

**HISTORIC LANDMARK COMMISSION  
APRIL 27, 2015  
DEMOLITION AND RELOCATION PERMITS  
HDP-2015-0213  
4707 WOODVIEW AVENUE**

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**PROPOSAL**

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Demolish a ca. 1945 house.

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**ARCHITECTURE**

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One-story, roughly rectangular-plan frame house with a front-gabled bay containing a smaller front-gabled bay, and a side-gabled addition to the left; battered stone exterior chimney to the left of the principal front-gabled block; the door surround has pilasters; single and paired 1:1 fenestration; weathered wood shingles.

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**RESEARCH**

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The house was built in 1945 by Hubert Feuerbacher, a local carpenter and contractor. The first owners and occupants were Patrick and Daisy Dougherty. Pat Dougherty was originally from Belton, Texas, where he had a law practice, and had served as secretary under both Governors Dan Moody and Ross Sterling of Texas in the 1920s and 1930s. He was an assistant attorney general from 1932 to 1935, then set up his law practice in Austin. He was a special assistant U.S. Attorney on land matters in the 1940s, and worked as a prosecutor in the City Corporation Court in the mid-1950s, before being appointed Judge of the Corporation Court in 1955. His first wife, Beulah, died in 1939; his second wife, Daisy, with whom he lived in this house, worked for the Attorney General's office. After Pat's death in 1968, Daisy continued to live in the house until around 1970. The house was then owned and occupied by Joseph and Judy Liro in the early 1970s. Joseph Liro was the executive director for the City Research and Budget Department. From the mid-1970s through the mid-1980s, the house was owned and occupied by Hubert and Anna Fowler. Hubert Fowler was an instructor at Austin Community College; Anna Fowler was a professor at the University of Texas.

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**STAFF COMMENTS**

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The house is beyond the bounds of any City survey.

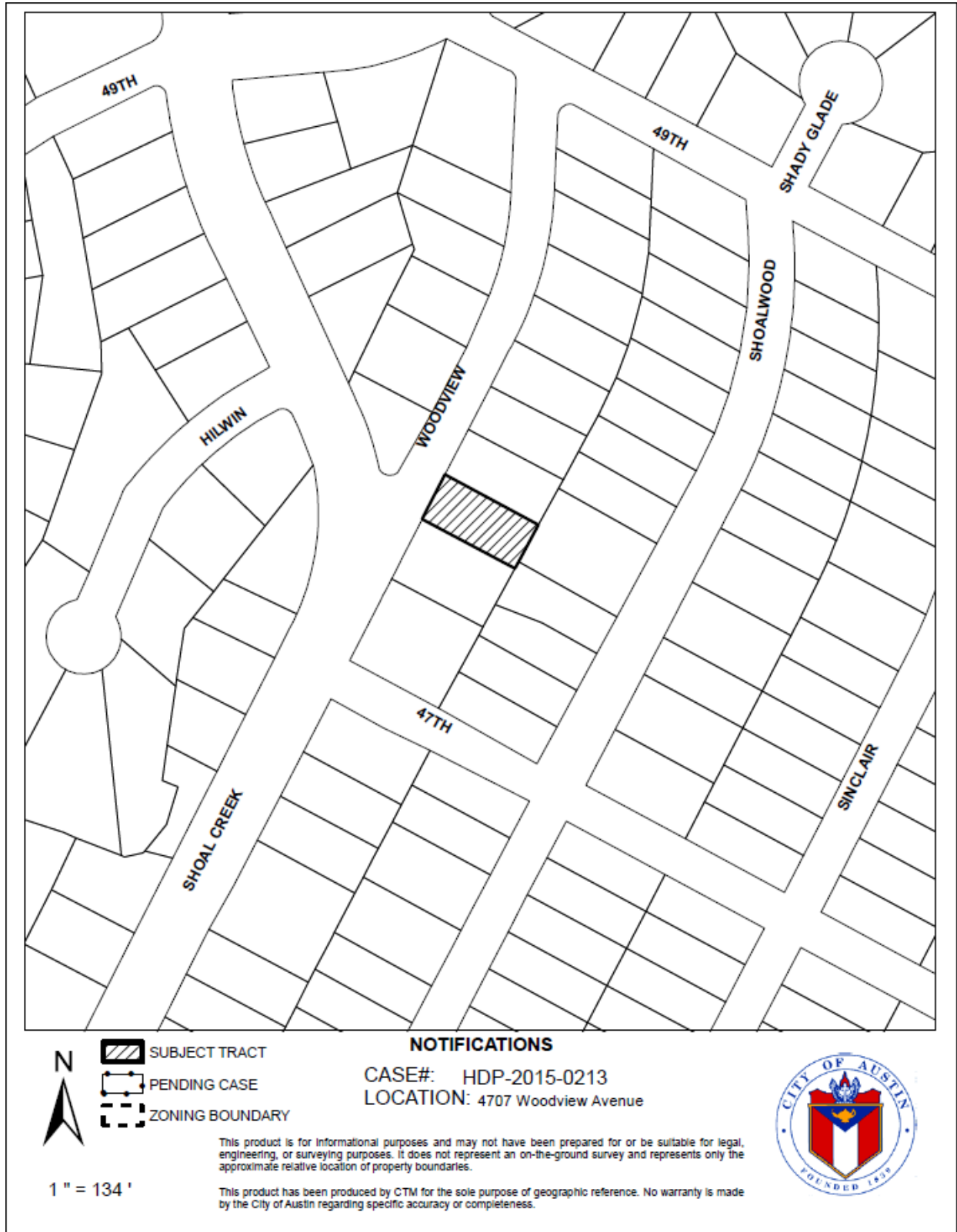
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**STAFF RECOMMENDATION**

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Release the permit upon completion of a City of Austin Documentation package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. Since the last hearing, new information has been brought to staff's attention, including the fact that the shingles on the house are not original, and that the owner has attempted to repair foundation problems at the house on several occasions but has received several recommendations that the house cannot be repaired in any sort of long-term solution, and that demolition of the house is recommended. While staff truly regrets the loss of this house, staff can no longer support historic zoning for the preservation of this house given the work that the owner has already invested in trying to maintain the house without success, and must reluctantly recommend release of the permit.

## LOCATION MAP



4707 Woodview Avenue  
ca. 1945



### OCCUPANCY HISTORY 4707 Woodview Avenue

City Directory Research, Austin History Center  
By City Historic Preservation Office  
April, 2015

1992	Eric A. and Tressie D. Groten, renters Attorney
1985-86	Hubert R. and Anna C. Fowler, owners Hubert: Instructor, Austin Community College Anna: Associate professor, University of Texas
1981	Hubert R. and Anna C. Fowler, owners Hubert: Instructor, Austin Community College Anna: Assistant professor, University of Texas
1977	Hubert R. and Anna C. Fowler, owners No occupation listed
1973	Joseph and Judy Liro, owners Executive director, City Research and Budget Department NOTE: Hubert and Anna Fowler are not listed in the directory.
1968	Daisy Dougherty, owner Widow, Patrick H. Dougherty No occupation listed
1962	Pat H. and Daisy Dougherty, owners

	Pat: Judge, Corporation Court
	Daisy: Administrative division, State Attorney General
1959	Pat H. and Daisy Dougherty, owners
	Pat: Judge, Corporation Court
	Daisy: Clerk, Attorney General's Office
1955	Pat H. and Daisy Dougherty, owners
	Judge, Corporation Court
1952	Pat H. and Daisy Dougherty, owners
	Lawyer, 716 Littlefield Building
1949	Pat H. and Daisy Dougherty, owners
	Lawyer, 716 Littlefield Building
	NOTE: The house is listed as 4707 Shoal Creek Boulevard.
1947	Pat H. and Daisy Dougherty, owners
	Lawyer, 716 Littlefield Building
	NOTE: The house is listed as 4707 Woodview Avenue.
1944-45	No houses are listed on Woodview Avenue.
	NOTE: Pat and Daisy Dougherty are listed at 3221 Gilbert Street; he was a lawyer with offices at 714-16 Littlefield Building.

