

Introduction

This property condition inspection was performed at the request of Peter Gardere, Austin, Texas for 1102 Enfield. The purpose of the inspection was to assess the current condition of the structural, mechanical, electrical, plumbing aspects of the referenced property. The property located at 1102 Enfield is a single-family home. The age is unreported to the inspector. Mr. Dondi Atwell, Certified Inspector, performed the site inspection on July 21, 2006. The home was currently unoccupied. The observation and assessment of the property is a compilation of the followings actions:

Visual Observations - This report includes observations made of structural, mechanical, electrical and plumbing, features.

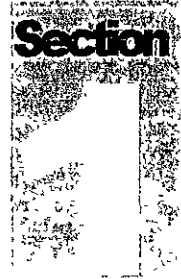
Photo Documentation - ATS has documented the building and site with digital photographs.

Report Limitations

Limited visual non-intrusive examinations were performed as described in this report. Samples of materials were not taken for laboratory testing. It is understood that there are no representations of a warranty or guarantee, expressed or implied, concerning the kind of building materials used, or the future performance of the structure or its systems. No mold or air quality testing was performed. No water quality testing was performed. No life safety inspections were performed. The following observations, opinions, and recommendations, are based entirely upon our personal, visual examination; compiled data and interviews with the current building owner.

This report describes visual observations made by ATS and does not include general recommendations for remedial actions. This report has been prepared to identify current deficiencies observed and should not be considered an exhaustive description of every item that may require remedial attention.

ATS makes no warranties or guarantees, either expressed or implied that all items of a deficient nature and/or improper construction techniques, etc. have been discovered and commented upon in this report. Portions of the items inspected were covered or inaccessible, therefore, unable to be inspected.



Structural

This section describes findings related to the existing structural components.

1. Foundation

The foundation is principally composed of pier and beam framing with a small concrete slab on grade at the left porch and a small section on the back porch. A continuous perimeter footing surrounds the residence. The following were observed:

- a) There are numerous structural cracks in the perimeter concrete grade beam, presumably attributed to differential movement of the foundation. Some deterioration of the concrete was observed. No reinforcement was observed in the cracked areas.
- b) The ventilation of the enclosed crawl space appears inadequate.
- c) There is no positive attachment between the supporting piers and the floor framing.
- d) The framing appears to have significant damage from wood destroying insects. A licensed professional is recommended to better make this determination.
- e) There is a "basement-type" access to the crawl space from the main family room to the base of the masonry fireplace. The fireplace support has deteriorated and has been principally removed.

2. Exterior walls and Roof and Ceiling

- a) The exterior and interior sheathing is composed of 1" thick wood plank siding with a stucco exterior. Most framing observed including the ceiling framing appears to show deterioration from wood-destroying insects. A professional diagnosis of this is recommended.
- b) Water penetration is evident in many locations. The time period that that water has been penetrating the structure is unknown. However, some of the deterioration suggests that it has occurred for several years. The windows have been removed and boarded up on the inside creating a path for rainwater to the interior. A portion of the roof is missing where the chimney has been removed. Many areas of the structural framing show signs of water penetration and deteriorations from water leaks.

Plumbing

This section describes findings related to the existing plumbing fixtures, water distribution, gas piping, drainage and vent piping.

1. Plumbing Fixtures

Plumbing fixtures including lavatories, water closets, sinks and drinking fountain were generally deteriorated and inoperable. Lavatories and sinks and connections to waste piping show corrosion.

2. Water Distribution Piping

Water distribution piping was generally inaccessible for inspection. Additionally, the adequacy of the existing piping is unknown.

Backflow protection for the home was not verified. The exterior hose bibs were not provided with backflow protection.

Many of the distribution piping shut offs appear deteriorated, missing and may not operate.

3. Drainage and Vent Piping

Drainage and vent piping was generally inaccessible for inspection. There is evidence of drainage pipe leaking in some locations.

Electrical

This section describes findings related to the visible electrical equipment including distribution panels, fixtures, receptacles and wiring. Please be advised that many portions of the existing wiring are concealed and unavailable for inspection.

1. Distribution Panels/Equipment

Please be advised electrical panels were not in-use and all wiring was not verified. The wiring was spot checked where possible.

The exterior distribution panel has unused knockouts and also open breaker spaces. The panel schedules were not completed as required by the National Electrical Code.

The panel is an antiquated Federal Pacific panel with a hot/neutral and no grounding wire.

2. Electrical Fixtures

Some of the lighting fixtures observed were inadequately secured to the electrical box. This situation creates an increased risk of fire to the structure or electric shock to persons working near the fixtures.

A hard-wired smoke detector with battery back up is required in each sleeping area and immediately outside each sleeping room.

3. Receptacles

A random inspection of receptacles was made. All receptacles were not grounded.

Additionally, no ground fault circuit protection was observed in any areas required to be protected by the 2005 National Electrical Code; for example, receptacles adjacent to bath lavatories, kitchen and the exterior.

There appears that the spacing of the receptacles is not in accordance with the National Electrical Code. This has resulted in tenant connecting multiple electrical fixtures to a single receptacle. In ATS opinion this results in an unsafe condition.

1. Wiring

Some of the wiring observed was not supported in accordance with The National Electrical Code

Some sheathing on the wiring was damaged. It is ATS opinion that damaged sheathing represents an unsafe condition tat must be corrected.

No dielectric testing was performed as part of this inspection. ATS recommends that a licensed electrician verify circuit capacity and wire sizing prior to the installation of any new equipment.



Mechanical

This section describes findings related to the visible mechanical equipment including vents and fans and related components.

1. Air conditioning and Heating Units

The mechanical systems were largely in disrepair. The air-handling units have been removed from the residence. The ductwork is in disrepair and not insulated. The ductwork appears to be in generally poor condition.

2. Vents and Fans

Exhaust fans were not operated, loose from ceiling and in disrepair.

3. Water Heaters

The water heater has been removed from the home.

Conclusion

It is my opinion that the building located at 11021 Hillfield is of substandard construction and is in generally poor condition, requiring significant rehabilitation before it would be suitable for habitation. Additionally, the building contains health and safety issues that currently makes it unsuitable for habitation. Please be advised that the extent of damage to the structural framing is unknown at this date and can exceed those areas commented upon in this report.

Please contact me if you have any further questions.

