"> <li>COA / Architectural Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>45' max; 60' max @ RR 12</li> <li>45' max articulation increments</li> </ul>
Porches	<ul style="list-style-type: none"> <li>COA / Architectural Review (new requirement)</li> </ul>	<ul style="list-style-type: none"> <li>Front Porches / Awnings @ Entries: min. 50% of footage</li> </ul>
Roofs	<ul style="list-style-type: none"> <li>COA / Architectural Review (revised requirements)</li> </ul>	<ul style="list-style-type: none"> <li>Sloped Metal Roofs, or 30 yr. Composition Shingles (Must be of an approved type &amp; finish)</li> </ul>
Materials	<ul style="list-style-type: none"> <li>COA / Architectural Review (revised requirements)</li> </ul>	<ul style="list-style-type: none"> <li>Maintain Historic Native Stone or Wood sill walls: 75% net of</li> <li>Wood Porch Structures &amp; Trim</li> </ul>
Color Palette	<ul style="list-style-type: none"> <li>COA Review (revised requirements)</li> </ul>	<ul style="list-style-type: none"> <li>Full Range of Hues allowed- Color Palettes to be approved</li> </ul>
Tree Preservation	<ul style="list-style-type: none"> <li>Tree Replacement Ord</li> <li>Site Plan Review (new req't)</li> </ul>	<ul style="list-style-type: none"> <li>Replace Trees over 6"</li> <li>Preserve Heritage Trees 24" +</li> </ul>
Landscape Features	<ul style="list-style-type: none"> <li>Site Plan Concept Review</li> <li>COA / Design Review (new)</li> </ul>	<ul style="list-style-type: none"> <li>Preserve Historic Walls, Gates, Fences, Outbuildings, Cisterns, and notable landscape features</li> </ul>



Review Findings

Approve as submitted

# Commissioner Options

1. Approve as submitted.
2. Approval with conditions.
3. Deny as submitted.
4. Postpone the decision.



DRIPPING SPRINGS  
Texas



### APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**Name of Applicant:** Pamela Bosco

**Mailing Address:** 1510 East Creek Drive, Dripping Springs, TX 78620

**Phone Number:** 630-362-6610 **Email Address:** enntm5@yahoo.com

**Name of Owner (if different than Applicant):** N/A- same

**Mailing Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

**Address of Property Where Structure/Site Located:** 100 Old Fitzhugh Road

**District Located or Landmark:**  Mercer Street  Old Fitzhugh Road  Hays Street  
 Individual Landmark (Not in an Historic District)

**Zoning Classification of Property:** CS

**Proposed Use of Property (reference Land Use Chart in Zoning Ordinance):**  
(Future Phase Improvements: Possible Adaptive Re-Use as Restaurant) Park like setting w

For family and business access as small event venue and daily walk ability from town. Small coffee and team hou

**Description of Proposed Work:** \_\_\_\_\_

“Phase I: Protection and Stabilization Program” to address & further investigate extensive repairs & deferred maintenance, arrest decay, stop water intrusion, correct declining & substandard performance of building foundation, structure, envelope, roof, electrical, plumbing & HVAC systems and yard utilities. See attached “Scoping List” with supporting “Property Inspection Report.”

This Phase of work will also serve to assess potential for Adaptive Re-Use of the structure, survey opportunities and constraints of site & existing infrastructure, and allow time to formulate a thoughtful, overall Master Plan for the property, including appropriate approaches to “Phase II- Improvements Plan” (Future COA Application).

This Phase of work will also address “Protection and Stabilization” measures for the existing Outbuildings & Dependencies (I.e. separate Garages, Sheds, Greenhouse, Outhouse, Well House, etc.). All Site and Landscape Features of historical significance will be protected, repaired and/or maintained to retain their contributing character. Existing trees will be surveyed, examined and maintained per a Certified Arborist’s recommendations.

Rev. 4/26/16

**Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements:**

The proposed Protection and Stabilization Program will safeguard the physical condition of the property from further deterioration & damage, thus preserving this "Contributing" historic resource, while allowing necessary project planning & preparing it to accommodate an appropriate future Adaptive Re-Use.

The work will be undertaken so as not to interfere with the exterior physical appearance of the property. If structural stability efforts are required, every effort will be made to conceal the work so as not to detract from the aesthetic and historical qualities of the property.

The history, origin and character of the building and site, including stylistic features, finishes and/or construction techniques and examples of unique craftsmanship will be preserved to the greatest extent possible.

**Estimated Cost of Proposed Work:** TBD from Contractor's Estimates

**Intended Starting Date of Proposed Work:** May 9, 2016 (ASAP) Renewal start date: June 17, 2024

**Intended Completion Date of Proposed Work:** Estimated: 6-9 mos. Est. new timeline: 3-4 months

**ATTACH THE FOLLOWING DOCUMENTS (in a form acceptable to the City):**

- Current photograph of the property and adjacent properties (view from street/right-of-way)

Aerial Photo Site Context Exhibit

- Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development

Existing Photos No Proposed Changes to Exterior

- Elevation drawings/sketches of the proposed changes to the structure/site
- Samples of materials to be used
- Color chips of the colors which will be used on the structure (if applicable)

- Sign Permit Application (if applicable)

Building Permit to Follow COA Approval

- Building Permit Application (if applicable)
- Application for alternative exterior design standards and approach (if applicable)
- Supplemental Design Information (as applicable)

  
**Signature of Applicant** Pamela Bosco

June, 10, 2024  
**Date**

  
**Signature of Property Owner Authorizing the Proposed Work**

June 10, 2024  
**Date**

\*\*\*\*\*TO BE FILLED OUT BY CITY STAFF\*\*\*\*\*

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

Project Eligible for Expedited Process:  Yes  No

Action Taken by Historic Preservation Officer:  Approved  Denied

Approved with the following Modifications: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Historic Preservation Officer Date

Date Considered by Historic Preservation Commission (if required): \_\_\_\_\_

Approved  Denied

Approved with the following Modifications: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Historic Preservation Commission Decision Appealed by Applicant:  Yes  No

Date Appeal Considered by Planning & Zoning Commission (if required): \_\_\_\_\_

Approved  Denied

Approved with the following Modifications: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Planning & Zoning Commission Decision Appealed by Applicant:  Yes  No

Date Appeal Considered by City Council (if required): \_\_\_\_\_

Approved  Denied

Approved with the following Modifications: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Submit this application to City Hall at 511 Mercer St./P.O. Box 384, Dripping Springs, TX 78620. Call City Hall at (512)858-4725 if you have questions regarding this application.*