# Pat Dougherty To Practice Here

## Lawyer Was Secretary To Two Governors

The only man ever to serve as secretary to two Texas governors has given up politics to return to his first love—the practice of law.

Pat Dougherty, secretary under Gov. Dan Moody and Gov. Ross Sterling from 1927 to 1932, has announced the opening of law offices in Austin.

When Sterling's term expired in 1932, Dougherty stepped down the hall of the capitol to the bond desk in the attorney general's department. During two years, the job has grown more and more important, due to the issuance by the state of the first relief bonds. Every issuance of bonds had first to be approved by Dougherty.

Austin American-Statesman, January 13, 1935

## Pat Dougherty Made Special U.S. Attorney

Pat Dougherty, former assistant attorney general of Texas, has been appointed special assistant by the U. S. attorney general to act in proceedings for government acquisition of land for use in the various war activities in Texas.

Dougherty will continue his law practice here.

Austin Statesman, June 28, 1942

## Dougherty Named New City Judge

Pat Dougherty, a former assistant attorney general of Texas who has been on the city legal staff about a year and a half, will take office Monday as judge of Austin's Corporation Court.

A divided City Council appointed Dougherty Thursday afternoon to replace Judge Joe B. Roberts, who leaves the \$6,800-a-year position Saturday.

Dougherty's appointment runs until the end of the present City Council's term in May, 1957.

The vote on Dougherty's appointment—following a mid-afternoon executive session—was three to two. Mayor Tom Miller and Councilmen Lester Palmer and Wesley Pearson made up the majority voting for him.

Councilwoman Emma Long and Councilman Ben White voted against Dougherty and for their own candidate, Alfred M. Scott, also a former assistant attorney general.

Dougherty, a member of the State Bar since 1917, has been an assistant attorney here since January, 1954, most of that time as a prosecutor in Corporation Court.

For 11 years, until 1953, he was a special assistant US attorney here on land matters and he served as an assistant attorney general of Texas from 1932 until 1935. He was secretary to Governors Dan Moody and Ross Sterling from 1926 until 1932.

Before casting her vote, Mrs. Long read a statement giving her reasons for opposing Dougherty. She said "selection of a judge who has been indebted to the administrative branch for his livelihood sets a barrier in the path of justice for the people."

Mrs. Long maintained that "while the council majority did me the favor of waiting until I returned from vacation to vote on their selection," that Dougherty had in effect already been chosen for the job.

Mayor Miller, after the statement was read, said:

"I believe Dougherty will not be in any way obligated in office due to his previous service with the city. I don't question the motives of either."

Miller said he thought that either Dougherty or Scott "would be a credit to the office."

Naming a successor to Judge Roberts, who submitted his resignation while Mrs. Long was out of the city, was delayed so Mrs. Long would have a vote in the selection, Miller said last week.

Article on Pat Dougherty's appointment as judge of the City Corporation Court  
Austin Statesman, August 12, 1955

# Ex-Judge Succumbs Here at 78

Retired Corporation Court Judge Pat Dougherty died Tuesday in a local hospital. He was 78.

A native of Burnet, Dougherty retired from the Corporation Court bench in Sept. 1962. Prior to his appointment in 1955, he served as an assistant city attorney in the legal department and as a tax attorney for the City of Austin.

Dougherty attended the University of Texas and was licensed to practice law in 1917. He was city attorney in Belton and Temple from 1918 to 1924, and was with the Lands Division of the Department of Justice in Washington, D.C. from 1942 to 1953. He returned to private practice before joining the city's legal staff here in 1954.

Funeral arrangements are pending at Weed-Corley Funeral Home.

Obituary of Judge Pat Dougherty  
Austin Statesman, March 12, 1968



# **Funeral Thursday For Judge**

Funeral for Judge Patrick Henry Dougherty, 78, will be held Thursday at 3 p.m. at Weed-Corley Funeral Home. Dr. William Denham and Norris Trapnell will officiate. Burial will be in Austin Memorial Park.

Dougherty, 4707 Woodview, died in a local hospital Tuesday. He served as Corporation Court Judge from 1955 until his retirement in September, 1963. Prior to his appointment, Dougherty served as an assistant city attorney in the legal department and as a tax attorney for the City of Austin.

Dougherty attended the University of Texas and was licensed to practice law in 1917. He was city attorney in Belton and Temple from 1919 to 1924 and was with the Lands Division of the Department of Justice in Washington from 1942 to 1953. He returned to private practice before joining the city's legal staff here in 1954.

Dougherty, a native of Burnet, was executive secretary of Govs. Dan Moody and Ross Sterling and served with the attorney general's office under Gov. James Allred.

Surviving Dougherty are his widow, Mrs. Daisy Dougherty of Austin; two daughters, Mrs. Rebecca Steel of St. Louis, Mo., and Mrs. Betty Scheld of Garland; two sons, Burkes P. Dougherty of Austin and Henry Rogers of Lufkin; a sister, Mrs. Mallory Blair of Austin; 11 grandchildren; and one great-grandchild.

Obituary of Judge Pat Dougherty  
Austin American, March 13, 1968

## **Daisy Rogers Dougherty**

**Daisy Rogers Dougherty, age 89, of 4100 Jackson Ave. died Saturday.**

**She was a member of the First Baptist Church. Mrs. Dougherty served for many years as receptionist in the office of the Secretary of State of Texas, and later in the office of the Attorney General of Texas.**

**Survivors include her sons, Henry H. Rogers, Lufkin and Burkes P. Dougherty, Austin; daughters, Betty Rogers Scheld, Garland and Rebecca Dougherty Steele, Colorado; 11 grandchildren; 14 great-grandchildren; niece, Marion Nelson, Reston, Virginia.**

**Services, 2:00 PM, Monday Weed-Corley Funeral Home, with Reverend Tom Martin officiating. Burial, Austin Memorial Park.**

**Pallbearers, Reginald Pinson, Patrick Rogers, Jeff Pinson, Joel Pinson, Damon Johnston, Anne Nelson, and Dereck Johnston. Honorary pallbearer, William E. Cooper.**

**Memorial contributions may be made to the First Baptist Church.**

**Arrangements by Weed-Corley Funeral Home, 3125 N. Lamar. 452-8811.**

Obituary of Daisy Dougherty  
Austin American-Statesman, April 21, 1986

4707 Woodview Avenue

4

Rosedale Estates

Frame residence & box garage

28116 - 11/10/45

**\$4000.00**

A. Hansen

5

Building permit to Hubert Feuerbacher for the construction of this house (1945)

WATER SERVICE PERMIT		Nº 21336
Austin, Texas		
Received of	HUBERT FEURBACHER	Date 9-24-45
Address	4707 WOODVIEW	
Amount	TWO AND 50/100	\$ 2.50
Plumber	R. W. GISSELL	Size of Tap 1/2
Date of Connection	11-15-45	
Size of Tap Made	3/4"	
Size Service Made	3/4"	
Size Main Tapped	6"	
From Front Prop. Line to Curb Cock	7'	
From South Prop. Line to Curb Cock	22'	
Location of Meter	CURB LINE	
Type of Box	L.C.K.	
Depth of Main in St.	2' 4"	
Depth of Service Line	2' 4"	
From Curb Cock to Tap on Main	1' 4"	
Checked by Engr. Dept.	M.D.F. 11-12-46	

No. Fittings	Size	
1	Curb Cock 3/4"	"
	Elbow	"
	St. Elbow	
	Bushing	
	Reducer	
16'	Pipe 3/4" copper	
1	Lead Comp. Nipples 3/4" carp.	
	Union	
	Plug	
1	Teel 7/16	
1	Stop " carp.	
1	Box L.C.K.	
1	Lid "	
	Valves	
	Job No. 706-DK	
	Req. No.	