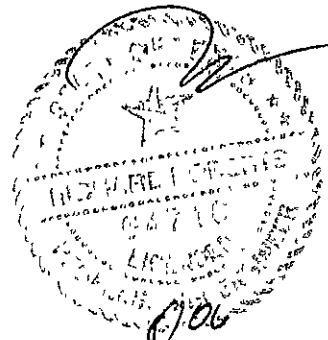
Sincerely,

A handwritten signature in black ink, appearing to read "Dondi Atwell".

Dondi Atwell, Certified Inspector

A handwritten signature in black ink, appearing to read "Rick Roberts".

Rick Roberts, P.E., Managing Engineer





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CONCERNING THE PROPERTY AT

2 Enfield Road (1102 Enfield)
@ Parkway
(Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☒ is ☐ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _____
Seller ☐ is ☐ is not knowledgeable of the current condition of the property.

1. FEATURES AND EQUIPMENT: (Mark all appropriate boxes)

Remains	Working Condition?	Remains	Working Condition?
<input checked="" type="checkbox"/> RANGE [E] [G] <u>one oven not working</u>	<input checked="" type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> SATELLITE DISH SYSTEM	<input type="checkbox"/> [Y] [N] [U]
<input checked="" type="checkbox"/> OVEN [E] [G]	<input checked="" type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> OWNED <input type="checkbox"/> LEASED	
<input type="checkbox"/> MICROWAVE	<input type="checkbox"/> [Y] [N] [U]	MO LEASE \$ _____ MO SVC CHG \$ _____	
<input type="checkbox"/> REFRIGERATOR(S) # _____	<input type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> T.V. ANTENNA	<input type="checkbox"/> [Y] [N] [U]
<input type="checkbox"/> DISHWASHER	<input type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> INTERCOM	<input type="checkbox"/> [Y] [N] [U]
<input type="checkbox"/> TRASH COMPACTOR	<input type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> SPRINKLER SYSTEM	<input type="checkbox"/> [Y] [N] [U]
<input type="checkbox"/> GARBAGE DISPOSAL	<input type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> SEPTIC SYSTEM/TANK	<input type="checkbox"/> [Y] [N] [U]
<input type="checkbox"/> WASHER	<input type="checkbox"/> [Y] [N] [U]	<input checked="" type="checkbox"/> SUMP PUMP	<input checked="" type="checkbox"/> [Y] [N] [U]
<input type="checkbox"/> DRYER [E] [G] [110V] [220V]	<input type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> POOL	<input type="checkbox"/> [Y] [N] [U]
<input checked="" type="checkbox"/> HOOKUPS [110V] [220V] [G]	<input type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> POOL ACCESSORIES/EQUIPMENT	<input type="checkbox"/> [Y] [N] [U]
<input checked="" type="checkbox"/> WATER HEATER # _____ [E] [G] [SOLAR]	<input checked="" type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> POOL HEATER [E] [G] [SOLAR]	<input type="checkbox"/> [Y] [N] [U]
<input type="checkbox"/> WATER SOFTENER <input type="checkbox"/> OWNED <input type="checkbox"/> LEASED	<input type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> SPA/HOT TUB	<input type="checkbox"/> [Y] [N] [U]
MO LEASE \$ _____ MO SVC CHG \$ _____		<input type="checkbox"/> SAUNA	<input type="checkbox"/> [Y] [N] [U]
<input type="checkbox"/> CENTRAL HEAT # _____ [E] [G] [HP]	<input type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> SPA HEATER [E] [G] [SOLAR]	<input type="checkbox"/> [Y] [N] [U]
<input checked="" type="checkbox"/> BATHROOM HEATER # <u>3</u> [E] [G]	<input checked="" type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> GARAGE DOOR OPENER # _____	<input type="checkbox"/> [Y] [N] [U]
<input checked="" type="checkbox"/> SPACE HEATER # <u>1</u> [E] [G] <u>2</u> <u>200 elec</u>	<input checked="" type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> REMOTE CONTROL # _____	<input type="checkbox"/> [Y] [N] [U]
<input type="checkbox"/> EXHAUST FANS # _____ [E] [G]	<input type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> GARAGE, ATTACHED [Y] [N] # SPACES _____	
<input type="checkbox"/> CENTRAL A/C # _____ [E] [G]	<input type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> CARPORT, ATTACHED [Y] [N] # SPACES _____	
<input type="checkbox"/> EVAPORATIVE COOLER # _____	<input type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> PORTABLE STORAGE BLDG(S) # _____	
<input checked="" type="checkbox"/> WALL/WINDOW A/C # <u>#5</u>	<input checked="" type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> GAZEBO	<input type="checkbox"/> [Y] [N] [U]
<input checked="" type="checkbox"/> CEILING FAN(S) # <u>2</u>	<input checked="" type="checkbox"/> [Y] [N] [U]	<input checked="" type="checkbox"/> FIREPLACE <input checked="" type="checkbox"/> WOOD <input checked="" type="checkbox"/> GAS # <u>1</u>	<input checked="" type="checkbox"/> [Y] [N] [U]
<input type="checkbox"/> ATTIC FAN(S) # _____	<input type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> GAS FIRE STARTER # _____	<input type="checkbox"/> [Y] [N] [U]
<input type="checkbox"/> SECURITY SYSTEM <input type="checkbox"/> OWNED <input type="checkbox"/> LEASED	<input type="checkbox"/> [Y] [N] [U]	<input checked="" type="checkbox"/> ARTIFICIAL FIREPLACE LOGS # <u>1</u>	<input checked="" type="checkbox"/> [Y] [N] [U]
MO LEASE \$ _____ MO SVC CHG \$ _____		<input type="checkbox"/> MOCK FIREPLACE WITH CHIMNEY # _____	<input type="checkbox"/> [Y] [N] [U]
<input checked="" type="checkbox"/> SMOKE DETECTOR(S) # <u>2</u>	<input type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> SPECIALTY WIRING _____	<input type="checkbox"/> [Y] [N] [U]
<input type="checkbox"/> FIRE ALARMS/DETECTORS # _____	<input type="checkbox"/> [Y] [N] [U]	<input type="checkbox"/> OTHER _____	

The following property is to be excluded from the sale. _____

2. SERVICES TO THIS PROPERTY PROVIDED BY: (Fill in names of suppliers)

WATER SUPPLY: City of Austin
☒ CITY ☐ WELL ☐ PRIVATE ☐ MUD
☐ WCID ☐ COOP ☐ OTHER
WASTEWATER: City of Austin
☒ CITY ☐ SEPTIC ☐ COOP ☐ MUD
☐ OTHER
ELECTRICITY: City of Austin
CABLE TV: Southern Union
SOLID WASTE PROVIDER: _____