4/25/16

100 Old Fitzhugh Rd.  
Entry Gate from OFR



4/25/16

100 Old Fitzhugh Rd.  
Existing Residence  
View from Southeast



4/25/16

100 Old Fitzhugh Rd.  
Existing Residence  
View from East



4/25/16

100 Old Fitzhugh Rd.  
Existing Old Garage  
View from Southeast



4/25/16

100 Old Fitzhugh Rd.  
Existing Residence  
View from West





4/25/16

100 Old Fitzhugh Rd.  
Existing Garden Area  
View from Southwest



4/25/16

100 Old Fitzhugh Rd.  
Livestock & Pasture  
View from Yard @ West

**100 Old Fitzhugh Road**  
**Historic Preservation Commission- COA**  
**“Protection and Stabilization” Phase**

**A. Foundation & Structural Stabilization: (Pier & Beam)**

1. **Piers:** (Str. Eng. Review Recommended) Repair & Replace all damaged Piers & correct all inadequate structural supports
2. **Sill Beams & Wall Studs:** Repair & Replace all damaged support conditions- w/ treated @ masonry/concrete contacts
3. **Level Foundation:** Correct Settlement & Restore finished floor to level & original grades
4. **Skirting:** Demo existing (replace in “Improvements” Phase)

**B. Grading & Drainage Corrections: (Pier & Beam)**

1. **Drainage:** Add engineered fill under structure; correct “negative grading” and eliminate “pooling” conditions under structure
2. **Crawl Space:** Ensure 18” min. clearance under floor structure
3. **Grading:** Ensure “positive grading 2-5%” away from structure
4. **Skirting:** Demo existing (to replace in “Improvements” Phase)

**C. Roof Envelope Rehab & Protection: (Corrugated Metal)**

1. **Roofing:** Remove & Replace w/Metal Roofing Panels of an “Approved Type.” (Standing-Seam Pre-Weathered Galvalume)
2. **Roof Structure:** Remove / Replace / Repair all damaged wood rafters, beams, framing, eave overhangs, fascia & trim. Install missing rafter supports / purlins & kickers. All exterior conditions & trim to match historic forms & details.
3. **Decking:** Remove existing wood purlins & replace w/5/8” OSB decking. Install 1x T&G decking @ overhangs to match existing conditions & details
4. **Moisture Protection:** Install Tyvek “Weather Shield” moisture protection over new decking & under new roofing sheets
5. **Flashing / Counter Flashing:** Remove, replace & correct all missing conditions, valleys, pipe & vent penetrations, etc.

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*City Lights Design Alliance*  
P.O. Box 1166  
Dripping Springs, Texas 78620  
512-659-5062

## D. Exterior Wall / Envelope Rehabilitation: (Wood Siding)

1. **Siding:** Repair / Replace all rot & termite damaged wood siding & trim to match existing historic conditions, forms & details
2. **Surface Preparation:** Prepare wood siding for painting, using gentlest means possible (physical: scrape & sand / chemical)
3. **Caulking:** Seal wall openings & cracks, gaps, trim, penetrations to prevent water intrusion & damage
4. **Painted Undercoating Protection:** Prime Paint all exterior wood surfaces & conditions (White) in preparation for final paint (Color(s) to be determined in "Improvements Phase")

## E. Exterior Window & Door Rehabilitation: (Wood Units)

1. **Windows & Screens:** Repair / Rehabilitate / Restore all to match existing historic conditions, forms & details
2. **Entry Doors:** Repair / Rehabilitate / Restore all to match existing historic conditions, forms & details
3. **Prepare:** wood windows, doors & screens for painting, using gentlest means possible (physical: scrape & sand / chemical)
4. **Painted Undercoating Protection:** Prime Paint all exterior wood window & door units (White) in preparation for final paint (Color(s) to be determined in "Improvements Phase")

## F. Exterior Demolition: (Patio Cover, Garage Doors, Rails)

1. **Patio Structure:** Demo existing "unsafe," "non-Period" structure (redesign or replace "new" in "Improvements" Phase)
2. **Garage Doors:** Demo existing "non-Period" Overhead Garage Doors (2) at detached structure (redesign or replaced w/ "new" in "Improvements" Phase)
3. **Porch Rails & H/C Ramp:** Demo existing "non-Period" Metal Railings @ Front Porch; Existing non-complying handicapped Ramp @ Side Entry (redesign or replaced w/ "new" in "Improvements" Phase)

## G. Interior Envelope Demolition: (Concealed Conditions)

1. **Wall Cavities:** Selectively Demo existing “non-Period” wallboard to expose wall cavities & concealed conditions (envelope thermal & moisture inspection, repair & protection measures)
2. **Ceiling / Attic Cavity:** Selectively Demo existing ceiling finish (Gyp. Bd.) & remove existing Blown-In fiberglass Attic Insulation to expose cavity & attic concealed conditions (envelope thermal & moisture inspection, repair & protection measures)
3. **Floor Structure & Finishes:** Selectively Demo existing “non-Period” Floor Finishes (carpet, pad, plywood, sheet goods & tile flooring) to expose concealed original flooring & underlayment, (floor structure, finishes envelope thermal & moisture inspection, repair & protection measures)
4. **Non-Period Interior Improvements:** Selectively Demo existing “non-Period” remodeling (cabinets, casework, counters, miscellaneous work) to expose concealed original historic spaces, finishes & conditions

## H. Infrastructure & Building Systems Demolition: (Yard Utilities, Electrical, Plumbing, HVAC, Septic)

1. **Yard Utilities:** Investigate, selectively demo / correct deficient inoperative or non-complying Utility Service Connections- yard lines, shutoffs, service panels (protection & safety measures)
2. **Building Electrical / Plumbing / HVAC:** Evaluate, selectively demo / or correct deficient inoperative or non-complying Building Systems- panels, breakers, branch circuits, devices, fixtures, piping, HWH, HVAC mechanical & ducts, appliances (see Property Inspection Report- protection & safety measures)
3. **Septic System:** Investigate, selectively demo / correct deficient inoperative or non-complying On Site Sewerage System- yard lines, septic tank, effluent distribution and absorption fields (Water Quality protection & sanitation measures)



# SQUARE HOUSE

## PROPERTY INSPECTION REPORT

**Prepared For:** Pamela Bosco  
(Name of Client)

**Concerning:** 100 Old Fitzhugh Dr, Dripping Springs, TX 78620  
(Address or Other Identification of Inspected Property)

**By:** Justin Marler, Lic #9846 03/18/2016  
(Name and License Number of Inspector) (Date)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information. This inspection is subject to the rules (“Rules”) of the Texas Real Estate Commission (“TREC”), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer’s installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

**THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS.** The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller’s disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector’s responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

**ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER**

TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- \* malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- \* malfunctioning arc fault protection (AFCI) devices;
- \* ordinary glass in locations where modern construction techniques call for safety glass;
- \* malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- \* malfunctioning carbon monoxide alarms;
- \* excessive spacing between balusters on stairways and porches;
- \* improperly installed appliances;
- \* improperly installed or defective safety devices; and
- \* lack of electrical bonding and grounding.
- \* lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

**INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS,**

**CONSULT AN ATTORNEY.****ADDITIONAL INFORMATION PROVIDED BY INSPECTOR****ABOUT THIS INSPECTION**

Thanks for choosing Square House to perform your home inspection. This inspection, which is a professional service consisting of opinions only, is a non-invasive limited visual inspection. It is not intended to be technically exhaustive, nor is it intended to "catch everything" because this is simply not possible. Also, this is not a pass/fail process. However, this report contains lots of condition information and professional opinions to aid in the decision making process. If there are items in the report marked as deficient or in need of repair, I recommend getting qualified professionals to offer you additional condition opinions and repair or replacement costs estimates.

