



# Certificate of Appropriateness Application

Review for City Historic Landmarks and properties within a Local Historic District (LHD)

Planning and Development Review Department  
Historic Preservation Office

Address of Property: 1101 E 10th Street

Building Name or LHD: Metropolitan AME Church

Case No: C14H-1987-0002

## APPLICANT

Name: AME CHURCH

Mailing Address: 1105 E. 10th ST

Telephone: ( ) \_\_\_\_\_

City: AUSTIN Zip: 78702

E-mail: \_\_\_\_\_

## OWNER

Name: AME CHURCH

Mailing Address: 1105 E. 10th ST

Telephone: ( ) \_\_\_\_\_

City: AUSTIN Zip: 78702

E-mail: \_\_\_\_\_

## ARCHITECT (if applicable)

Name: \_\_\_\_\_

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

Telephone: ( ) \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

E-mail: \_\_\_\_\_

## CONTRACTOR (if applicable)

Name: CHAMBERS HOME BUILDERS

Mailing Address: 8760-A RESEARCH BLVD. #474 Telephone: (512) 673-2157

City: AUSTIN Zip: 78758

E-mail: Fcham 81278@aol.com

Brief description of proposed work: REMODEL, Repair, maintenance work  
on siding, bell tower, masonry, ironwork etc...

Owner's Signature (Required)

Keri Ballas

Date

2/9/2012

Applicant's Signature (Required)

[Signature]

Date

2-8-2012

### For City Use Only:

Application review date: \_\_\_\_\_

Reviewer: \_\_\_\_\_

Application Complete: Y/N (If no: Date applicant contacted: \_\_\_\_\_)

Submittal requirements complete: Y/N (If no: Date applicant contacted: \_\_\_\_\_)

Date Application Completed: \_\_\_\_\_



Buyers Protection Group



**1101 E. 10th Street  
Austin TX 78703**

**Client(s): Chambers  
Inspection Date: 2/6/2012**

The Best Inspectors. Anywhere.

Inspector: Randal Pitts #9911

# PROPERTY INSPECTION REPORT

**Prepared For:** Floyd Chambers

(Name of Client)

**Concerning:** 1101 E. 10th Street, Austin, TX 78703

(Address or Other Identification of Inspected Property)

**By:** Randal Pitts #9911 / BPG Inspection Services 2/6/2012

(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

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.state.tx.us](http://www.trec.state.tx.us).

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) 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 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 warrant ability 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 will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an 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 action, 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.

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:**

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Thank you for choosing BPG Energy Audit, Property & Pest Inspection Services.

Randal Pitts  
Inspector

TREC Licensed Professional #9911  
SPCB Technician #605823

Mobile: 512-922-5097  
Scheduling: 1-800-285-3001

The Best Inspectors anywnere.

[WWW.BPGWI.COM](http://WWW.BPGWI.COM)

This inspection is for a commercial property that is older than 50 years and the inspector considers this while inspecting.

It is common to have areas that no longer comply with current code. This is not a new building and cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that structures of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older structures there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The building inspection does not look for possible manufacturer re-calls on components that could be in this structure. Always consider hiring the appropriate expert for any repairs or further inspection.

<b>Age Of Home:</b> 1884	<b>Home Faces:</b> North	<b>Client(s) Present:</b> Yes
<b>Weather:</b> Cloudy	<b>Temperature:</b> Below 50	<b>Rain in last 3 days:</b> Yes

<b>Recommended Professionals:</b> Licensed Electrician, Licensed HVAC, Foundation, Window, Appliance, Masonry, Roofer		
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IN=Inspected      NI=Not Inspected      NP=Not Present      D=Deficiency				Inspection Items
IN	NI	NP	D	