BAC

**INDEXED**

Water service permit to Hubert Feuerbacher for this address (1945)

Receipt No.

5223

Application for Sewer Connection

Nº 19788A

Austin, Texas,

Dec, 12

19

45

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by  
*Hubert Feuerbacher* at *4707 Woodward* Street,  
 further described as Lot *4* Block *C* Outlot \_\_\_\_\_ Division \_\_\_\_\_  
 subdivision *Roadside Estates* Plat *105*, which is to be used as a *res.*

In this place there are to be installed *5* fixtures. Plumbing Permit No. *21095*  
 I agree to pay the City of Austin, the regular ordinance charge. *12-21-45*  
*or*

Depth at Prop. Line *3-5- at Main* Respectfully,Sub-  
OutConnected *13' N of S.H.*

(Location)

Date

*3-20-46*

By

*Water Dept.*

NOTE: Connection Instructions.

*Extension required A-1670*  
*GW*

Sewer connection application by Hubert Feuerbacher for this address (1945)

An addition was made to the house in 1983.

Donna K. Osborn, Architect  
1104 Elm Street Austin, Texas 78703  
dkonelm@swbell.net 512.773.4183

May 11, 2015

Steve Sadowsky, Chief Historic Preservation Officer  
Austin Historic Preservation Office  
Planning and Development Review Department  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, Texas 78704

Dear Mr. Sadowsky,

On behalf of the resident and owner, I ask that you consider a City of Austin Documentation package for the residence at 4707 Woodview Avenue upon which a release of the demolition permit be granted.

The owner's initial goal was to repair the exterior of her home and do a total interior remodel/renovation leaving the basic function of the spaces intact. Having put \$57,000 into foundation and drainage repairs purchasing the home in 2006, she wished to build on her investment.

I met the client in November of 2013. She wished to make few, if any exterior changes to the façade of the house – but I had an immediate concern about better protection from the elements on the west elevation and structural and drainage issues. After looking at the house and putting together preliminary plans, it was evident that the foundation would be a big part of the project and decision making process on how to move forward.

Initial contact with Doug Marsh, of SkyWest Builders, for a preliminary estimate proved he agreed with our suspicion that the existing foundation was not sufficient to keep the structure from continually moving. It had been repaired and leveled twice since 2005. The compounded problems of inappropriate foundation for the existing soils condition, slope of the lot with continued drainage issues, the proximity of finished floor to grade at the rear of the house with insufficient crawl space are dominant issues for the reasonable life of the structure. Considering the investment that would go into this total house repair and renovation, Doug's recommendation is to start with a new building on a foundation that is more appropriate to the soil conditions and topography of the lot

and I agree with him. He also recommends a new garage building as the slab had substantial movement and cracking as well as rotting framing.

A soils report confirmed that the soils are indeed heavily clay and a recommendation for a suspended slab with void carton forms on minimum of 15' piers isolated from the swelling clay soil be implemented at this site.

The owner of the home plans to continue living at this location for the long term and has made the decision to rebuild instead of repair considering the amount of overwhelming information and data that directs her choice.

Thank you for your consideration,

A handwritten signature in dark ink, appearing to read 'Donna K. Osborn', with a long horizontal flourish extending to the right.

Donna K. Osborn  
Architect

May 10, 2015

Steve Sadowsky, Chief Historic Preservation Officer  
Austin Historic Preservation Office  
Planning and Development Review Department  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, Texas 78704

Dear Mr. Sadowsky,

I live at 4801 Woodview Avenue, next door to the north of 4707 Woodview. I am writing in support of the demolition permit for 4707 Woodview Avenue requested by Sandy Tipton.

4801 Woodview was built by my father, Jack Prather, about the same time or before the house at 4707. I lived here from 1954 until 1977, and bought the house in 1997 from my mother and have lived in it again since then.

I am glad that the Austin Historic Preservation Office is carefully monitoring these demolition permits, but I would support this demolition because the house at 4707 has been considerably altered by previous owners. For example, the cedar shingles on the front were added after Judge Dougherty died and the house was sold in the late 1960s. The back area has also been changed considerably with the addition of a sunken patio by the Fowlers and an extension to the back of the house.

I am also painfully aware of the soils conditions in our neighborhood and I support her wanting to build new on a stronger foundation system so that her house will have long lasting stability. I am also pleased that Sandy's plans for the new house do not significantly increase the existing footprint; it's not going to be another big box house that attempts to cover every legally allowed square foot of the property.

Again, I am pleased that the city is looking carefully at these requests, but in this case, I think it should be allowed.

Thank you,



Tim Prather  
4801 Woodview Ave  
512-453-4351  
tprather@austin.rr.com



**4707 Woodview Avenue**

Timeline of events leading to decision to build new house

**2005 Inspection Report**

Foundation work and leveling of front portion of house; finished floor rear of the home below exterior grade and crawl space is below level of flatwork. Crawl space is consistently damp; Termite damage; lot drainage issues; no overhangs increase water damage to windows and doors

**2006 Disclosure statement** – Previous foundation work, cracked garage slab and direct wood to soil contact, foundation movement, shifting soils, water intrusion into house from rear of lot

**2006 House Purchase**

**2007 Current Owner's Investment \$36,000**

Structural engineering and construction to remove existing flatwork and lower exterior grade of patio and implement drainage away from house.

**2013 Current Owner's Investment \$20,600**

(Foundation repair in 1997, yet upon inspection in 2005, the house is in need of leveling.)  
Contracted for foundation repair and leveling. House has no overhang and water overflows from gutters onto fascia regularly and into exterior walls. Hence rotted window casing and sills. Gable end front façade at with not accentuated detail for protection of front door has facilitated rot.

**November 2013**

Begin preliminary work on renovation ideas

**January 2014**

Preliminary Estimate for Remodel and Repairs to Existing House:

\$353,000 \*\* Recommends building new house on entirely new foundation because Aof existing poor foundation on poor soil conditions

Preliminary cost for new house

\$400,000

**Decision to design new home**

**Soils Report shows recommendation for**

Suspended concrete slab supported on minimum 15' drilled piers

*Mike Capochiano & Marcy Shapiro 7/18/2005*  
*4707 Woodview*

## INSPECTION REPORT ADDENDUM

### Exterior:

Foundation: The home has a pier and wood beam foundation with mortar underpinning. There are some signs of several previous foundation repairs including several types of added piers. Most of the piers are concrete with a mix of some original square poured piers and some newer piers. Some of the paper is still around the newer concrete piers and some are not level (unknown if poured level). There is a stacked block pier resting on a concrete pad under the chimney in the crawl space with some wood struts (see crawl space picture). There is an added wood support under the bath that rests on a concrete pad under the hall bath (appears to be leaning). This added support appears to help brace some areas with previous water damage under the bath. Some of the areas of previous water damage were replaced and some have been patched or spliced with some of the decayed wood in place (i.e. under the bath, at some floor joists, parts of the perimeter beam). It is unknown if the previous repairs were engineered. The floors in the home are noticeably uneven with a number of rises and falls at the floors. The interior floor near the front entry door bows noticeably upward with a slope towards the threshold. There appears to be some bowing at floors near some of the interior piers. Some of this activity may be due to differential levels of support from the various types of piers and supports. Note, some walls may have been moved and some of the loads original over piers may have changed. There are many irregular cracks at the walls and ceilings with some separation apparent including but not limited to at several cracks, at some wall corners, door trim and cabinets. Several of the cracks are small at this time although they appear to have been patched before and several cracks are large covering the ceiling area of a room (i.e. right front, dining). There appears to be some sources of flexure at the structure. Some of this activity may be due to previous water penetration, previous repairs, pier spacing or the size of the beams and the perimeter beam. Some of this activity be due to the drainage issues and fluctuating moisture levels under the home and at the perimeter. The area is known for heavy clay soils. It is unknown if leveling was done when previous repairs were made however several areas would appear to benefit from leveling at this time. Several areas with added supports would appear to benefit from poured in place piers.