**HOUSE FURNISHED:** Because the house was occupied and/or furnished the following areas may not have been completely accessible at the time of the inspection: some floors and walls, some windows, cabinets under sinks, portions of closets, areas in the attic(s) and areas in the garage.

**PRESENT DURING INSPECTION:** Buyer and agent were present at inspection.

**STATUS OF UTILITIES:** Utilities were on at the time of the inspection.. It is important to note that all utilities should be on 24 hours before the inspection for best inspection results.

**WEATHER CONDITIONS:** Outdoor temperature was appx. 70-80 °F. Weather was sunny. Because it did not rain heavily during the inspection, I cannot confirm there are no leaks at the roof, exterior walls and windows. In addition, drainage performance around the house was not observed. Inspection does not guarantee there will be no future water intrusion or leaks.

**ITEMS NOT INSPECTED:** Detached buildings, pools, spas, septic systems, ejector pumps, wells, water filtration and softeners, refrigerators, clothes washers and dryers, alarm and sound systems, retaining walls, low voltage wiring, phone/cable/internet, landscape lighting/wiring, and gas lines and tanks.

**ITEMS NOT ACCESSIBLE FOR INSPECTION:** Portions of the attic, interiors of wall and ceiling cavities, concealed electrical branch circuit wiring, plumbing supply piping and drain waste piping, buried sewer lines, sub flooring, moisture/vapor barriers, and any item that is concealed, not visible and not accessible..

**INSPECTION DOES NOT INCLUDE:** Items not included in this inspection include **mold, lead paint, asbestos, radon gas, air quality testing, insects, pests** and **rodents**. Water and gas valves, and pilot lights are not operated or tested. Closed valves are not turned on. Although building code(s) may be referred, this inspection does not confirm building code compliance, nor does it include opinions about structural loads and framing adequacy (span tables) or any structural or mechanical calculations.

**UNDERSTANDING THE REPORT:** The report form which was developed by Texas Real Estate Commission (TREC), can be a little confusing. At the top of each section are check boxes that identify what was inspected, and the condition of the system. When the **Deficiency** box for a section is checked this does not necessarily indicate that the entire system is fundamentally deficient. In order to help my clients understand the comments in this report I classify my comments in this way:

**Comments in Red:** High priority, active failure or deficiency that should be immediately addressed or repaired due to elevated concern. In some cases these items can be costly.

**Comments in Black:** Items that are in need of repair. Often related to deferred maintenance or things not functioning properly. Repairs are often recommended.

*Comments in Italics: General observations. This includes things that may not have been constructed or installed correctly but don't appear to be an problem.*

I=Inspected

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D=Deficient

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## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Pier & Beam - Crawlspace

Viewed From: Some portions of the crawlspace (limited inspection)

Performance Opinion: Signs of excessive foundation movement observed. Have evaluated.

Comments:

**Foundation support inadequate:** The foundation does not appear to be adequately supporting the structure and shows signs of failure in some areas. Signs of excessive foundation movement or settlement was observed and damaged to some piers/beams was observed. Due to the problems observed foundation repairs are needed to support the structure and to prevent further settlement. I recommend further evaluation by a foundation repair company or a Structural Engineer during your option period to help determine corrective measures and foundation repair costs estimates. Evidence of foundation settlement or movement includes but is not limited to the following:

- Cracks in interior walls (see walls section of report)
- Cracks in interior ceilings (see ceilings section of report)
- Cracks in exterior masonry (see porch section of report)
- Cracks in slab at patio
- Floors that appear to slope (see floor section of report)
- Doors that are not square (see doors section of report)
- Walls that are racking or not plumb (see walls section of report)

**Support inadequate at back left corner:** The beam at the back left corner of the structure has sustained significant damage from water and termites. In addition, the pier at this location is failing. Support for this corner is insufficient and structural damage is anticipated.



**Under ventilated:** The ventilation under the house does not appear to meet modern ventilation requirements. Lack of proper ventilation can contribute to excessive moisture in the crawl space which can be conducive for mold, termites and other problems. There should be a minimum of 1 square foot of ventilation per 150 square feet of crawl space.

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possible mold from  
underventilation



**Piers may not be adequate:** Some of the piers (for back addition) appear to be dry-stacked blocks that appear to be seated directly on the ground and not on proper footing that goes below grade. In addition, some of these piers appear to be loose or leaning. These piers may not offer adequate stability for the long term. I recommend further evaluation by a registered structural engineer to acquire a second more thorough opinion.

**Mold like substance:** There appears to be a mold or fungus like substance starting to develop on the underside of the floor decking. This may be related to lack of ventilation, or excessive moisture in the crawlspace. Corrective measures are recommended to resolve the source of moisture.

**Wood touching ground at perimeter:** The skirting is wood that is touching the ground at various locations around the perimeter. Water damage and termite infestations are possible when wood is in contact with the ground. Excessive wood rot and termite damage were observed at some areas. I recommend having this evaluated by a pest control company and have all wood-to-ground areas treated.



**Crawlspace access:** The foundation crawlspace does not have a proper access door or panel. There should be an operable door a minimum of 18 inches high and 24 inches wide, with a latch and handle.

**Skirting damaged:** The foundation skirting is loose and/or damaged at some locations around the structure.

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**Crawlspace not accessible:** The foundation crawlspace was not accessible as there is no door or access. Most of the crawlspace could not be inspected. The minimum clearance under the house should be 18 inches. The crawlspace was observed from back left corner where skirting was removed. Since most of the crawlspace was not accessible, there will be some items not discovered in the process of this inspection. It should be noted that limited access under the house may prevent or limit access for foundation repairs, termite treatment, and plumbing and electrical repairs, if such repairs are needed.



**Termite damage:** Evidence of a previous termite damage has been observed at some areas around the perimeter. See left side of foundation skirting for example. It is impossible to determine the extent of any structural damaged without removal of material to view the interior of the effected areas. If you are concerned about damage, I recommend opening this area and having the damage evaluated by a qualified contractor and repair as necessary.