## I. STRUCTURAL SYSTEMS

### ☒ ☐ ☐ ☒ A. Foundations

**Type of Foundation:** Slab, Pier & Beam, Masonry block

**Foundation method of inspection:** Visual inspection of exterior and viewed crawl space from access hatch

**Foundation performance:** Performing as intended with some noted movement. See additional comments below

**Crawlspace Observation Considerations:** From entry, Limited access

**Columns or Piers:** Wood piers, Masonry block, Supporting walls

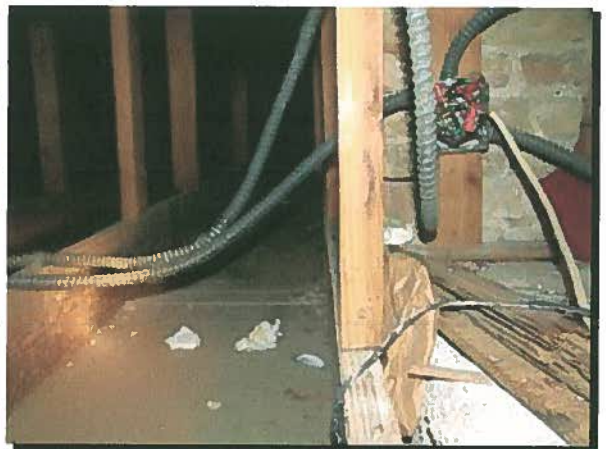
**Comments:**

The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". It is important to keep soil moisture contents by foundation consistent year round. The client should understand that inspectors are not professional engineers. Our inspection is based on general observation of the foundation and the inspector's personal experience with similar structures. (An opinion on performance is mandatory)

☒ Floor/ceiling space between basement and second story: 2x4 vertical supports have been put in place with very little attachment and some appear to be loose. There is no diagonal or horizontal bracing as required by current standards. Lower, basement posts are bowed in areas. Live load expectancy of structure is unknown. A qualified foundation contractor or engineer should evaluate structure for need of upgrades or modifications per its intended use, as this structure is intended to bear a large capacity load (over 200 people) and may be exceeding structure's capability. Additional lower supports (posts) and interior cross bracing may be recommended, but should be evaluated by licensed engineer..



A. Picture 1



A. Picture 2



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A. Picture 3

☒ Corner crack noted at the sides and corners. Cracks of this nature are typical and occur when the exterior veneer is warmed by the sun and the wall expands. Repair (mortar) to prevent further separation and possible veneer cracks



A. Picture 4

☒ Seal all exposed post tension cable ends at foundation walls.



A. Picture 5

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☒ ☐ ☐ ☒ B. Grading and Drainage - Comments:

It is advisable to maintain at least 4 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

☒ Drainage is deficient. Gutters and downspouts are damaged in multiple areas. Gutters do not appear to be capable of handling runoff, and may require replacement with larger/deeper capacity. There is notable areas of moisture incursion surrounding the structure that require the enhancement of the capacity drainage system. Subterranean drains exiting towards the perimeter of the property may be advisable.



B. Picture 1 Damaged.



B. Picture 2 Damaged, not functional.



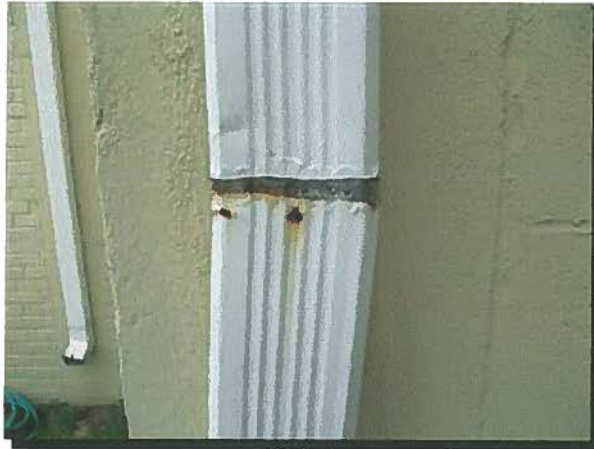
B. Picture 3 Gutter rail separated.



B. Picture 4 Standing water. Deficient slope away from structure.



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IN	NI	NP	D	



B. Picture 5 Downspouts damaged in several areas. B. Picture 6

☒ Downspouts deposit large amounts of runoff near the base of the structure, and appear to be contributing to the moisture content in the basement. Gutter downspouts that terminate at or near foundation should be extended away from foundation to reduce/prevent moisture intrusion.

Additionally, it is unknown what moisture/vapor barrier has been installed on the exterior of the foundation walls. Builder/contractor should excavate sample areas of soil at basement walls to determine if additional barrier is needed.