### Owner's Comments:

The above paragraph describes the normal settling of central Austin homes built during this time period. The previous owner did have professional foundation repair work done to the front of the home in September, 1997. Evidence of these repairs is referenced above. After speaking with former owner, Dorothea Schappas (303.521.2253) on 27 July, 2005, she mentioned that the front foundation was repaired to help level front rooms. Other work was done to the foundation beneath the hall bathroom. This area was jacked up and reinforced.

The chimney has settled and it leans towards the street (note added block pier and wood supports appear to provide support for it to lean this way). The front porch has settled with a noticeable differential to the left side. The porch and the chimney would appear to benefit from a professional evaluation and properly installed piers and leveling. The extent of added activity at the porch and the chimney is unknown.

Owner's Comments:

Again, this is pretty normal for houses of this age. While replacing the roof in August, 2004 a structurally engineered brace was professionally created to anchor the chimney to multiple points within the roof thus insuring it against any potential shifting from the home.

Have an independent experienced foundation professional evaluate this activity to determine what repairs may be needed. Suggest to have copies of previous foundation repair work orders/documentation and previous elevation readings available when foundation professionals are present. The extent of added activity in the future is unknown.

**Crawl Space:** The right rear under the master addition does not appear to have a service access (blocked by parts of the plumbing also). It is unknown how pest inspectors treated these areas and the extent of any damage is unknown. Create proper service access as needed. There is decay at the entry door to the crawl space. There is apparent pest damage at the perimeter beam at the front right. Suggest to eliminate any wood to soil contact and remove debris/scrap from the crawl space. An older furnace cabinet is in the crawl space near the crawl door.

Owner's Comments:

As part of the lifetime renewable and transferable termite warranty provided by Absolute Pest Management, the sub floor to the master bedroom was removed, floor joists inspected, and the surface fully treated. Warranty documentation along with pictures of the treatment process can readily be provided.

There are signs of regular previous high moisture levels with some water damage type stains, rust at plumbing and signs of previous high water levels at parts of the underpinning and piers.

**Drainage:** The grade of the lot slopes towards the rear of the home. Note, the level of the interior floors is below grade and many parts of the crawl space is below the level of the flatwork and soil around the home. Some of the retaining walls are very near the foundation. The slope at the left rear near the kitchen directs water back towards the patio instead of towards the left side. Some drainage improvements have been attempted however water is directed towards the home and the crawl space to get to these drainage improvements. These improvements not appear professionally done (undersized piping, types of collection units, poor and damaged connections) and it is unknown if they provide any real help in keeping the crawl space dry (i.e. the crawl soil had a relatively high moisture content at this time).



Owner's Comments:

Under heavy downpours water will momentarily collect in the patio area prior to draining from multiple drains at the corners of this area. These drains move water to the front north side of the home where water is deposited in vegetation away from the home. The landscaping in the back yard was replaced during the winter / spring of 2005 to increase vegetation and direct water to the sides of the property through the use of both grading, river stone sloping, as well as limestone rock work. I believe that these steps significantly help keep the crawl space dry.

The four gutter to piping connections are in need of new connection adapters. The appropriate type of adapters are currently being found. After receipt of this inspection report an additional flexible drain pipe was added to the north side of the home to further direct water away from the crawl space.

Some of the connecting downspouts and piping may be clogged. (Owner's Comment: this has been corrected and future clogging prevented) Water may be migrating under the retaining walls, and brick pavers into the crawl space. Some water is directed towards the crawl space at the sides of the home. Some water may be being directed towards the home from the left side neighbors lot. The downspout at the left rear appears to direct water under the home (see gaps at the underpinning also). Note, the somewhat U-shaped rear wall near the dining appears to hold water. Several roof slopes direct extra water to this area. Several gutters appear to overflow including but not limited to at the rear near the dining and at the left rear. The rear gutters were holding water at this time. The gutters at the front need to be adjusted (see pictures).

The crawl space soil shows signs of high previous moisture levels with some apparent "white caps" Some parts of the crawl soil had more moisture than others at this time. Have a drainage expert evaluate the entire drainage system and the water management needs to determine what repairs are needed. Note, the impact of improper drainage on the maintenance of the home and the performance of the foundation in the future is unknown.

Roof: Suggest to have the flashing for the chimney checked and redo the kickout flashings at the chimney eaves. Water appears to have overflowed onto the fascia regularly (note there are no overhangs at the eaves; more water flows on the exterior walls).

Owner's Comments:

Many houses of this era do not have these eaves, this is how the home was built.

There are many sections of decayed fascia around the home and at the chimney. Some of the valleys may benefit from valley flashing extensions. There is water damaged shingle molding at the left rear near the kitchen. The extent of water penetration in the walls from the roof and damaged fascia is unknown.

Owner's Comments:

"Wood Rot" was listed on this disclosure and it pertains to these handful of trim or fascia pieces that, over the years, have decayed.

**Exterior Walls:** Caution there is a significant trip hazard at the front walk to the sidewalk; the sidewalk has settled and there is an approximate two inch lip between the sidewalk and the steps (right before the steps go down towards the street). Draw sufficient attention to this as needed until proper repairs are made. Suggest to add handrails at the front walk steps and at the rear drop off near the retaining walls. There are large cracks at the driveway.

There are many pockets of decay around the exterior including but not limited to at the entry door trim/casing, the master bedroom exterior door trim, at many window sills and trim around the home and at the left rear siding. There are many sills that have been patched and painted over and areas of decay and water penetration are not immediately apparent. Parts of the front door have been patched. Note, there are no overhangs at the eaves and it is unknown if the doors and windows are properly flashed (some water stains below windows and as seen from the crawl space). There are some trees near the home and the roof. Parts of the siding are uneven or bow slightly. The chimney has noticeably separated/moved (see pictures).

**Plumbing:** The home has a mix of some newer and some older plumbing. Parts of the older galvanized water lines have more corrosion than others and several may have slight leaks at this time. There is corrosion at the water feed near the front of the crawl where copper part of the line connects to the galvanized part of the water line. There is some corrosion and rust at parts of the cast iron drain lines; some areas have more activity than others and the extent of corrosion and blockage in the piping is unknown. Few parts of the water lines are insulated. The owners cold water shut off valve near the street appears to be covered by soil. Each exterior hose faucet should have a backflow device.

**Electrical:** The panel box and meter is at the rear exterior wall. Install a cold water ground wire from the box to the cold water feed at the front of the crawl space. The exterior box does not appear to have a proper ground connection and it does not appear properly bonding. Two spliced white wires in the exterior box appear to be hot (white is normally the neutral).

Owner's Comments:

See comments below

**Garage:** There are large cracks at the garage slab with signs of separation (there does not appear to be reinforcement; the structure may drift). Parts of the garage walls and roof bow or sag more than others. There is noticeable flex at the front wall (much of the front wall easily moves if pushed). There is direct wood to soil contact, signs of pest activity/decay and parts of the garage appear below grade. The interior roof framing appears to be sagging and it is overloaded with storage items. The exterior walls show



unknown. There are some new cracks occurring at areas that have been previously repaired.