GAS SUPPLY: Southern Union
☒ UTILITY ☐ TANK ☐ BOTTLE ☐ COOP
TANK/BOTTLE MO LEASE \$ _____
HOMEOWNER'S ASSOC.: N/A
MONTHLY HOMEOWNER'S FEE. \$ _____
MANAGER'S NAME: _____
TELEPHONE: _____

3 ARE YOU (SELLER) AWARE OF ANY KNOWN DEFECTS/MALFUNCTIONS IN ANY OF THE FOLLOWING?

INTERIOR WALLS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	LIGHTING FIXTURES	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	SIDEWALKS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
EXTERIOR WALLS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	CEILINGS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	GAS LINES (NAT /LP)	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
RAIN GUTTERS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	DOORS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	FLOORS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
BASEMENT	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	FOUNDATION/SLAB(S)	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	WINDOWS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
PLUMBING/SEWER/SEPTIC	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	DRIVEWAY(S)	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	WINDOW SCREENS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
ROOF	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	ELECTRICAL SYSTEM(S)	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	FENCES/FENCE WALLS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
ROOF APPROX. AGE <u>8 yrs.</u>		FIREPLACE(S)	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	SWIMMING POOL	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
ROOF TYPE <u>Comp</u>					

OTHER STRUCTURAL COMPONENTS (DESCRIBE)

If any of the above is/are checked, explain (Attach additional sheets if necessary):

See Boundary Line Agreement -
Could be settling common to area

4. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING? (Mark all appropriate box(es))

ACTIVE TERMITES	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	ENDANGERED SPECIES/HABITAT ON PROPERTY	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
WOOD DESTROYING INSECTS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	PREVIOUS STRUCTURAL/ROOF REPAIR	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
TERMITES OR WOOD ROT NEEDING REPAIR	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	HAZARDOUS OR TOXIC WASTE	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
PREVIOUS TERMITE DAMAGE	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	ASBESTOS COMPONENTS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
PREVIOUS TERMITE TREATMENT	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	UREA FORMALDEHYDE INSULATION	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
PREVIOUS FLOODING	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	RADON GAS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
IMPROPER DRAINAGE	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	LEAD BASED PAINT	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
WATER PENETRATION OF BLDG	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	ALUMINUM WIRING	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
LOCATED IN 100 YEAR FLOOD PLAIN	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	PREVIOUS FIRES	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
PRESENT FLOOD INSURANCE COVERAGE	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	DISEASED TREES	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
SETTLING OR SOIL MOVEMENT,		FENCE LINES NOT CORRESPONDING TO	
FAULT LINES, LANDFILL	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	PROPERTY BOUNDARIES	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
SUBSURFACE STRUCTURE(S) / PIT(S)	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	WETLANDS ON PROPERTY	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
SPRING(S): UNDERGROUND	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	UNPLATTED EASEMENTS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
INTERMITTENT/WEATHER	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	FOUNDATION REPAIR	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]
UNDERGROUND STORAGE TANKS	<input checked="" type="checkbox"/> [Y] <input type="checkbox"/> [N]	OTHER	

If the answer to any of the above is yes, explain. (Additional sheets if necessary):

One time water come into basement area during heavy flooding
Could be settling common to area, see Boundary Line Agreement

5. ARE YOU (SELLER) AWARE OF ANY OF THE FOLLOWING? (If yes, mark appropriate box(es))

- ☐ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building code in effect at the time?
- ☐ Any "common area" facilities (such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others?
- ☐ 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 condition of the Property which materially affects the physical health or safety of an individual?
- ☒ Features of the Property shared in common with adjoining landowners, such as walls, fences and driveways, whose use or responsibility for maintenance may have an effect on the subject property?
- ☐ Any encroachments, easements or similar matters that may affect your interest in the subject property?
- ☐ Land fill (compacted or otherwise) on the property or any portion thereof?
- ☐ Any settling from any cause or slippage, sliding or other soil problems?
- ☐ Major damage to the property or any of the structures from fire, earthquake, floods or landslides?
- ☐ Any future highway, freeway, air traffic patterns which affects this real property?
- ☐ Any future annexation plans which affect this real property?
- ☐ Within the previous 12 months, has there been an equity loan on this property? If Yes, date ____ / ____ / ____
- ☐ Other items of concern? _____

If the answer to any of the above is yes, explain (Attach additional sheets if necessary)

Initialed for identification by Buyer

and Seller

6. HAVE YOU (SELLER) RECEIVED ANY WRITTEN INSPECTION REPORTS FROM PERSONS WHO REGULARLY PROVIDE INSPECTIONS AND WHO ARE EITHER LICENSED AS INSPECTORS OR OTHERWISE PERMITTED BY LAW TO PERFORM INSPECTIONS? ☐ Yes ☒ No

If yes, attach copies and list the following:

Date of Inspection

Name of Document

Name of Author of Report

Number of Pages

7. HAVE YOU (SELLER) MADE, OR HAVE HAD MADE, MAJOR REPAIRS OR IMPROVEMENTS (COSTING \$500 OR MORE) TO THE PROPERTY DURING THE TIME YOU HAVE OWNED THE PROPERTY? ☐ Yes ☒ No. ARE YOU AWARE OF MAJOR REPAIRS OR IMPROVEMENTS MADE BY PREVIOUS OWNERS? ☐ Yes ☒ No. If yes to either, please explain.

8. SELLER HAS NOT RECEIVED ANY NOTICES, EITHER ORAL OR WRITTEN, REGARDING THE NEED FOR REPAIR OR REPLACEMENT OF ANY PORTION OF THE PROPERTY FROM ANY GOVERNMENTAL AGENCY, APPRAISER, INSPECTOR, MORTGAGE LENDER, REPAIR SERVICE OR OTHERS, EXCEPT

Anna L. Porter

Seller

7-7-01

Date

Seller

Date

THE UNDERSIGNED BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS STATEMENT.

NOTICE TO BUYER: LISTING BROKER, _____, AND OTHER BROKER _____, ADVISE YOU THAT SELLER'S DISCLOSURE NOTICE WAS COMPLETED BY SELLER, AS OF THE DATE SIGNED. THE LISTING AND OTHER BROKERS HAVE RELIED ON THIS NOTICE AS TRUE AND CORRECT AND HAVE NO REASON TO BELIEVE IT TO BE FALSE OR INACCURATE

YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY PRIOR TO CLOSING. ANY INSPECTION REPORTS FURNISHED BY THE SELLER ARE PROVIDED FOR INFORMATION PURPOSES ONLY AND ARE NOT INTENDED TO BE A SUBSTITUTE FOR AN INSPECTION PERFORMED BY AN INSPECTOR OF BUYER'S CHOICE.