B. Picture 7

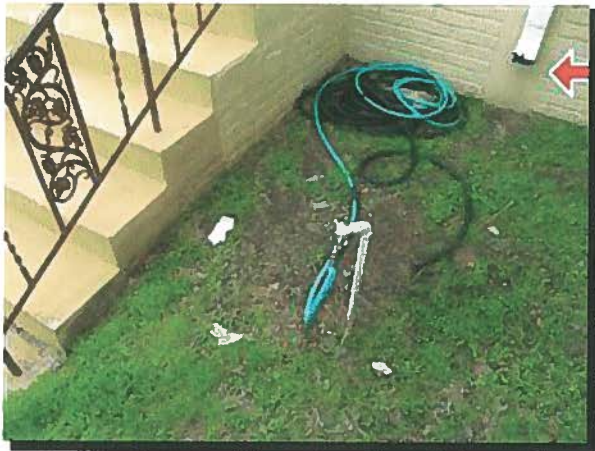


B. Picture 8

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IN	NI	NP	D		



B. Picture 9



B. Picture 10 Extend away from foundation.



B. Picture 11 Even concrete areas are absorbing the excess runoff.

☒ Cement barrier at base of structure, adjoining basement walls is sloped towards structure. This barrier should slope away from the structure.



B. Picture 12



B. Picture 13 Several repairs to pooling area. Drain and slope of barrier should be away from structure.

☐ Drains extensions to sidewalk may be better re-purposed into street.

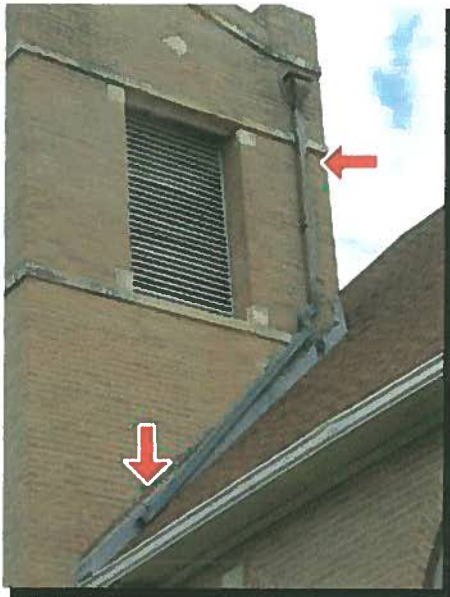


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B. Picture 14

☒ Downspouts that extend from scuppers at third/fourth story to lower gutters should actually extend all way down to grade, as the gutters do not appear able to accommodate the excess runoff.



B. Picture 15



B. Picture 16 Here we see damage to wall and roof from a leaking scupper.

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B. Picture 17 Damage to eaves from poor drainage.

☒ ☐ ☐ ☒ C. Roof Covering Materials

**Type(s) of Roof Covering:** 3-Tab fiberglass

**Viewed roof covering from:** Ground, Binoculars, Viewed from ladder at Eave, (Limited Access Due to Roof Pitch)

**Comments:**

The inspector does not speculate on the remaining life expectancy of the roof covering. The inspector does not lift or remove shingle or tiles. Inspection of fastening system at shingle tabs are not inspected as this could damage the shingle.

Covering appears in good condition. Shingles appear to be properly fastened, tar strip in good condition.

☒ Flashing at valleys, counter flashing to be increased. Makeshift repairs to be removed, improved.

The builder intends to rehab this structure per historic landmark committee guidelines, and may not be at liberty to change the outer structure or appearance. At the two towers there should be crickets installed from roof to tower walls to deflect and direct runoff away from the walls. Since these may not be allowed as they could alter the appearance, additional counter and valley flashing will be recommended to prevent water incursion into structure. An impermeable membrane extending outwards from the center of these valleys and corners may also be an alternative. Whatever the application, the intent is to prevent the incursion of runoff from roof during rains from entering into any parts of the roof or structure walls.

A qualified roofer should advise on material upgrades. The overall grading and drainage system from roof to grade should be evaluated integrated as a whole.



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C. Picture 1 Makeshift diverter flashing appears to be making drainage worse as it is retaining water at valley.