A number of windows stick in the openings. Some of the sashes appear to be painted. There are some damaged ropes. Some windows have tight latches (i.e. breakfast; may be due to settling). There is a slight crack at the front left window.

Kitchen: There are some cracks and separation at the added splash that stair step up near the rear window. The clamp for the disposal wiring was not installed. Lift the dishwasher drain line (see installers manual).

Laundry: There appear to be some painted over water stains and patching at the wall under the valve box; it is unknown if the washing machine drain line is properly vented or if the line has backed up in the past. Much of the area behind the washer dryer was not accessible (i.e. outlets, connections). There is some plastic flex piping behind the dryer. Clean the exhaust piping and install a cover at the exterior side.

Living Room: There appears to be a sag at the ceiling near the front walls.

Fireplace: There are some signs of previous water at the flue and there appear to be water stains above the hearth (see pictures). The section of wood paneling above the hearth and below the ceiling appears to be somewhat recent and some areas that appear to have been accessible previously are not now. The ceiling corners and trim above the fireplace are wavy and uneven. The ceiling above the fireplace and the trim shows noticeable signs of nonprofessional repairs and patching.

The fireplace shows signs of previous heavy use and lack of proper repairs by a professional. There was a noticeable soot odor near the firebox and some soot buildup inside. The opening for the cleanout is damaged and there are some gaps at the base of the hearth firebrick. There is a noticeable stair step crack above the hearth at the hearth surround. The size of the opening at the original damper may be less than current standards and there are some signs of possible spillage. There appear to be several gaps and cracks in the flue above the hearth that need to be sealed. The extent of any damage or cracking in the chimney due to use and/or settling/movement that was not apparent at this time is unknown. Suggest a rain/spark cap above the top of the chimney. Cap the gas line until a proper log lighter is installed. The gas valve shows signs of wear. Suggest to have the fireplace and chimney evaluated prior to closing.

Master Bedroom: There are some signs of previous water penetration at the left side near the door and windows. The left window sill appears to have signs of wood destroying pest activity with soft spots and/or decay at the sill (has been filled/patched).

The extent of pest activity is unknown and areas under this bedroom were not accessible at this time. Many closet light fixture clearances do not meet current standards and many do not have bulb covers. The exterior bedroom door sticks (room addition door no longer square).

Master Bath: The door to the bath sticks.

Hall Bath: Properly cap the unvented gas wall heaters gas line (does not vent combustion gases to the exterior and suggest not to use). Repair the tub stopper. The tub was moderately slow to drain (some rust apparent at some drain lines under the home). There is a slight drip from the tub cold valve after extended use. There is some corrosion at the sink drain line.

Attic: Parts of the gable vent screens show signs of wear.

This addendum follows the five page T.R.E.C report, and is always to be considered part of a completed report. A checked repair box on the T.R.E.C. portion of the report indicates at least one item on this report for that area is in need of repair. The report is only relevant to the time of the inspection. This report does not include items hidden or blocked at the time of inspection. This report is not a substitute for full disclosure. It is unknown if the buyer has received full disclosure. This report is not intended to eliminate the risk of home ownership.

Please direct any questions with regard to this report to  
Paul Wingert 218-0928  
TREC License # 4170

Have you ever had any problems with:	NO	YES		NO	YES
Foundation	X		Drain tiling	X	
Flooding	X		Cracked floors	X	
Wet walls	X		Sewer backup	X	
Seepage/dampness		X	Leakage	X	
Gutters/downspouts	X				

Give details for any question answered yes.

SLIGHT SEEPAGE AFTER HEAVY RAIN BY DOOR ON PARK ADDITION. LAMINATED WATER APPEARS ON TILE FLOOR. EASY WIPE UP.

RADON GAS:	NO	YES
Has the property been tested for Radon gas?	X	
If the property was tested for Radon gas, the results of all tests known to Seller(s) are attached. Tests disclose level of Radon on test day(s) only and no representations are made as to the level of Radon at any time prior to or after the test(s), or to the accuracy of the test(s).		
ROOF:	NO	YES
Are there any known current or existing leaks backups or other material problems with the system or roof quality?	X	
Have there ever been any material repairs or replacement made to the roof as the result of any material problems in the past 5 years?	X	
What is the age of the shingles? 10 mos.		What is the roofing material? FIBERGLASS SHINGLES
Give details for any question answered yes or any additional problems. 20 year shingle		

MECHANICAL:	NO	YES
Are there any known current or existing material problems with any of the following systems:		
Electrical	X	
Plumbing	X	
Heating *	X	
Ventilation	X	
Air Conditioning	X	
Give details for any questions answered yes.		
* BATHROOM <sup>HEAT</sup> SINCE HEATER NEVER USED. UNCERTAIN STATUS		

Item (Cross off any item that does not apply)	Included In Sale?		In Working Condition?		Item (Cross off any item that does not apply)	Included In Sale?		In Working Condition?	
	Yes	No	Yes	No		Yes	No	Yes	No
Air Conditioner - Central	X		X		Hot Water Heater	X		X	
Other Air Conditioner - # of					Humidifier				
Barbecue (built-in)					Intercom System				
Shed(s)					Microwave (built-in) CONVEYS	X		X	
Ceiling Fans - # 4	X		X		Oven	X		X	
Central Vacuum					Range	X		X	
Dishwasher	X		X		Refrigerator (New) 2004	X		X	
Dryer	X		X		Satellite Dish				
Electronic Air Purifier					Sauna				
Swing set					Smoke Detectors	X		X	
Fireplace - # of 1	X		X		Sprinkler System				
Furnace	X		X		Sump Pump				
Garage Door Opener	X		X		Trash Compactor				
Garage Door Remotes -	X		X		TV Antenna				



Concerning the Property at 4707 WOODVIEW AVE. AUSTIN, TX 78756

Water supply provided by: ☒ city ☐ well ☐ MUD ☐ co-op ☐ unknown ☐ other: \_\_\_\_\_

Was the Property built before 1978? ☒ yes ☐ no ☐ unknown

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: FIBERGLASS, 20-YEAR SHINGLES Age: 11 MOS. (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

☐ yes ☐ no ☐ unknown

Are you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are in need of repair? ☒ yes ☐ no If yes, describe (attach additional sheets if necessary): \_\_\_\_\_

"OTHER HEAT": UNCERTAIN OF BATHROOM GAS HEATER - NEVER USED

**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Item	Y	N
Basement		<input checked="" type="checkbox"/>
Ceilings		<input checked="" type="checkbox"/>
Doors		<input checked="" type="checkbox"/>
Driveways		<input checked="" type="checkbox"/>
Electrical Systems		<input checked="" type="checkbox"/>
Exterior Walls		<input checked="" type="checkbox"/>

Item	Y	N
Floors		<input checked="" type="checkbox"/>
Foundation / Slab(s)	<input checked="" type="checkbox"/>	
Interior Walls		<input checked="" type="checkbox"/>
Lighting Fixtures		<input checked="" type="checkbox"/>
Plumbing Systems		<input checked="" type="checkbox"/>
Roof		<input checked="" type="checkbox"/>

Item	Y	N
Sidewalks		<input checked="" type="checkbox"/>
Walls / Fences		<input checked="" type="checkbox"/>
Windows		<input checked="" type="checkbox"/>
Other Structural Components		<input checked="" type="checkbox"/>

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary):