THE DISCLOSURE NOTICE CONTAINS NO ESTIMATE OF THE NUMBER OF SQUARE FEET OF SPACE WITHIN THE RESIDENCE AND BROKERS MAKE NO REPRESENTATIONS REGARDING SUCH AREA. IF SQUARE FOOTAGE IS IMPORTANT TO BUYER, BUYER SHOULD HAVE IT MEASURED BY A PROFESSIONAL.

Buyer

Date

Buyer

Date

[NOTE: This form furnished by the AUSTIN/CENTRAL TEXAS REALTY INFORMATION SERVICE for the convenience of its participants.]

ACTRIS/SD 02/00

Initialed for identification by Buyer _____

and Seller _____

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Travis County Historical Commission

October 4, 2006

Mayor and Council,

Although the Travis County Historical Commission does not have the authority to block development projects on historic properties owned by private individuals, we can urge planners and developers to give serious consideration to the value historic structures have in the community. We support efforts throughout the County to find preservation alternatives in development projects whenever possible.

Many of the older central Austin neighborhoods have been impacted lately by old homes being torn down to clear the way for new site development. There has been an on-going debate in the media about new house size and site restrictions, particularly in older neighborhoods. Structures with a long existence, like the 88-year Baugh-Colby House, very often have connections and associations with significant individuals in Austin's history. That information, as well as the building's architectural significance, can be lost to future generations when the structure is destroyed.

The Austin Historic Landmark Commission and the City Planning Commission have both gone on record stating that the Baugh-Colby House is worthy of historic designation. The Travis County Historical Commission supports this designation.

Sincerely,

A handwritten signature in black ink that reads "Barry Hutcheson". The signature is written in a cursive, flowing style.

Barry Hutcheson, Chair
Travis County Historical Commission

July 10, 2006

Steve Sadowsky
Historic Preservation Officer
505 Barton Springs Rd.
Austin, Texas 78704

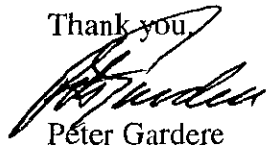
Via: U.S. Mail

Re: Historic Zoning Case
1102 Enfield Rd.
C14H-05-0017

Steve,

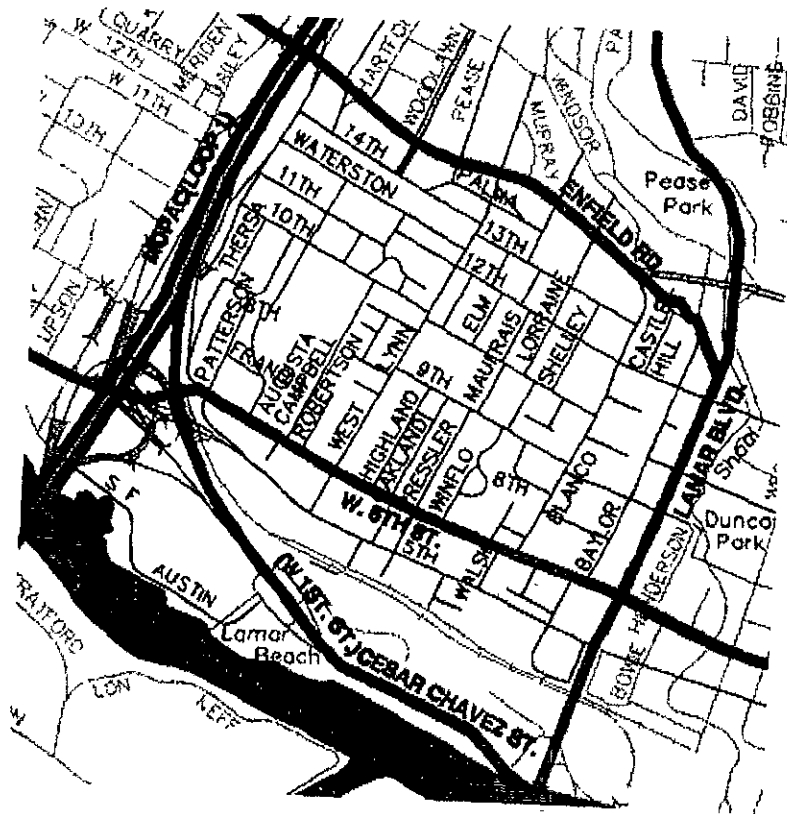
I am the owner of the home located at 1102 Enfield and I am opposed to historic zoning.
Please consider this a valid petition.

Thank you.



Peter Gardere

cc: file

[illegible]

Contents

1.0 Residential Guidelines

Goal 1: Promote prevailing neighborhood character

- 1.1 Promote diversity of architectural styles
 - 1.1.1 Promote additions that reflect both the period of the addition and preserve the integrity of original structures
- 1.2 Maintain consistent mass and scale
- 1.3 Maintain historic land use patterns
 - 1.3.1 Maintain street setback lines
 - 1.3.2 Promote "back-buildings"
 - 1.3.3 Promote parking on the side or rear in lieu of front

Goal 2: Enhance the streetscape

- 2.1 Promote and maintain street trees
- 2.2 Minimize driveway width and curb cuts
- 2.3 Promote openness to the street
 - 2.3.1 Windows
 - 2.3.2 Porches
 - 2.3.3 Transparent fences
 - 2.3.4 Face garage doors away from the street
- 2.4 Promote and maintain sidewalks
- 2.5 Promote localized porch and walkway lighting

2.0 Commercial Guidelines

Goal 1: Promote prevailing neighborhood character

- 1.1 Promote diversity of architectural style
- 1.2 Maintain consistent mass and scale
- 1.3 Maintain street setback lines

Goal 2: Enhance the streetscape

- 2.1 Promote and maintain street trees
- 2.2 Promote shade through the use of awnings, overhangs or loggias
- 2.3 Minimize driveway widths and curb cuts
- 2.4 Promote openness to the street
 - 2.4.1 Windows
- 2.4 Promote parking on the side or rear in lieu of the front

Goal 3: Avoid conflict between allowed land uses

- 3.1 Buffer parking and loading zones
- 3.2 Isolate sources of noise
- 3.3 Minimize light pollution