C. Picture 2 Damage from improper drainage.



C. Picture 3 Some counter flashings have deteriorated seals at walls.



C. Picture 4 Leaking.



C. Picture 5 Water intrusion, subsequent damage.

☒ Roofs above bell towers not accessible, but inspection of interior in west tower shows water damage from leaks. These roof will require repairs.

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IN	NI	NP	D	Inspection Items			



C. Picture 6

☒ ☐ ☐ ☒ D. Roof Structure & Attic

**Method used to observe attic:** Entered attic and performed a visual inspection

**Viewed roof structure from:** Not Accessible

**Approximate Average Depth of Insulation:** Unknown

**Approximate Average Thickness of Vertical Insulation:** Unknown

**Comments:**

Only areas of the attic determined accessible by the inspector are inspected.

☒ The roof structure in the west bell tower is damaged from water incursion. The horizontal structural supports are rotted in several locations. The load capacity and structural integrity of the top floor, and its ability to safely support the bell housed within is suspect. It is recommended that this area not be used as an entry until an engineer can evaluate for its safe use.

The roof above should be repaired or replaced, and made to be leak free.



D. Picture 1



D. Picture 2



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IN	NI	NP	D	



D. Picture 3



D. Picture 4 Rotted nearly half-through.



D. Picture 5 A 2x6 board has been nailed into place where rot is occurring.



D. Picture 6 Missing lovers, open to rain intrusion.



D. Picture 7 Leaks from roof.



D. Picture 8 Support rotting at wall.

the lower loft of the west bell tower has water damage. There are rotted boards near perimeter walls. Moisture appears to be entering through damaged windows, and being allowed to stay in the insulation. This is helping to promote rot, decay. Area should be sealed and made to be weather proof. Damaged structures repaired, and insulated.

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D. Picture 9



D. Picture 10



D. Picture 11



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☒ ☐ ☐ ☒ E. Walls (Interior & Exterior) - Comments:

Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations are related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. If the home has stucco cladding the siding should be monitored for cracks or separation in transitional joints and repaired. A home inspectors visual inspection of stucco clad homes may not reveal the presence of water infiltration and structural deterioration. It is recommended that stucco clad homes be further evaluated by a qualified EIFS or stucco repair contractor. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew, fungus, etc.

☒ Exterior of walls are decaying in areas, particularly where (what appears to be limestone) is deteriorating. There are several cracks in the brick and stone structure that indicate structural shift, and will require repair.

Where there is decay and weather damage, these areas should be repaired and stone replaced. Some areas appear to require nothing more than a cleaning and weather seal application. a masonary should evaluate these areas for method of replacement, as additional support may be needed to prevent shift.



E. Picture 1



E. Picture 2

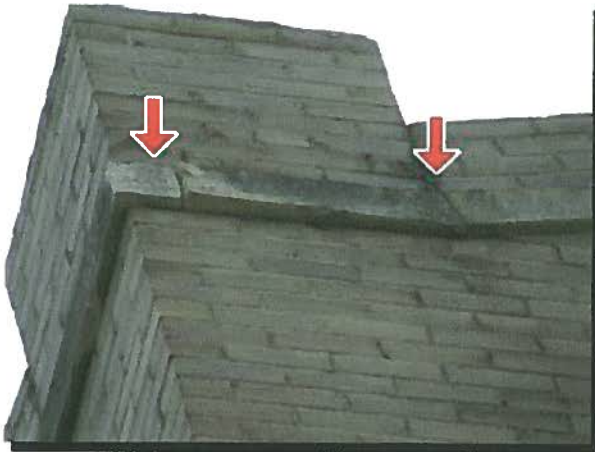


E. Picture 3



E. Picture 4

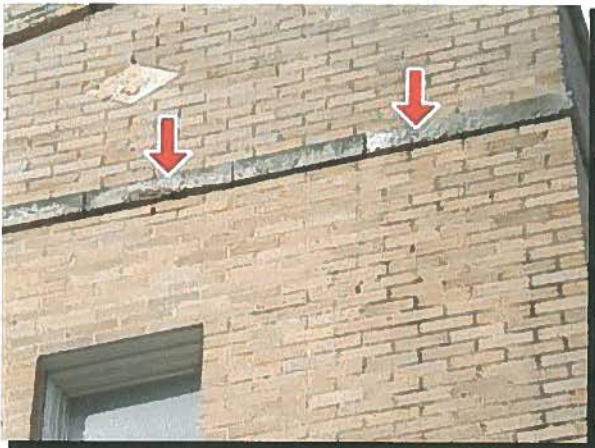
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E. Picture 5