- PREVIOUS FOUNDATION WORK

- SLAB IN GARAGE HAS CRACK

- FOUNDATIONS CONSISTENT WITH SOIL MOVEMENT IN NEIGHBORHOOD

**Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

Condition	Y	N
Aluminum Wiring <u>LINSTR</u>	<input checked="" type="checkbox"/>	
Asbestos Components		<input checked="" type="checkbox"/>
Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____		<input checked="" type="checkbox"/>
Endangered Species/Habitat on Property		<input checked="" type="checkbox"/>
Fault Lines		<input checked="" type="checkbox"/>
Hazardous or Toxic Waste		<input checked="" type="checkbox"/>
Improper Drainage		<input checked="" type="checkbox"/>
Intermittent or Weather Springs		<input checked="" type="checkbox"/>
Landfill		<input checked="" type="checkbox"/>
Lead-Based Paint or Lead-Based Pt. Hazards		<input checked="" type="checkbox"/>
Encroachments onto the Property		<input checked="" type="checkbox"/>
Improvements encroaching on others' property		<input checked="" type="checkbox"/>
Located in 100-year Floodplain		<input checked="" type="checkbox"/>
Present Flood Insurance Coverage (If yes, attach TAR-1414)		<input checked="" type="checkbox"/>
Previous Flooding into the Structures		<input checked="" type="checkbox"/>
Previous Flooding onto the Property		<input checked="" type="checkbox"/>
Previous Fires		<input checked="" type="checkbox"/>
Previous Foundation Repairs		<input checked="" type="checkbox"/>

Condition	Y	N
Previous Roof Repairs		<input checked="" type="checkbox"/>
Other Structural Repairs		<input checked="" type="checkbox"/>
Radon Gas		<input checked="" type="checkbox"/>
Settling		<input checked="" type="checkbox"/>
Soil Movement		<input checked="" type="checkbox"/>
Subsurface Structure or Pits		<input checked="" type="checkbox"/>
Underground Storage Tanks		<input checked="" type="checkbox"/>
Unplatted Easements		<input checked="" type="checkbox"/>
Unrecorded Easements		<input checked="" type="checkbox"/>
Urea-formaldehyde Insulation		<input checked="" type="checkbox"/>
Water Penetration		<input checked="" type="checkbox"/>
Wetlands on Property		<input checked="" type="checkbox"/>
Wood Rot		<input checked="" type="checkbox"/>
Active infestation of termites or other wood-destroying insects (WDI)		<input checked="" type="checkbox"/>
Previous treatment for termites or WDI		<input checked="" type="checkbox"/>
Previous termite or WDI damage repaired		<input checked="" type="checkbox"/>
Termite or WDI damage needing repair		<input checked="" type="checkbox"/>

(TAR-1406) 4-26-04

Initialed by: Seller: LF aal and Buyer: MC MB

Page 2 of 4

Concerning the Property at 4707 WOODVIEW AVE. AUSTIN, TX 78756

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary):

- SHIFTING CALICHE SOILS, PREVIOUS REPAIR 1997
- LIMITED WOOD ROT IN CLABBOARD, REPAIRED FALL, 2004
- TERMITE INSPECTION REVEALED LIMITED EXISTANCE OF TERMITES. COMPLETE TREATMENT COMPLETED ON ENTIRE HOME. LIFETIME RENEWABLE AND TRANSFERABLE WARRANTY IN PLACE.

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary):

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.

☐ ☒ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: \_\_\_\_\_

Manager's name: \_\_\_\_\_ Phone: \_\_\_\_\_

Fees or assessments are: \$ \_\_\_\_\_ per \_\_\_\_\_ and are ☐ mandatory ☐ voluntary

Any unpaid fees or assessment for the Property? ☐ yes (\$ \_\_\_\_\_) ☐ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☐ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: \_\_\_\_\_

☐ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property.

☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

☐ ☒ Any condition on the Property which materially affects the health or safety of an individual

☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary):

Section 6. Do you (Seller) have a survey of the Property available for review? ☒ yes ☐ no If yes, a copy of the survey ☐ is ☐ is not attached.

September 07, 2007

**Invoice**

Ms Sandy Tipton  
4707 Woodview  
Austin TX 78756



In Reference To: 4707 Woodview  
Project No.: 07.186  
Please reference project number on payment.

For Services Rendered Through: August 28, 2007

	<u>Hrs/Rate</u>	<u>Amount</u>
Principal Engineer - Structural Consultation	1.00 150.00/hr	150.00
Project Manager - Design Development	6.00 75.00/hr	450.00
Project Manager - Drafting	0.50 75.00/hr	37.50
Senior Project Manager - Design Development	4.00 75.00/hr	300.00
For professional services rendered	11.50	\$937.50
Previous balance		\$187.50
8/3/2007 Payment - thank you. Check No. 1084		(\$187.50)
Total payments and adjustments		(\$187.50)
Balance due		\$937.50



## Austin Drainage & Foundation LLC

"Serving Austin with integrity since 1984."

P.O. Box 4511  
Austin, TX 78765  
Ph: (512) 453-4932  
Fax: (512) 326-1488  
[ADFSINC@gmail.com](mailto:ADFSINC@gmail.com)

*paid \$10,000  
3/12/08  
check #2054  
AB Edwards*

### Invoice

**Client:** Sandy Tipton  
**Address:** 4707 Woodview Ave. 78756  
**Phone:** (512) 970-4249  
**Email:** sandytiptondesign@yahoo.com

3/12/2008

### **Scope of Work**

1. Demo existing patio and hardscapes at rear as per plan.
2. Excavate at rear as needed.
3. Install drainage systems at rear and at rear property line to facilitate positive drainage.
4. Construct retaining wall at rear to divert run-off to left and right side property line.
5. Construct reinforced concrete retaining walls and flat work at rear as per plan.
6. Construct concrete channel drains with galvanized steel grates in patio area at rear as per plan.
7. Construct masonry hardscapes to finish patio surfaces as per plan.
8. Discharge all drainage systems to street at curb.
9. Saw cut curbs and repair as needed.
10. Clean site and haul debris.

**Estimate:** \$ 35000.00 \*  
**Down Payment:** \$ 3500.00  
**Construction Draw 1:** \$10,500.00  
**Construction Draw 2:** \$10,500.00

### **Additional Work**

1. Price increase of rebar
2. Cost to weather proof site

**Estimate:** \$500.00

1. Material and labor for 12inch cinderblocks upgrade verses the 8inch cinderblocks.
2. 2 ¼ inch thick material for bench seat (\$200 for material, \$350 for labor)

**Estimate: \$1050.00**

**Additional Work**

1. Additional Drainage work and backfill

**Estimate: \$1500.00**

**Credit**

1. Field Stone

**Cost: (\$300.00)**

**Construction Draw 3: \$10,000.00**

**Remaining Balance: \$3,250.00**

\*Austin Drainage & Foundation LLC is not responsible for, and has not included the cost of excessive rock or tree root removal if required, any repairs to or relocation costs of any underground utility, sprinkler system, or HVAC system that may be required as a result of trenching, and/or for any landscaping or living plants and trees that may be damaged or removed in order to successfully complete the project. Austin Drainage & Foundation LLC is not responsible for any cost related to additional work that may be required to successfully complete the project, but was unobservable at the time of the original estimate. The 10% down payment is considered a deposit and is non-refundable.

**Submitted by: Scott Lockhart - Austin Drainage & Foundation LLC**



PO BOX 341405  
 Austin, Texas 78734  
 Phone: 512.748.3174  
 Fax: 512.366.9560  
 Email: [manor@keepaustinlevel.com](mailto:manor@keepaustinlevel.com)

**To:** Sandy Tipson  
**RE:** 4707 Woodview, Austin, TX  
**Date:** January 16, 2013

**SCOPE OF WORK TO BE COMPLETED:**

- Level house as well as practical.
- Remove all existing original concrete and cinder block piers and replace with approximately 39 new concrete piers with footers.
- Install new treated 4"x6" beam under bathroom wall as discussed with homeowner supported with concrete piers, attached to floor joist with galvanized hurricane clips.
- Remove and replace stucco skirting around the entire perimeter of existing main structure, including vents.