*Limitations: It is important to understand that the scope of the foundation inspection, and performance opinion provided herein, are very limited, and are based only on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. This inspection is not an engineering investigation and excludes the following: documenting of foundation elevations (level survey), site soils sampling or geological survey, load transfer analysis (including structural framing), subterranean conditions and tree survey. A more comprehensive foundation inspection is a Level C investigation as set forth by ASCE (American Society of Civil Engineers), which can be provided by a structural engineer. When purchasing a home with any signs of structural settlement it is always a good idea to get a second foundation performance opinion. Soil and weather conditions in Central Texas can affect the foundation's ability to perform as intended over time. The inspector makes no warranties or representations regarding future performance of the foundation.*

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**B. Grading and Drainage**

*Performance Opinion: Not optimal in some areas.*

*Gutters: No gutters present*

**Grade negative towards house:** The drainage is negative and toward the structure at the back of the house. Water may be pooling at the foundation at these negative areas. Proper drainage ensures that water flows away from the structure in order to prevent foundation settlement and flooding. As a rule, grade is optimal when the ground slopes away from the house at 6 inches over 10 feet.

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**Water pooling:** There are low areas at various locations around the foundation perimeter where water may be pooling when it rains. In some cases expansion and contraction of soils around the foundation can cause foundation issues.

**Grade higher than crawlspace:** It appears that the exterior grade is higher than the crawlspace. This may be causing water to enter the crawlspace. Water may be pooling at the footings/piers at some locations. This may contribute to uneven expansion of the soil under the piers which can cause foundation movement. Grading and/or drainage may need to be improved to prevent water from entering the crawlspace.

*Note: The clay soils found in Central Texas are known to be highly expansive. Excessive rain followed by dry periods tend to make clay soils expand and contract, which can exert force on the foundation. Proper grading and drainage combined with roof gutters, downspouts and 3-5 foot diverters can help to prevent adverse foundation movement.*

*Limitations: This inspection does not include identification and inspection of underground conditions such as confirmation of buried drainage systems, soil content or expansiveness, or the movement of water under lot, such as underground springs and subterranean seepage.*

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**C. Roof Covering Materials**

Type(s) of Roof Covering:  Asphalt shingle  Metal  Tile  Shingle/shake  
 TPO (thermoplastic  Rolled Asphalt Roofing

Viewed From: Edge of roof with ladder (roof not walked due to safety concerns)

Performance Opinion: Poor condition - roof replacement recommended

Comments:

**Roof covering is in poor condition:** The roof covering shows obvious signs of excessive wear and tear. The metal roofing is showing signs of rust. This generally indicates that the roof system is at the end of life expectancy. Since the roof covering may be at the end of its useful life, replacement of the roof may be recommended as the potential for roof leaks and water damage is increased. I recommend having the roof evaluated by a roofing contractor to get replacement or repair cost estimates before your option period expires. It should be noted that this type of roofing is not intended for use with residential homes. Metal roofs like this tend to leak over time.

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**Possible roof leak:** There appears to be evidence of a roof leak at the left back roof slope over master bathroom. Water evidence was observed at the bathroom ceiling. Recommend confirmation by a roofing contractor and repair as necessary.

**Possible roof leak at valleys:** There appears to be evidence of roof leaks at the roof valleys. Water evidence was observed in the attic at framing. Recommend confirmation by a roofing contractor and repair as necessary.



**Flashing missing:** There doesn't appear to be any counter flashing at the roof wall connections at various locations. There is a possibility of water damage to the siding and framing where ever flashing is missing.



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*Limitations: The inspection of the roof is limited to accessible and observable roof covering components. The following items are considered inaccessible: roof fasteners, underlayment, valley flashing and concealed flashing details. In addition, it is impossible to predict future performance of the roof covering. The inspector cannot guarantee that the roof will be free of leaks, nor can the inspector determine the remaining service life of the roof covering. If roof covering deficiencies are noted in this report I recommend consulting with a qualified roofing specialist to determine repair costs.*

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**D. Roof Structures and Attics**

*Viewed From: Attic access opening only (very limited inspection)*  
*Attic Insulation:  Fiberglass    Cellulose    Rockwool    Spray Foam    None    N/A*  
*Approximate Average Depth of Insulation: 8 inches*  
*Approximate Average Thickness of Vertical Insulation: N/A*  
*Estimated R-value of Ceiling Insulation: R-21*  
*Insulation Performance Opinion: Fair - Some improvements recommended*  
*Roof structure framing:  Truss    Rafters*  
*Attic vents:  Soffit    Ridge    Gable    Static    Powered    Turbine    N/A*  
*Comments:*

**Attic insulation disturbed:** Attic insulation has been disturbed in some areas. It appears this may be related to rodent activity in the attic. Because of this the attic insulation depth is not up to current standards. Energy efficiency is optimal when there is an evenly distributed insulation that achieves R-38 (R stands for thermal resistance).

**Attic under ventilated:** The attic appears to be under ventilated. This is common with homes built at this time period. Proper attic ventilation helps the roof to wear properly and helps to exhaust heat and moisture. Excessive heat from an under ventilated attic can add undo heat gain to the house, which in turn effects energy efficiency. According to modern standards there should be a minimum of 1 square foot of ventilation per 150 square feet of attic space.

**Rafter supports missing:** Mid-span roof rafter supports or purlin bracing appears to be missing is some areas. According to modern construction standards mid-span roof rafter supports should be located every 48 inches. Proper support would include pulrins and purlin braces. Purlins, which are horizontal framing members should be placed on edge and not flat, under the rafters, and purlins should be braced with struts or kickers. Lack of adequate rafter support can contribute to depressions or deflections in the roof.



**Rodent infestation evidence:** There is evidence of rodent and/or animal activity in the attic. Evidence of rodent infestation was observed throughout the attic. Some damage to systems in the

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attic was observed, such as ducting and insulation. I recommend having this evaluated by a licensed pest control company.

**Fascias need maintenance:** Some of the roof fascia boards need caulking and painting. Recommend caulking and painting as needed.



**Fascias water damaged:** The roof fascia boards are water damaged at some locations. Recommend replacement of water damaged wood, and recommend caulking and painting fascias as necessary.



**Work platform missing:** There is not an adequate walkway to the attic mechanical system in the attic. There should be a minimum of a 24 inch wide walkway to the system and a minimum of a 30 inch deep work platform to service the mechanical system.

**Attic access insulation slipping:** The insulation for the attic access cover in the house is not adequately secured and is loose or slipping out of place.

**Ladder rail loose:** The ladder hand rail is loose.

*Note: According to current building standards, the roof ridge board should not be 1 inch thick. However, this is common with homes built in this period.*

*Note: Due to the age of the house the roof structure framing does not appear to meet current building or construction requirements. Since the time the house was built there have been numerous code revisions related to roof structure framing. Although some current building practices may be referenced, this inspection is not intended to identify every aspect of framing*

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that is not up to code.