E. Picture 6



E. Picture 7 Decay and separation.



E. Picture 8



E. Picture 9



E. Picture 10



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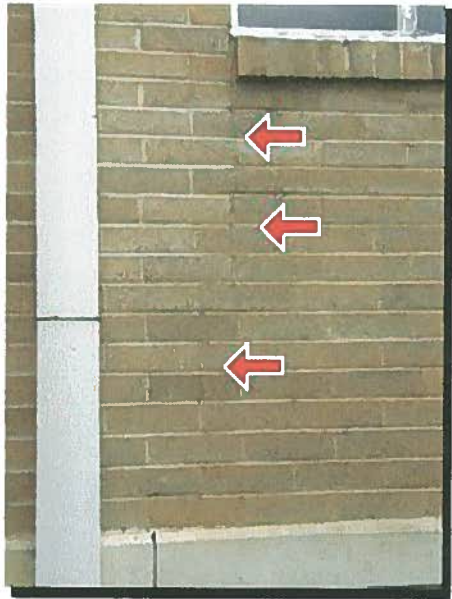
E. Picture 11



E. Picture 12

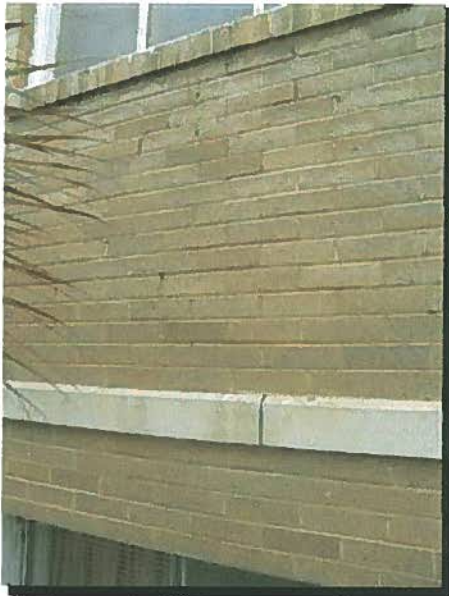


E. Picture 13

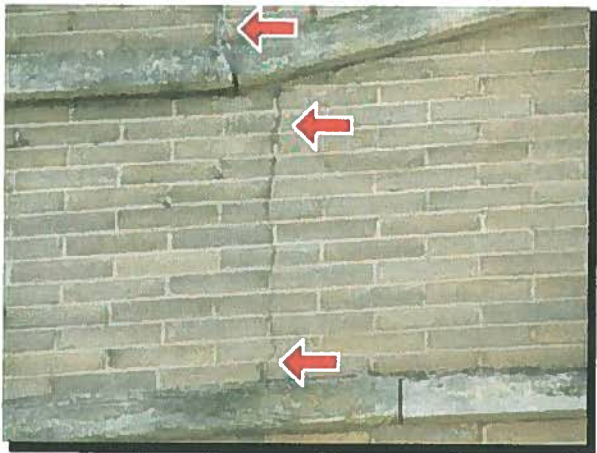


E. Picture 14 Cracks from shifting, settling.

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E. Picture 15 Mortar repair.



E. Picture 16

☒ Lintels are deteriorating and shifting outwards from wall applications. Some of the stonework is protruding and near falling out of wall, creating a safety hazard. The stonework in these areas will require replacement, and structural enhancements to these areas is recommended. A qualified mason should repair.