**Please note:** There may be interior cracking of the gypsum board/tile during this process. Keep Austin Level is not responsible for cracked gypsum board, pipes, tile, etc. during this process.

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<b>TOTAL:</b>	<b>\$16,650.00</b>	<b>Homeowner/GC Initials</b> _____
---------------	--------------------	------------------------------------

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**Deposit Schedule:**  
**50% Due at Contract Signing**  
**25% when concrete is placed.**  
**25% when job is complete.**

The 39 new piers and pads shall consist of 3,000 psi concrete. The pads shall be 24"x24"x10". and their bases shall be 30" below grade beam or until solid surface is encountered where room allows, otherwise the bases will be 24" below grade with (3) 1/2" rebar each way in the mat. The piers shall be 10" in diameter, with (4) vertical 1/2" rebar, and 3/8" rebar stirrups at 12" on center.



**SkyWest Builders LLC**

**Doug Marsh CR CGP**

16505 Westview Trail

Austin TX 78737

512-801-1536

1/2/14

**Sandy Tipton**

**4707 Woodview**

**Austin Tx.**

**Sandy,**

I have some preliminary numbers for the remodel and new garage for your property. The plans do not contain elevations and there are, as you know, no specifications so I have done my best to take what I sense your sense of quality and approach (including Donna's) is and then, from there, I have used my experience to extrapolate out the cost. I strive to give decent size allowances for the various components as well as trying to be realistic with what I think is what it really will cost: not what I say it will cost to win the job.

Here is what I have excluded:

Reworking the existing foundation or repairing it

Hardscaping, residing existing, metal roof

Drainage

Smart wiring, security, gutters

Whole new roof (but includes vents needed and garage/closet roof)

Plans and specs needed to permit and build this project (\$ 5000?)

Here are my assumptions:

Demolish garage and driveway

New HVAC, electrical, new plumbing above floor (not including replacing piping underneath and new yard line). New furnace will go in attic.

Shingle roof on new garage, closets, fireplace, and patching as necessary at existing.

New standing seam metal roof **adds** about \$ 15,000 including tear off.

All new wood windows/fiberglass clad wood exterior doors

All new drywall including underneath the new wood interiors

All new insulation (foamed roof deck) including underneath/garage is excluded

11 MDF material for 1 x 6 planking at ceiling and walls. Most affordable option.

All new custom wood cabinets/painted. Allowance of \$ 14,000.

Some new wood floor, refinishing and patching. Allowance of \$ 2000. + 2400

\$10,000 appliance allowance; \$ 9,500 countertop allowance, \$ 6000 plumbing fixture allowance; \$ 2000 electrical fixture allowance, \$ 2000 frameless shower glass allowance, \$ 3600 tile material allowance, \$ 1250 hardware allowance, \$ 15,750 interior, exterior, front door, overhead door allowance, \$ 10,000 wood window ~~allowance~~ allowance.

new driveway runners up to garage

standard slab for garage with out piers/floating grade beam/piers may be required. Piers?

All new hardware throughout house

New painting interior and exterior

Lead safe testing and compliance allowance of \$ 1500 (this is a hard cost to determine without the test).

Builders risk on value of entire property + improvements.

1 SIDING



Structural warranty on new foundation work.

Labor and Materials, Project Management all costs Turnkey remodel

REMODEL Preliminary estimate \$ 353,000

1900 square foot new house with 500' garage and driveway,

including plans, specs, engineering, demolition

NEW HOUSE Preliminary estimate \$ 400,000

The pricing for the building is based on experience plus square footage numbers: \$ 160/house; \$ 100/garage; to which I added plan costs; engineering including soil samples; front porch (excluding hardscaping); increased COA permit costs; and demolition of the house and garage.

The new project is about 13.5% more than the remodel based on these costs. I do not skimp on remodel estimates as I feel it is not fair to you to guess low. I am guessing in both cases however I have to recommend the new building. It seems like with a remodel you would end up with nicely remodeled house without a good foundation whereas for 13+ % more you could have an energy efficient house with a good foundation. The exterior detailing of what you have could easily be duplicated with the new house.

bld risk		
warranty		
permit	2000	
plans	18650	
engineer	4000	
new	304000	1900'/\$160/ft
garage	50000	
entry		
porch	8000	
demo	11500	2300/\$ 5/ft
hardscape ???		
	400000	



Engineering the Future Since 1995

**Subsurface Exploration and Foundation Analysis  
Proposed Residence at 4707 Woodview Avenue  
Austin, Texas**

**Ms. Sandy Tipton  
4707 Woodview Avenue  
Austin, Texas 78756**

**InTEC Project No.: A141184**

**August 19, 2014**

**InTEC of Austin, Inc.**  
8906 Wall Street, Suite 505  
Austin, Texas 78754  
512-252-1218  
Fax 512-252-1219  
*Texas Registration No. F-4318*

*Locations in Southern and Western United States*

Zack J. Munstermann, E.I.T.  
Geotechnical Project Manager



John A. Gunter, M.S., P.E.  
Chief Engineer

### **EXECUTIVE SUMMARY**

The soil conditions at the site of the proposed residence at 4707 Woodview Avenue in Austin, Texas were explored by drilling 1 boring to auger refusal at a maximum depth of 22 feet below the existing ground surface elevation. Laboratory tests were performed on selected soil samples to evaluate the engineering characteristics of the soil strata encountered in our boring.

The results of our exploration, laboratory testing and engineering evaluation indicate that the underlain shallow soils at this site are of moderate expansion potential. Potential vertical movement on the order of 2 inches was estimated for dry soil moisture conditions on the subject lot.

Drilled piers, founded at a minimum depth of 15-feet below existing grade, may be considered to support the proposed residence. Piers founded at this depth may be designed for an allowable bearing capacity of 4,000 pounds per square foot. Either underreaming or a greater depth may be necessary to reduce uplift forces. Limestone was encountered at approximately 20 feet below existing grade in our boring, B-1. Alternatively, drilled piers, founded at a minimum depth of two feet into intact limestone, may be considered to support the proposed residence. Piers founded at this depth may be designed for an allowable bearing capacity of 20,000 pounds per square foot. The piers should be straight shaft due to the limestone. Due to the hardness of the limestone rock we anticipate that high torque drilling equipment would be necessary to achieve the required embedment depth.

If drilled piers are used to support the structure the floor slab and grade beams need to be structurally suspended above the soil to be isolated from the swelling clay soils. A void space of a