1.0 Residential Guidelines

Goal 1: Promote prevailing neighborhood character

1.1 Promote diversity of architectural styles



1.0 Residential guidelines

Goal 1: Promote prevailing neighborhood character

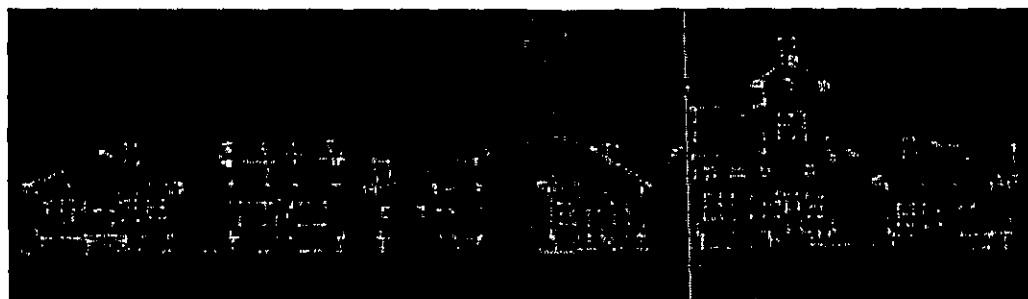
1.1.1 Promote additions that reflect both the period of the addition and preserve the integrity of original structures.



1.0 Residential guidelines

Goal 1: Promote prevailing neighborhood character

1.2 Maintain consistent mass and scale



This

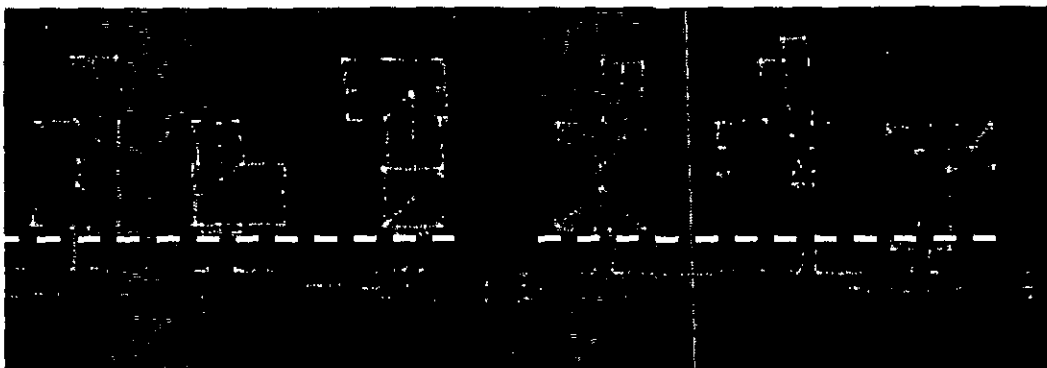
Not this

1.0 Residential guidelines

Goal 1: Promote prevailing neighborhood character

1.3 Maintain historic land use patterns

1.3.1 Maintain street setback lines.



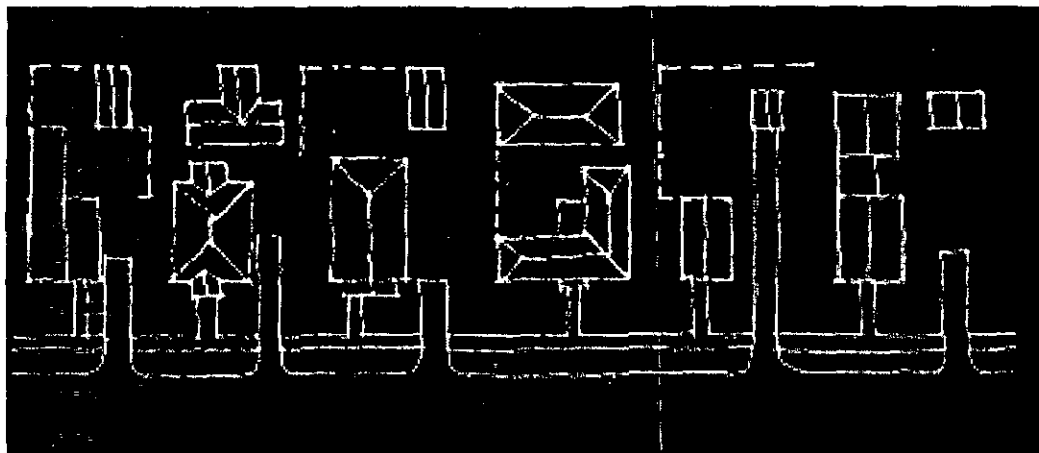
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1.0 Residential guidelines

Goal 1: Promote prevailing neighborhood character

- 1.3 Maintain historic land use patterns
 - 1.3.2 Promote "back-buildings"



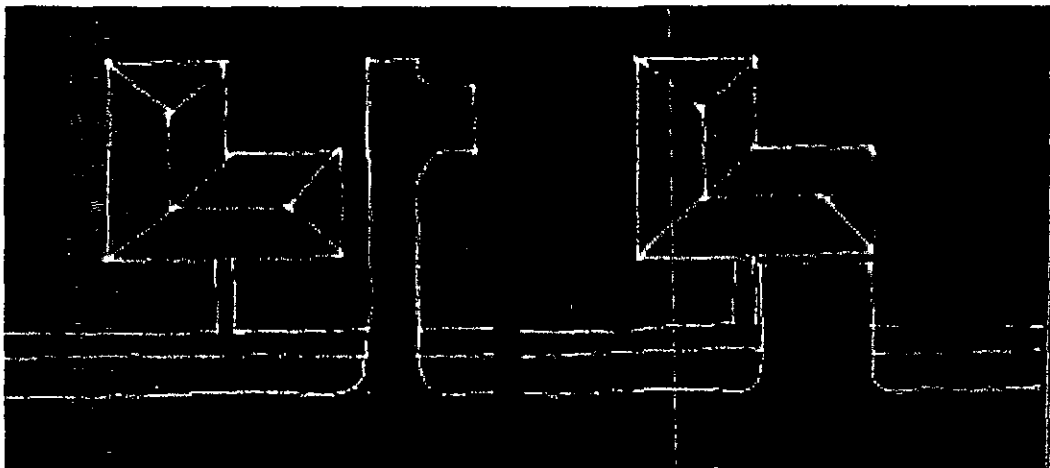
Existing land use pattern of "back-buildings"