*Note: There is no roof decking under the roof covering material. In addition, there is no underlayment. Without decking (plywood or OSB) roof have have insufficient support for foot traffic. In addition, lack of underlayment can leak to roof leaks.*

*Limitations: Inspection of attic spaces is very limited. Insulation is not disturbed or walked through, and many situations limit observation of the attic space including low clearances, insulation, stored items and air ducting. Because many areas in the attic were not accessible or observable, inspection of the attic framing, roof decking, insulation and other systems in attic was limited.*

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**E. Walls (Interior and Exterior)**

Exterior Siding:  Masonry     Fiber cement (Hardie)     Hardboard (Masonite)     Stucco  
 Wood     Vinyl/metal     Plywood/T1     Asbestos

**Exterior needs maintenance:** The exterior trim and siding is in need of maintenance. The exterior siding and trim has open seams and gaps that are not sealed. In addition, the exterior paint is in poor condition at some areas. General maintenance is needed at various locations around the exterior to prevent moisture intrusion and water damage. Recommend caulking and painting as needed to prevent water damage. See additional comments below:



**Seal openings in walls:** Recommend sealing all openings or gaps in the exterior walls to prevent water intrusion and damage. Areas that should be sealed include: light fixtures, plumbing pipes, and around electrical panels. Also there are may gaps at siding and trim areas that need to be sealed. Because there are many unsealed areas, the walls may be subject to water intrusion under heavy rains. Some historic water damage may be concealed at some areas.

**Exterior conducive for termite infestation:** Due to the amount of wood rot and wood to ground contact that was observed around the structure the exterior of the structure is considered conducive for termite infestations. There is a chance that previous infestations have occurred in concealed areas, such as wall cavities and flooring. I recommend consulting with a pest control company to determine strategies for termite control.

**Water damage:** There appears to be water damage to the interior wall at the master bathroom. The source of the water may be related to condition of siding/exterior. Concealed damaged in the wall cavity may be present.

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**Possible mold like substance:** There appears to be a mold like substance on the interior walls at master bathroom (sink cabinet). This appears to have been caused by a current moisture or water issue possible due to leaks at this area. All water damaged or mold damaged drywall should be removed.



**Paint chipping:** Chipping of exterior paint was observed at some locations around the exterior. Recommend caulking and painting as needed.



**Structural settlement:** Some of the walls appear to be sagging and/or not plumb. This appears to be caused by foundation movement and/or settling of the structure. See foundation section of this report for more information.

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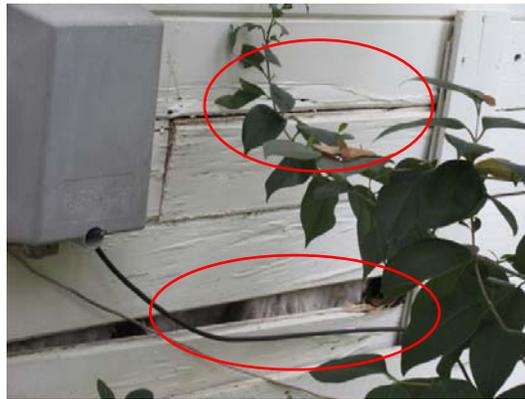
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**Siding damage:** Siding shows signs of damage and is loose in one area at the left side of the house.



**Foliage touching house:** There is foliage in contact with the structure at some locations around the exterior. This is considered a conducive condition for carpenter ants which are a wood destroying insect. I recommend trimming back all foliage at least 12 inches. Foliage prevented visibility of various exterior walls and the foundation in some areas. Inspection of areas obscured by heavy foliage is very limited.

**Seal AC line set:** Recommend sealing the opening in the exterior wall where the AC line set enters the house.

**Siding water damaged:** The siding is water damaged at the back and left sides of the house in some areas. Recommend replacing any water damaged wood components.

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**Moisture barrier missing:** There does not appear to be a moisture barrier behind exterior siding. This is not uncommon with homes from this era.

**Insulation missing:** There doesn't appear to be any insulation in some of the walls. Any wall where insulation is missing has no thermal barrier, which can effect energy usage and comfort.

**Settlement cracks in walls:** There are cracks (and possible crack repairs) in the interior walls at a various locations. These cracks appear to be an indication of structural settlement or foundation movement.



*Note: The back portion of the house appears to be an addition. Confirmation that proper permits were pulled and that work was done to code is outside the scope of this inspection. Also, confirmation that foundation was properly constructed is not possible due to lack of access.*

*Note: I was unable to confirm the presence of flashing over some windows and/or doors. In order to prevent water intrusion at these building openings it is always better to have z-flashing over windows and doors behind trim boards at siding. It should be noted that omitting this flashing is not uncommon.*

*Limitations: This inspection does not include cosmetic defects to walls. It is important to note that the interior areas of wall cavities are not accessible, and detection of hidden damage from water intrusion or termites is not possible in wall cavities and behind baseboards. In addition, I am unable to confirm the presence of, and proper installation of exterior flashing details and weather proofing. Lastly, TREC home inspections do not include information regarding mold. All mold concerns must be addressed by a qualified and licensed mold expert.*

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**F. Ceilings and Floors**

**Water damage from roof leak:** The ceiling appears to have water damage at the master bathroom. The cause of this damage appears to be related to a roof leak at this area. See roofing section of this report.



**Possible damage to floor/sub floor:** The floor at the master bathroom near shower appears to be damaged or is soft. This may be related to water damage or termite damage. Concealed damage is anticipated.

**Ceiling water damage:** There appears to be water damage on the ceiling at the hallway near attic access. Since the HVAC system may be over this area, this may be related to a past AC/drain backup or other water related HVAC problem.



**Ceiling damage:** The ceiling appears to be have some damaged at the front right bedroom that may have been caused by water and/or termites.

**Floors not level:** The floors appear to slope at a few locations. This appears to be an indication of foundation movement or settlement. See the foundation section of the report for further recommendations and information.

**Air infiltration at floors:** Air infiltration is taking place at the floors. Air infiltration (draftiness) was observed at the the following locations: plumbing and electrical penetrations. These areas can be sealed with expansion foam or caulking.

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**Ceiling cracks:** There is cracking in the ceiling at a few locations. This cracking appears to be caused by foundation or structural settlement.

*Limitations: This inspection does not include cosmetic defects to floor coverings and ceilings. Only physical damage or structural observations are noted in this report. It is important to note that, in some cases sub flooring is not accessible, and detection of hidden damage from water intrusion or termites is not possible in areas that are not accessible.*

**G. Doors (Interior and Exterior)**

**Doors do not seal:** The weather stripping is leaking (air infiltration) at the exterior doors. All doors that do not have a proper seal contribute to energy loss and overall draftiness of the house. Recommend improving the weather stripping or making proper adjustments to the doors or door strike plates.