E. Picture 17 Stone protruding, ready to fall out of wall structure.



E. Picture 18 Stone falling outward.



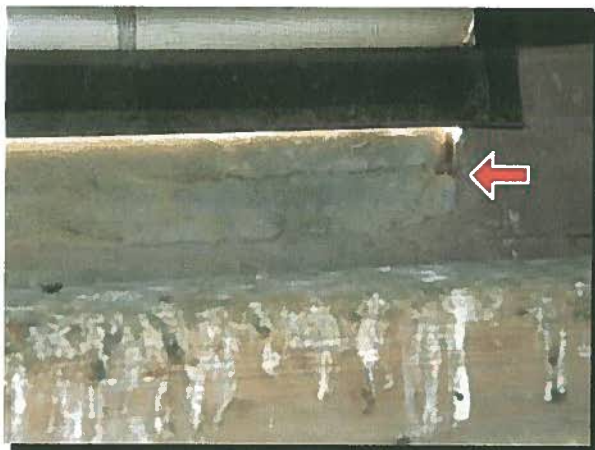
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E. Picture 19



E. Picture 20 Deteriorated.

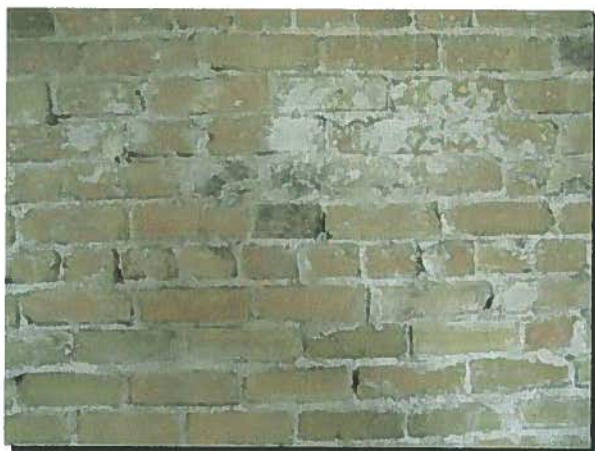


E. Picture 21 Deterioration is all way to interior.



E. Picture 22

☒ Interior walls of towers have decaying brick mortar, there are signs of structural shift and there is no horizontal support present. An licensed structural engineer should evaluate these towers for structural integrity, and determine if structural upgrades are necessary. Internal wood or steel truss systems and/or lattice work may be recommended, but cannot be determined by an inspector.

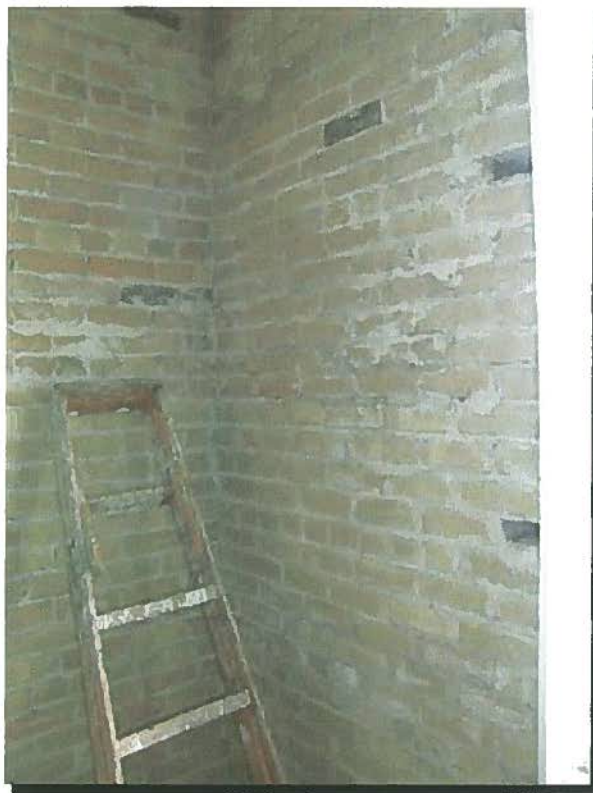


E. Picture 23



E. Picture 24

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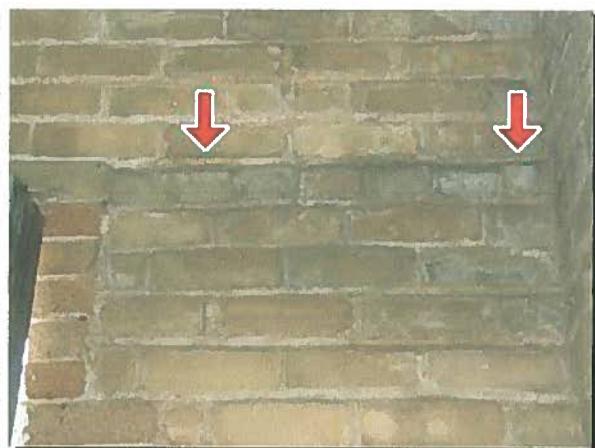
E. Picture 25



E. Picture 26



E. Picture 27 Structural shift.



E. Picture 28

☒ Keystones above windows are damaged, with a few showing evidence of structural shift. Repair needed.