1.0 Residential guidelines

Goal 1: Promote prevailing neighborhood character

1.3 Maintain historic land use patterns

1.3.3 Promote side/rear parking in lieu of front.



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Not this

1.0 Residential guidelines

Goal 2: Enhance the streetscape

2.1 Promote and maintain street trees



1.0 Residential guidelines

Goal 2: Enhance the streetscape

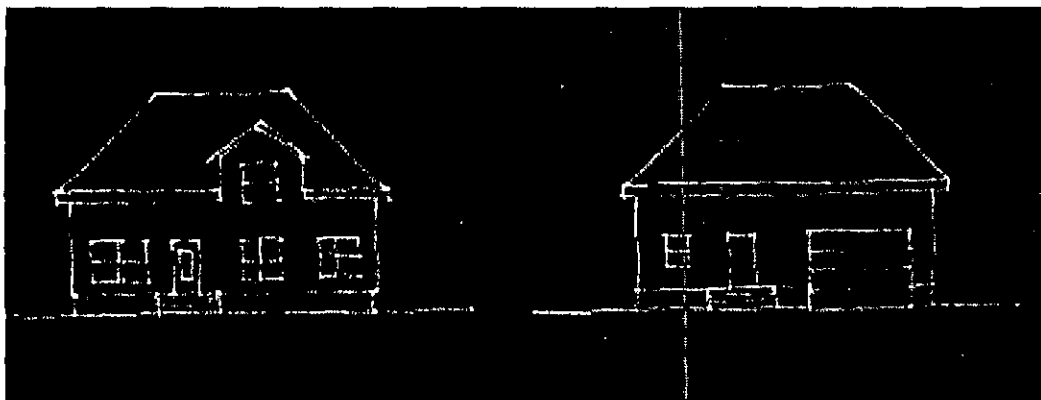
2.2 Minimize driveway widths and curb cuts



1.0 Residential guidelines

Goal 2: Enhance the streetscape

- 2.3 Promote openness to the street
- 2.3.1 Windows



This

Not this

1.0 Residential guidelines
Goal 2: Enhance the streetscape

- 2.3 Promote openness to the street
2.3.1 Porches



1.0 Residential guidelines

Goal 2: Enhance the streetscape

2.3 Promote openness to the street

2.3.3 Transparent fences

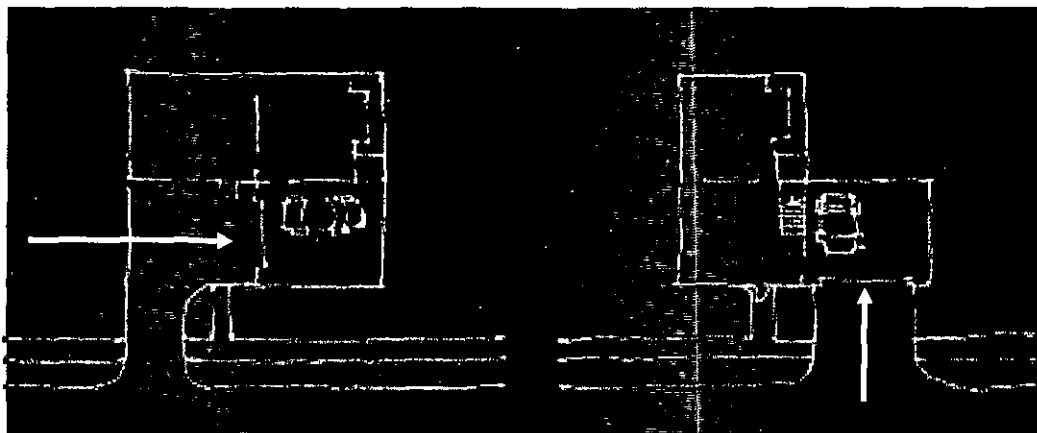


1.0 Residential guidelines

Goal 2: Enhance the streetscape

2.3 Promote openness to the street

2.3.4 Face garage doors away from the street.



This

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1.0 Residential guidelines

Goal 2: Enhance the streetscape

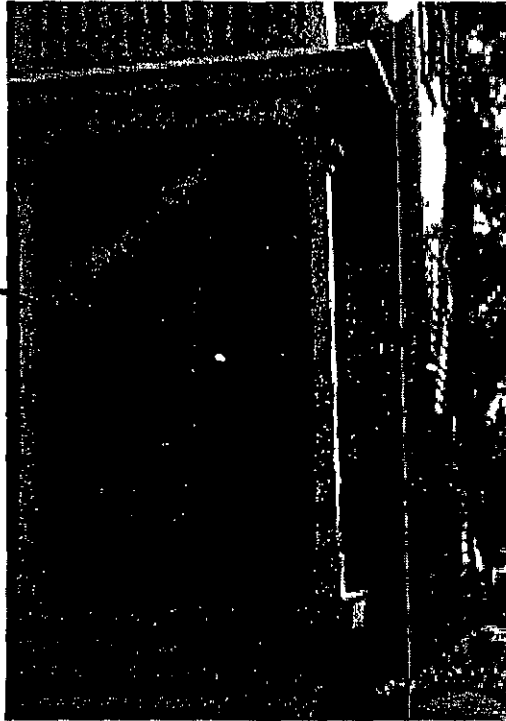
2.4 Promote and maintain sidewalks



1.0 Residential guidelines

Goal 2: Enhance the streetscape

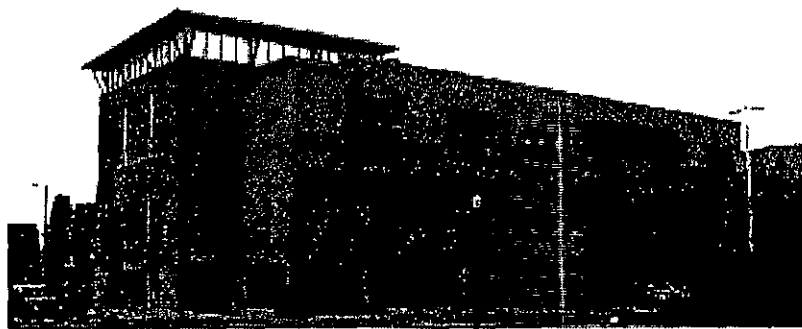
2.5 Promote localized porch and walkway lighting