**Doors out of square:** Some of the interior doors and/or doorways appear to be out of square. Some doors drag or ghost and/or won't close properly. This appears to be related to foundation settlement.

**H. Windows**

*Window Type(s):*  Single pane  Double pane  Storm  
*Performance Opinion:* Poor Condition

**Safety glass missing:** The glass at the exterior door(s) does not appear to have safety glass markings. The word "Tempered" was not observed. Safety glass is recommended for all glass in all doors.

**Safety glass is missing:** The glass in the window next to the right side exterior door does not appear to have safety glass markings. The word "Tempered" was not observed. Safety glass is recommended at all locations where glass is within 24 inches of the radius of a door (and under 60 inches of the floor).

**Safety glass missing at bathrooms:** The glass at the bathroom windows does not appear to have safety glass markings. The word "Tempered" was not observed. Safety glass is always recommended for glass at bathrooms (at windows, doors or shower enclosures) where the bottom edge of the window is within 60 inches of the floor. Safety glass is safer if someone slips and impacts the glass.

**Screen wear and tear:** Wood frame screens show signs of wear and tear. Paint is peeling and screens are worn.

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**Windows in poor condition:** The windows are older wood frame windows which appear to be in poor condition. Windows are damaged, leaky and drafty. In addition, the glass in some of the windows is loose and some wood rot was observed.

**Windows do not open:** Some windows are inoperable and do not open. Bedroom windows should be operable so they can be used as an escape in the event of an emergency.

**Sash ropes damaged:** Some windows do not remain in an open position and/or have broken or damaged sash ropes.

*Limitations: Inspection of window coverings or treatments is outside the scope of this inspection. Also, windows blocked by furniture may not be inspected or operated.*

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**I. Stairways (Interior and Exterior)**

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**J. Fireplaces and Chimneys**

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**K. Porches, Balconies, Decks, and Carports**

**Patio roof structure poor condition:** The right patio roof structure is in poor condition. Rafters are damaged, broken and not providing sufficient support and the roof is damaged and leaking. Roof structure is not safe in present condition.



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**Masonry cracking:** The masonry at the front porch is cracking and shows signs of general settlement.



**Railing loose:** The railing at the front porch is loose.



**Cracking at patio:** Cracking and general settlement was observed at the front patio.

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**L. Other**

**Ramp in poor condition:** The ramp at the right side of the house is damaged and shows signs of wear and tear. Also, wood to ground contact was observed. This can lead to wood rot and termite damage.

*Limitations: This inspection does not include detailed defect information regarding kitchen and bathroom cabinets and fences. Only notable damage or defects are noted.*

**II. ELECTRICAL SYSTEMS**

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**A. Service Entrance and Panels**

*Location of Main Panel: Left side of the house*

*Location of Main Electrical Disconnect: At main panel*

**Power Lines Through Trees:** The service drop (power lines) are routed through heavy tree branches. In most cases the city utility is responsible for maintaining power lines and keeping tree branches cut back.

**Breakers not labeled:** All electrical breakers in electrical panels should be clearly marked and/or labeled. Confirmation of breaker sizing for some systems may not be possible.

**Conductors undersized for breaker:** There appear to be a sets of conductors (wires) that are undersized for breakers in the main and sub electrical panels. The conductors appear to be 10 gauge on 40 amp breakers. 10 gauge conductors typically carry a maximum of 30 amps.

**Openings in electrical panel:** There are openings in the main and sub electrical panels. These openings should be sealed or otherwise covered with knock-out seals or Romex connectors.

**Breaker trip tie missing:** The trip tie is missing for the two breakers in the electrical panel that are being used for one circuit.

*Note: There is a 30 amp breaker that has only one hot conductor making this circuit 120 volts. Typically 30 amp circuits require two 240 volts with two hot conductors. However there are some exceptions. I am unable to confirm.*

*Limitations: Confirmation of conductor size requires identifiable markings on wire insulation. If conductors are not marked, it is difficult to confirm proper conductor size in connection with breakers. Also, comprehensive survey of the electrical grounding and bonding system is beyond*

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*the scope of this inspection. This inspection does not include confirmation of grounding and bonding of electrical system with metal piping (gas and plumbing), appliances and motors. Due to the importance of electrical safety, recommend consulting with a qualified electrician if any electrical deficiencies are noted in this report.*

**B. Branch Circuits, Connected Devices, and Fixtures**

*Branch Circuit Wiring: Copper  
Smoke Detectors: Don't meet modern requirements  
CO (carbon monoxide) Detector: No CO detector present*

**Recommend having electrical evaluated:** Due to the condition of the electrical system and the issues that were discovered at the time of the inspection, some repairs are recommended. I recommend having the entire electrical system evaluated by a licensed electrician to determine condition of the system and costs for repairs.

**GFCI protection missing at outlets:** There is no GFCI (ground fault circuit interrupter) protection at the following outlets: kitchen, bathrooms, exterior and garage. GFCI outlets or breakers are recommended for these locations as there is a risk of electrocution due to water and electricity proximity.

**Smoke detectors don't meet requirements:** Smoke detectors may not meet current building requirements and/or are missing at some locations. Smoke detectors should be located in all sleeping rooms, adjoining hallways and one per level or story. In addition, alarm devices should be interconnected and hard wired so that the actuation of one alarm will activate all of the alarms in the house.

**Conductors not in conduit:** The conductors routed at the exterior are not in conduit. Although some conductors are approved for exterior use it is always better to route conductors in conduit.



**Arc fault missing:** This home does not meet modern electrical standards regarding AFCI (Arc Fault Circuit Interrupter) protection on some of the circuits/breakers.

**Wiring for shop:** Open wiring connection(s) were observed at the shop exterior wall. All wiring connections or splices should be concealed in approved junction boxes. Also, conductors are not routed properly to structure. Also, service for shop is minimal and routed off light. Shop should have a sub panel and should have proper service conductors (buried). In addition, structure should have grounding system.

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**Switch not approved for exterior:** The light switch at the patio exterior is not approved for exterior use. Recommend changing out the switch/cover for a weatherproof switch or cover.

**Outlet loose:** The electrical outlet at the kitchen cabinet (for dishwasher) appears to be loose in the wall. In most cases they can be tightened by adjusting the screws.

**Branch circuits not grounded:** The house appears to have been wired with two-wire ungrounded branch circuits. Grounded three-wire branch circuits are much safer. It should be noted that there appears to be three-wire outlets used on the two-wire system. Three wire outlets give the illusion of a grounded branch circuit.