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E. Picture 29



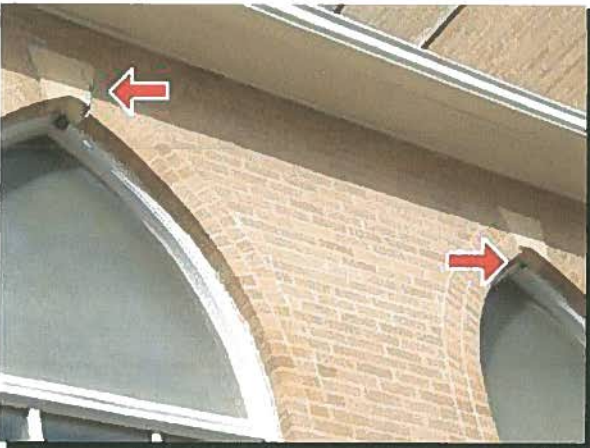
E. Picture 30



E. Picture 31



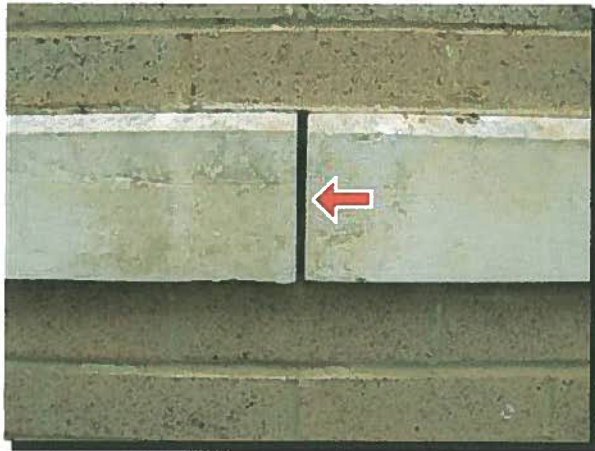
E. Picture 32



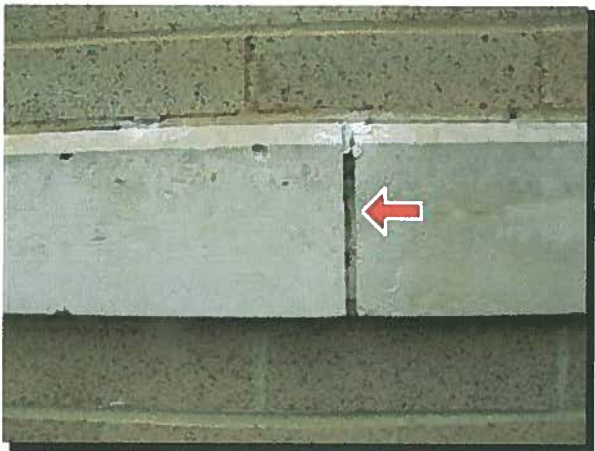
E. Picture 33

☒ All exterior siding butt & transitional joints that have separated more than 1/8" should be re-sealed (caulk and paint) to prevent moisture incursion

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E. Picture 34



E. Picture 35

- ⊠ There are areas of the exterior wood siding, trim, Fascia, Drip edge, door jambs, etc. that have sustained varying levels of water (rot) damage and is in need of repair
- ⊠ It is recommended that all protrusions through the exterior siding and fixtures mounted on the exterior be sealed in order to prevent moisture incursion. Using a quality exterior caulk type sealant around pipes, wires, light fixtures etc. can prevent moisture related failure of electrical components and siding materials.