2.0 Commercial Guidelines

Goal 1: Promote prevailing neighborhood character

1.1 Promote diversity of architectural styles



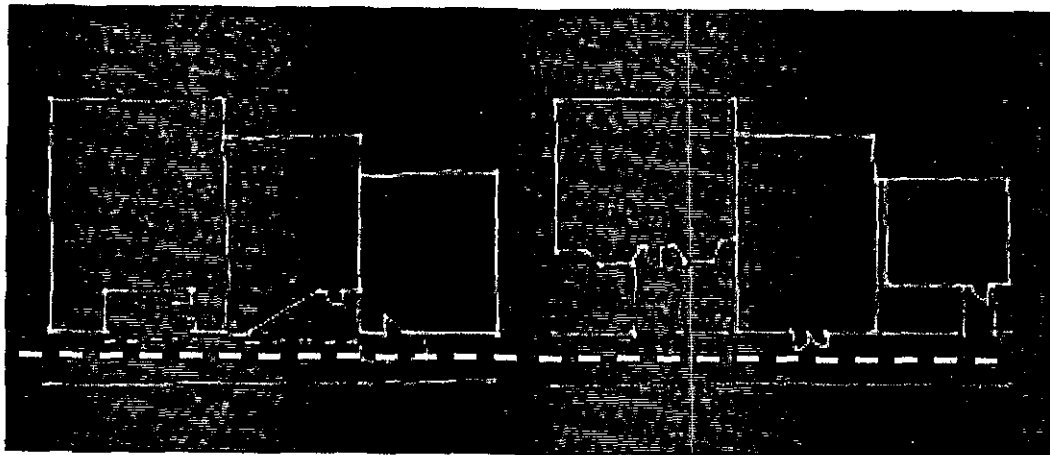
Commercial Guidelines

Goal 1: Promote prevailing neighborhood character

1.2 Maintain consistent mass and scale

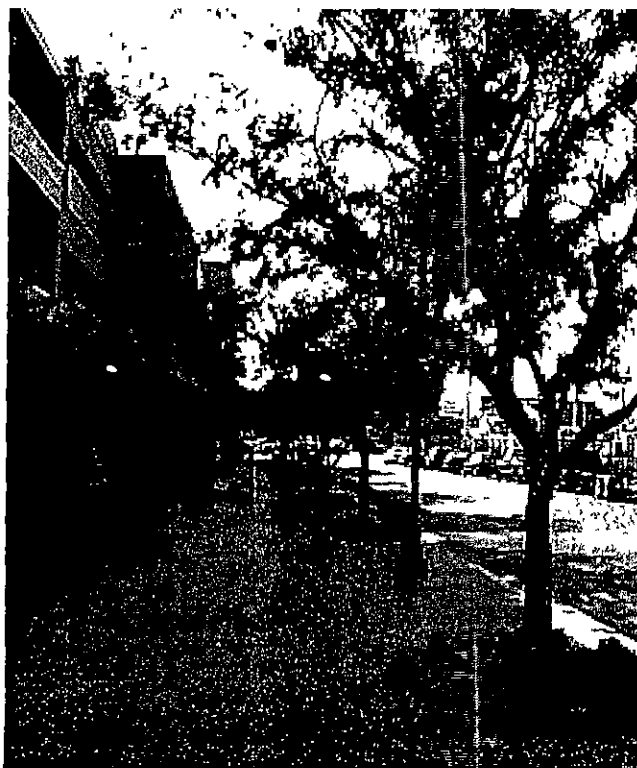


2.0 **Commercial Guidelines**
Goal 1: Promote prevailing neighborhood character
2.1 Maintain street setback lines



This

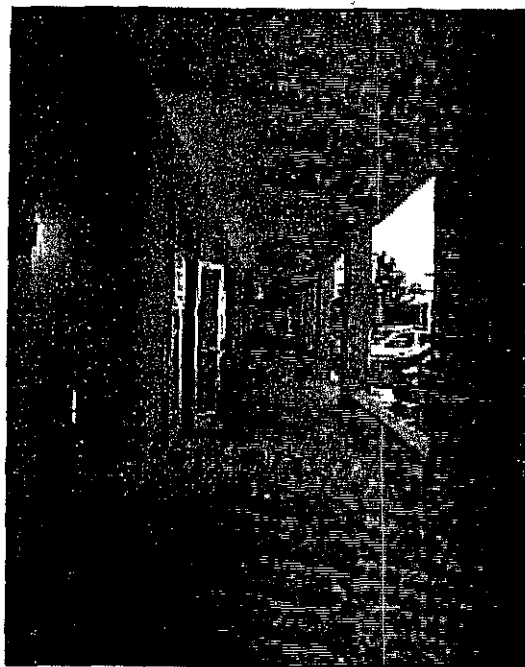
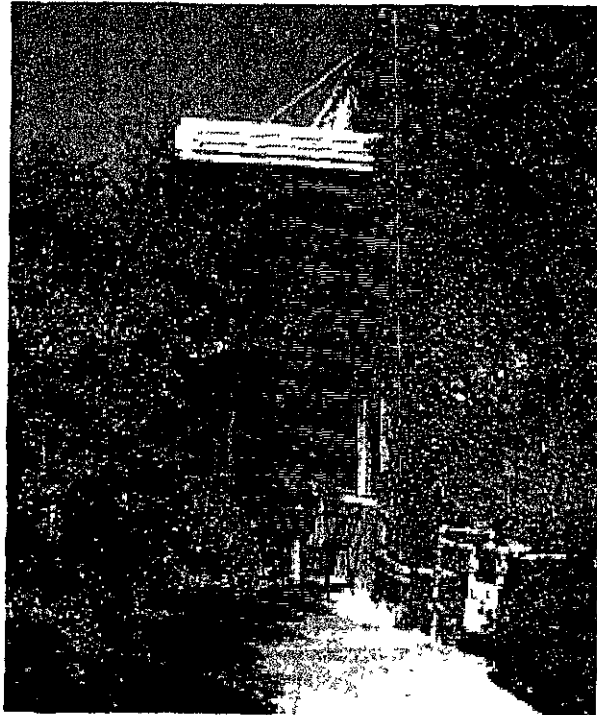
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Commercial Guidelines**Goal 2: Enhance the streetscape****2.1 Promote and maintain street trees**