**Light globe missing:** The light fixture at the side patio is missing a globe or glass diffuser.

**Outlet loose:** The electrical outlets at the kitchen appear to be loose in the wall. In most cases they can be tightened by adjusting the screws.

*Note: The electrical outlet for the dryer is a 3 prong. This general indicates that the wiring for the dryer is in accordance with pre-2000 electrical standards that allowed three conductors (neutral and ground shared). It is better to meet modern electrical standards, which include a 4 prong outlet and 4 wires, (with neutral and grounding separate).*

*Limitations: Inspection of the branch circuits is limited. Much of the wiring is concealed or not accessible. Inspection of all wiring splices and device connections, and confirmation of ceiling fan installation/mounting, is outside the scope of this inspection. In the case of furnished houses, this inspection does not include testing every electrical outlet. Also, this inspection does not include testing of breakers (including AFCI) because some damage to electronics is always possible with electrical outages. In addition, carbon monoxide detectors and smoke detectors are not tested during this inspection. I recommend ensuring smoke and carbon monoxide detectors are in proper locations and recommend replacing batteries in devices and testing each device before moving in. Due to the importance of electrical safety, recommend consulting with a qualified electrician if any electrical deficiencies are noted in this report.*

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

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**A. Heating Equipment**

Type of Heating System(s): Central forced air  
 Furnace/Air handler Manufacturer: Carrier  
 System Location: Attic (horizontal)  
 Energy Source: Electric (heat pump)

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I	NI	NP	D
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*Efficiency: 100% AFUE (standard for electric air handlers)  
 Est Year: 1991  
 Performance Opinion: Performing as intended at the time of the inspection.*

No obvious deficiencies were observed at the time of the inspection.

*Limitations: The inspection of the heating equipment is very limited. Some of the the systems components are not readily accessible, such as heat exchangers. For gas systems, CO leak testing is outside the scope of this inspection. Also, this inspection does not include btu calculations to determine proper sizing of systems or combustion air venting calculations.*

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**B. Cooling Equipment**

*Type of Cooling System(s): Central Air Conditioning  
 AC Manufacturer: Carrier  
 Est Year, Tons and Delta T: 1991 - 4 Tons - 12 °  
 Thermostat Efficiency: Digital (not efficient)  
 Performance Opinion: Old but functioning as intended at time of inspection*

**Pan missing:** There should be a pan under the coils in the attic. Without the secondary protection of a pan under the system, water can potentially damage the house in the event of a failure of the AC coils or drain line. It should be noted that there is evidence of a past coil or drain failure. Water damage was observed under system. Future damage may occur.



**Air loss at coils:** There is loss of conditioned air at the areas where the refrigerant lines and condensate drain lines exit the evaporator coils (at furnace/air handler). Recommend having these areas sealed.

**Drain line insulation:** The primary condensate drain line insulation is missing. Insulating this line will help prevent condensation from forming on the line.

**Drain line trap missing:** The condensate drain line does not have a trap.

**Compressor close to ground:** The compressor is too close to the ground. The compressor should be on a platform which is a minimum of 3 inches off the ground.

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I NI NP D



**Fins are damaged:** The AC compressor fins are bent and damaged. This does not appear to be effecting performance at this time.

**Suction line insulation:** The insulation on the suction line at the compressor is damaged and/or does not cover the suction line properly. Properly insulating this line helps with efficiency and can prevent condensation from forming on the pipe.

*Note: The AC compressor (and possibly coils) appears to be old. These systems generally last 10-15 years and start to fail. Although the system is functioning at this time replacement of the system may be necessary in the near future. For more information regarding condition, life expectancy and replacement cost estimates, I recommend having the system inspected by a licensed HVAC contractor. If you replace the AC I recommend replacing this system with a newer model with a SEER rating of at least 15-16 for energy efficiency.*

*Limitations: The inspection of the cooling equipment is limited to normal operation and visual inspection. Some of the systems components are not readily accessible, and/or cannot be inspected without a refrigerant license. Confirming proper sizing of cooling system is outside the scope of this inspection. It should be noted that the delta T or cooling split information provided in this report was acquired by taking quick temperature reading using an IR temperature gun. More accurate temperature split data can be obtained by a licensed HVAC contractor. Also, it should be noted that manufactures have different cooling specs for AC systems that can range from 12-22 °. Since I do not have access to manufacturer specifications for optimal cooling I am unable to confirm that these delta T or split temps meet these requirements. As a rule, it is always a good idea to have the heating, AC and ducting inspected and serviced by a licensed HVAC contractor when purchasing a house.*

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**C. Duct Systems, Chases, and Vents**

Type of Ducting:  Mylar flex  Duct board  Metal  Grey flex  N/A

Performance Opinion: Concerns - Recommend further evaluation

Air Filter Location: Hallway, Status: Filter is dirty (recommend changing)

**Have evaluated:** Because of the ducting issues discovered during the inspection, I recommend having a licensed HVAC contractor inspect all the ducting to determine condition and costs for repairs.

**Ducting is leaky:** The flexible duct connections are leaking air into the attic space. This is due to the lack of ducting sealant (mastic) at the ducting connections. I recommend having a licensed HVAC contractor perform a comprehensive seal of all ducting connections to ensure optimal performance. Sealing ducting connections with Mastic can save money on heating and cooling

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bills. Studies show that leaky ducting typically wastes 10-30% of heating and cooling costs.



**Insulation pieces in registers:** There appears to be insulation pieces in the registers at various locations. This may be an indication of damage to ducting.



**Ducting kinks and sags:** The ducting is not supported properly at some locations. Flexible ducting distributes conditioned air more efficient when supported every 4 feet, with minimal sagging and no sharp turns or kinks.

**Air filter dirty:** The air filter is dirty. Excessive buildup of dust can cause problems with air flow which can effect the system. Recommend changing filters as needed.

**Return plenum plywood:** The return plenum appears to be constructed of plywood. This system may be leaky.

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*Note: Due to the significant rodent evidence observed in attic, some damage to ducting may be present in concealed areas. If you are concerned, I recommend further evaluation by HVAC contractor.*

*Limitations: Only the visible and accessible components of the air distribution ducting system is inspected. In most cases all ducting runs, connections and the interior of ducting is not accessible. Detection and identification of mold in ducting is not a part of this inspection. Also, confirmation of proper duct sizing and design, as well as confirming proper balance and air flow of air distribution is outside the scope of this inspection.*

#### IV. PLUMBING SYSTEM

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**A. Plumbing Supply, Distribution Systems and Fixtures**

Supply Piping:  Copper  PEX/Poly  Gal. steel  Polybutylene  CPVC  Undetermined

Location of Water Meter: right yard

Location of Homeowner Shut-off Value: right yard

Static Water Pressure: 80 PSI - Pressure is adequate

Meter Dial Observation: Small dial or flow indicator was not moving during inspection

**Main water shut-off missing:** I was unable to locate and or access the main homeowner water shutoff valve. If this valve is missing or is not readily accessible, shutting off the water to perform maintenance will be difficult or impossible.