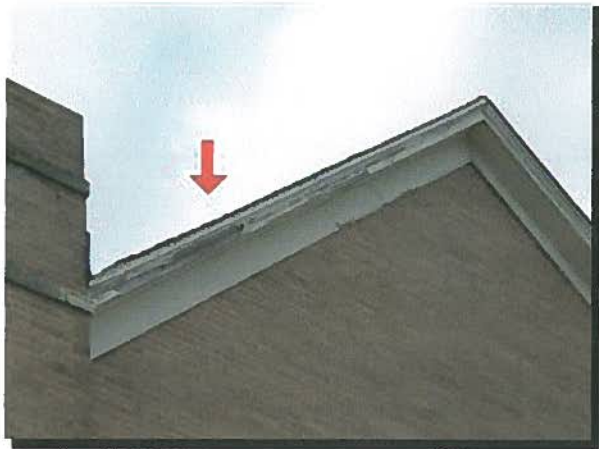


E. Picture 36

- ⊠ Seal (paint) all exposed wood surfaces around the exterior of the home to include any bare wood, joints in siding and trim, etc.



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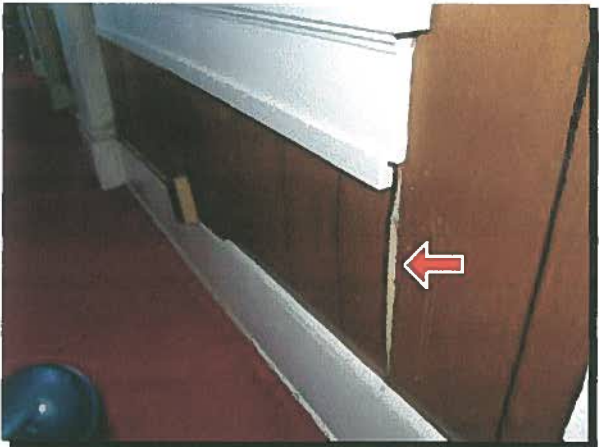


E. Picture 37



E. Picture 38

☒ Interior basement and congregation walls exhibit signs of water incursion. See drainage and roofing section for recommended upgrades to prevent further incursion, damage.



E. Picture 39



E. Picture 40



E. Picture 41 Siding bowed outward.

☒ ☐ ☐ ☒ F. Ceilings and Floors  
Floor System Insulation: NONE

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**Floor Structure:** 2 X 6  
Extra Info : 2x4  
*Comments:*

Observation of floors are related to structural performance and water penetration only. The inspection does not include obvious damage to carpets, tiles, wood, laminate or vinyl flooring



F. Picture 1 Lifted tiles.



F. Picture 2 Loose tiles.



F. Picture 3 Water damage at basement walls.



F. Picture 4



F. Picture 5

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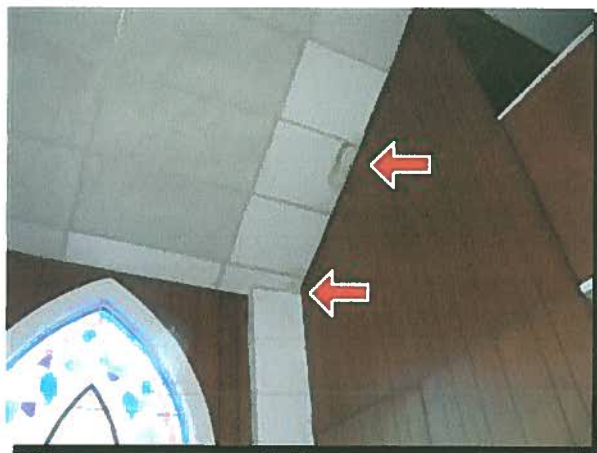
☒ Floor assembly between basement and second story (congregation area) has several noted deficiencies. Please refer back to foundation section.



F. Picture 6

Interior floors in basement (CVT) is deteriorated and raised in many areas from water incursion. This state has created many trip hazards. Replacement of lower flooring is recommended.

☒ Evidence of water leaks from roof present. These areas should be repaired only after roof modifications have been performed.



F. Picture 7

☒ Leak stains on ceiling of basement in kitchen dry storage appear to be result of improperly insulated A/C coolant lines. Contractor should remove parts of ceiling to determine exact cause.