InTEC

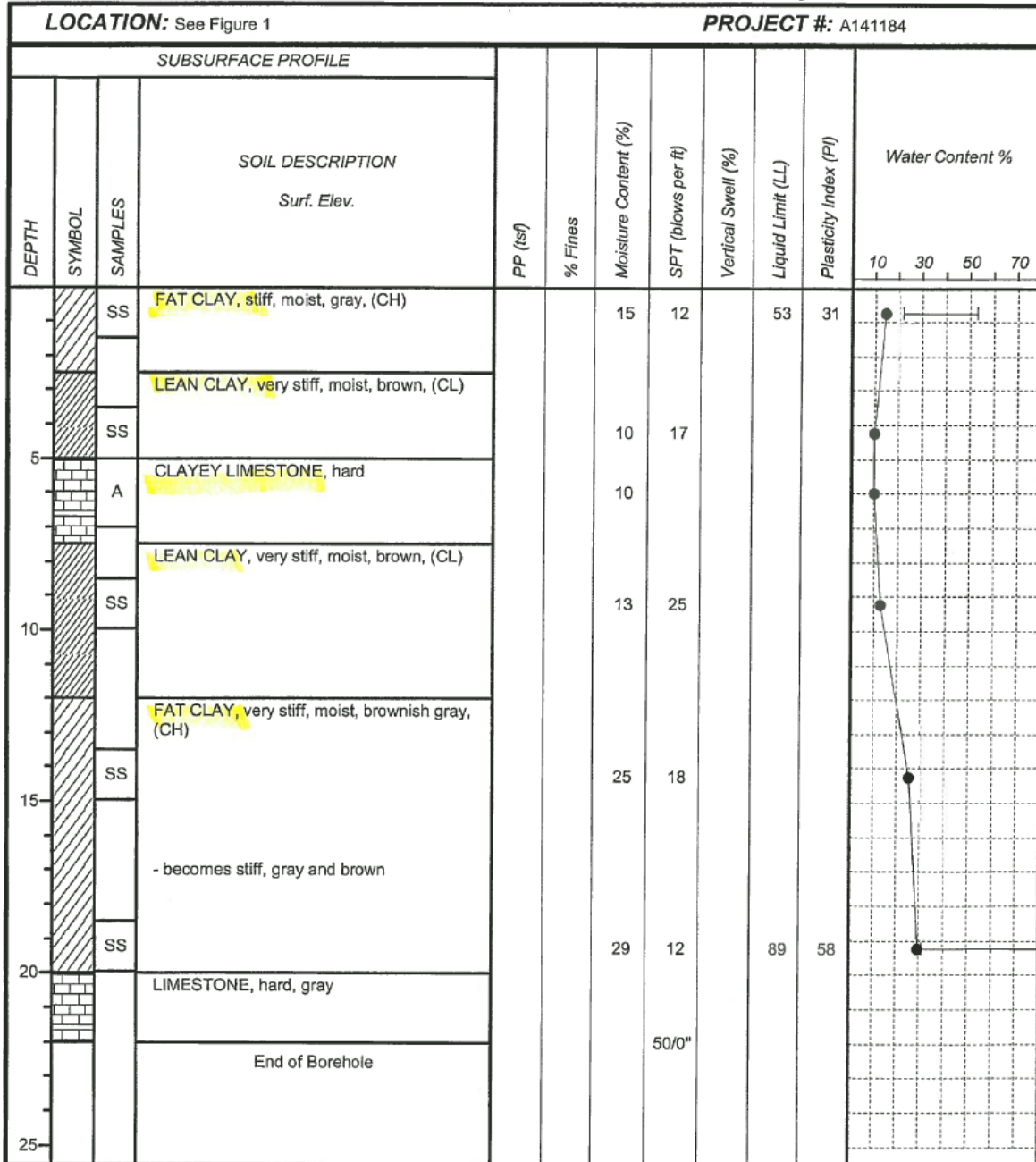
## LOG OF BORING # B-1

PROJECT: 4707 Woodview Avenue

DATE: August 1, 2014

LOCATION: See Figure 1

PROJECT #: A141184



Completion Depth: Refusal at 22'

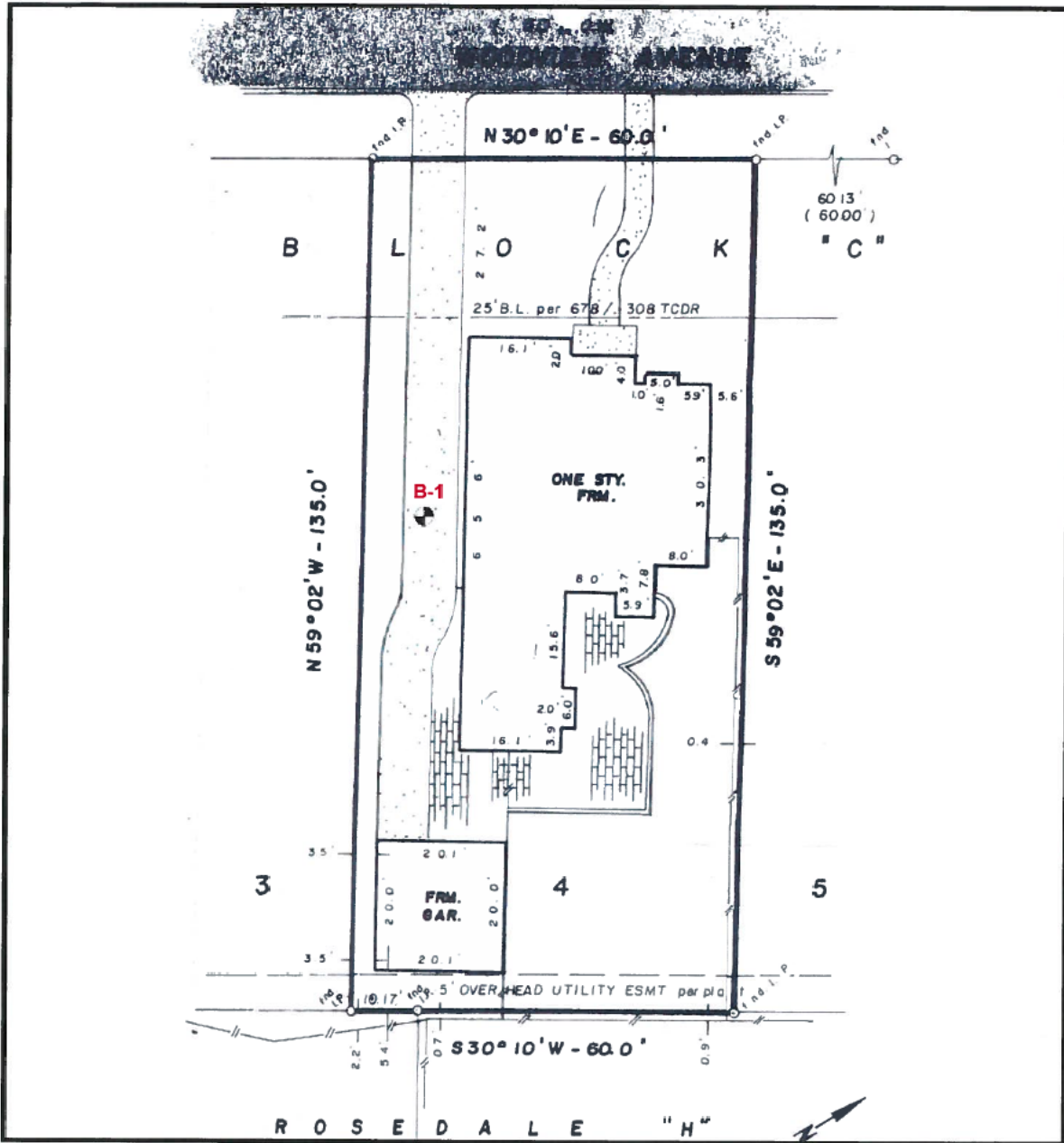
Ground Water Observed: None

Date:

THD - TxDOT Cone Penetrometer Test  
PP=Pocket PenetrometerSS- Split Spoon Sample  
ST- Shelby Tube Sample  
A- Auger SampleLL- Liquid Limit  
PL- Plastic Limit  
RC- Rock Core

NP- Non Plastic

Figure 2



**Approximate Location of  
Exploratory Borings**

4707 Woodview Avenue  
Austin  
Travis County, Texas

**InTEC**

INTEGRATED TESTING & ENGINEERING CO.  
AUSTIN, TEXAS

Prepared By:  
JAT

Scale:  
Not to Scale

Project #  
A141184

Base Plan By:  
G.E.O.

Date:  
August 2014

Figure #  
1