**Hose bib vacuum breakers missing:** All exterior hose bibs should have a vacuum breaker or anti-siphon device. This device prevents water from entering the potable (drinking) water supply.

**Hose bibs not insulated:** The exterior water piping at some hose bibs is not insulated.

**Laundry catch pan missing:** There is no laundry catch pan at the wishing machine plumbing connections. This pan would collect water in the event of a leak at the laundry connections.

**Supply piping not secure:** The supply piping at the crawlspace does not appear to be secured in some areas.

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**Commodes loose:** The commodes are not tightly secured at the floor and are loose. This may indicate that the wax rings at the drains are damaged. Recommend having the commodes reset by a licensed plumber.

**Supply piping not protected:** The supply piping in the garage at the water heater is not protected at the floor areas.



*Note: Inspection of plumbing under the house was very limited due to crawlspace access.*

*Note: The supply hoses for the washing machine are made of rubber. Rubber hoses can crack, break or rupture. If hoses are left on property, I recommend swapping these hoses out with braided stainless steel hoses.*

*Limitations: This inspection is very limited. Supply piping material is determined from limited observable areas (such as water heater). Most of the plumbing piping and fittings are concealed and not accessible. This inspection does not include testing or operation of any valves (including laundry connections and ice makers), except for exterior hose bibs and sink fixtures. This inspection does not include inspection of and identification of cross-linked polyethylene fitting types (including Kitec). I am unable to inspect buried or concealed supply piping for leaks and damage. Confirmation of proper piping size is outside the scope of this inspection. Lastly, this inspection does not address supply piping runs/distances and time for hot water to reach fixtures.*

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**B. Drains, Wastes, and Vents**

Piping Type(s):  PVC (polyvinyl chloride)  Cast iron  ABS (acrylonitrile butadiene styrene)  
 Performance Opinion: Fair Condition - Some repairs Recommended

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**Active plumbing leak:** There is an active leak at the drain under the master bathroom sink. Recommend immediate repair to prevent water damage.



**Vent pipe termination:** The plumbing vent pipe at back exterior does not appear to terminate correctly. Should terminate above roof.



*Note: It should be noted that sinks have air admittance valves. It is better to have conventional vents through roof.*

*Note: Inspection of plumbing under the house was very limited due to crawlspace access.*

*Limitations: Detection of leaks in drain waste sewer piping can be extremely difficult because much of the system is not accessible or visible for inspection. Only visible drain waste piping was observed during this inspection. This inspection included running water through each fixture for a limited time, flushing each toilet, and observing drains at sinks. I am unable to inspect drain lines for damage or collapse, tree root intrusion and proper slope. Also, bathtub overflows are not tested and confirmation of proper piping size is outside the scope of this inspection.*

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**C. Water Heating Equipment**

Energy Source: Electric

Manufacturer: Rheem

Type/Capacity: 50 gallon tank water heater

Location(s):  Attic  Garage  Laundry  Exterior  Closet  Other

Performance Opinion: Old but functioning as intended at time of inspection

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*Approximate Age of Unit: 2006*

**Water heater location:** The water heater is located in the garage which is a separate building. This is not an efficient locations for water distribution.

**TPRV drain line reduced:** The TPRV (temperature pressure relief valve) drain line should be 3/4 of an inch in diameter and should not be reduced.



**Piping not insulated:** The water lines at the water heater are not insulated. Installing pipe insulation can help improve efficiency.

*Note: The water heater appears to be old. Water heaters typically last about 10-15 years before they need to be replaced. However this unit appears to be functioning as intended at this time.*

*Note: I was unable to location the point where the TPRV (temperature pressure relief valve) drain line terminates. It should terminate to the exterior of the structure, elbow down and end within 6 inches of the ground.*

*Limitations: This inspection does not include CO leak testing, confirmation of proper drafting, or btu calculations to determine proper sizing of combustion air venting. Also, the TPRV (temperature pressure relief valve) was not operated during this inspection. TPRV valves should be removed and inspected every three years, and replaced when not functioning properly.*

**D. Hydro-Massage Therapy Equipment**

**E. Other**

## V. APPLIANCES

**A. Dishwashers**

Appeared to be functioning as intended at the time of the inspection.

*Note: Discharge hose was not hooked up at the time of the inspection.*

**B. Food Waste Disposers**

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     **C. Range Hood and Exhaust Systems**

     **D. Ranges, Cooktops, and Ovens**  
*Range/Cook Top Energy Source: Electric*  
*Oven Energy Source: Electric*

**No anti-tip protection:** The range does not appear to have proper anti-tip protection. Anti-tip protection helps to ensure that the range won't tip over when the door is open and weight is placed on the open door.

*Limitations: Confirming the accuracy of oven thermostat(s) is outside the scope of this inspection. Oven temperatures are often inaccurate, and the temperature can vary at different locations in the oven box. Determining accuracy of the temperature and evenness of baking is beyond the scope of this inspection. Also, this inspection does not include confirmation of proper breaker sizing.*

     **E. Microwave Ovens**

     **F. Mechanical Exhaust Vents and Bathroom Heaters**

**Exhaust fan missing at laundry:** Exhaust fan appears to be missing at the laundry room. Fans help to exhaust moisture and can reduce the chances of water and mold damage.

**Fan missing:** Exhaust fan appears to be missing at the bathrooms. Fans help to exhaust moisture and can reduce the chances of water and mold damage.

     **G. Garage Door Operators**

     **H. Dryer Exhaust Systems**  
*Dryer Energy Source(s): Electric*

**Vent terminates in crawl space:** The dryer vent terminates in the crawl space when it should terminate to the exterior of the house.

*Note: When moving or before hooking up a dryer it is always a good idea to have the vent thoroughly cleaned out. In addition, smooth lined vent piping is always better as this material does not tent to collect lint and dust.*

     **I. Other**

*Note: This inspection does not include inspection or operation of clothes washers and dryers, refrigerators, microwaves that are not fixed, and any other appliance that is not built-in.*

# INSPECTION RECEIPT

**Square House**  
6805 Walebridge Ln., Austin, TX 78739  
(512) 483-1225

**CLIENT:** Pamela Bosco

**DATE PAID:** 03/18/2016

**INSPECTION ADDRESS:**

100 Old Fitzhugh Dr, Dripping Springs, TX 78620

DESCRIPTION	AMOUNT
Inspection 1500-2000 sq. ft.	\$375.00
Pier & beam foundation	\$75.00
<b>PAID IN FULL</b>	
Total	<b>\$450.00</b>

Thanks for using Square House!