2.0 Commercial Guidelines

Goal 2: Enhance the streetscape

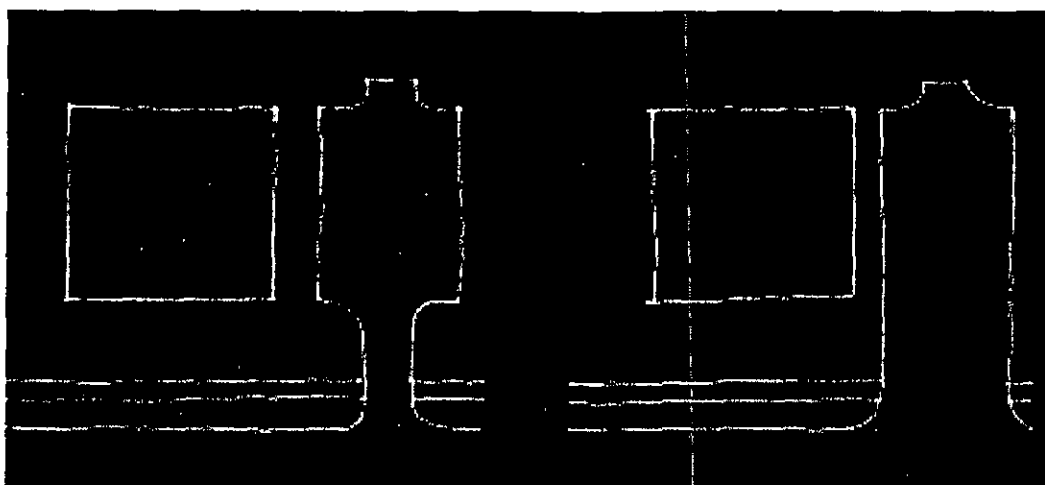
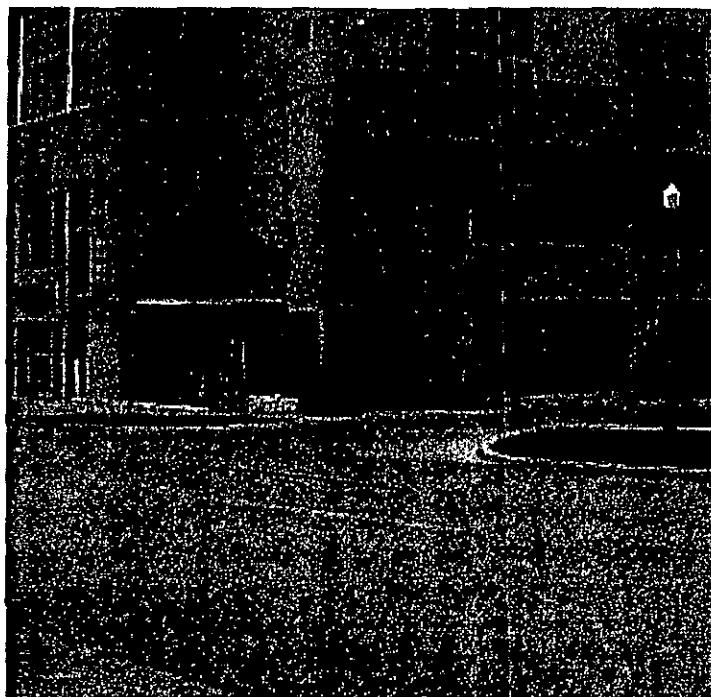
2.2 Promote shade through the awnings, overhangs, or loggias



2.0 Commercial Guidelines

Goal 2: Enhance the streetscape

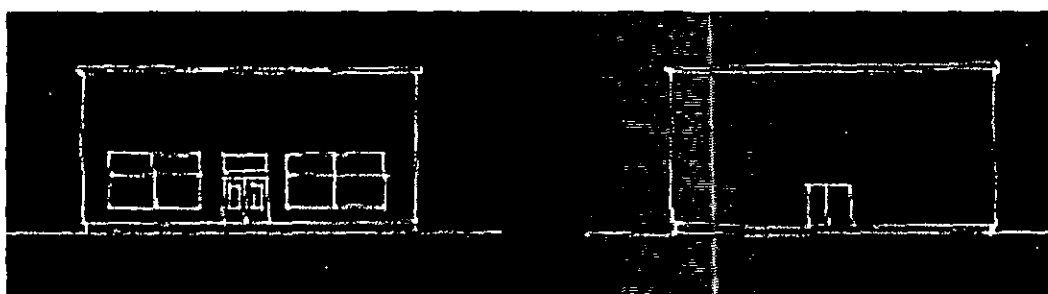
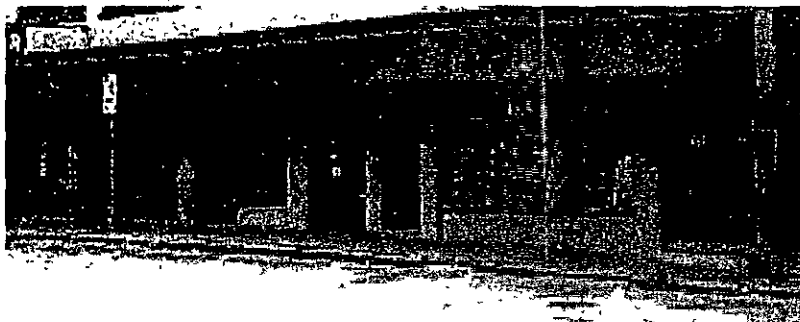
2.3 Minimize driveway widths and curb cuts



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2.0 Commercial Guidelines
Goal 2: Enhance the streetscape
2.4 Promote openness to the street
2.4.1 Windows



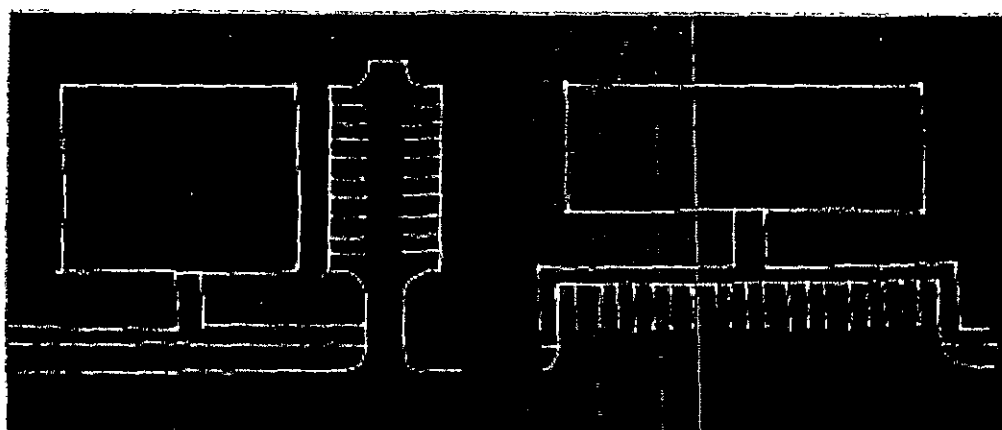
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2.0 Commercial Guidelines

Goal 2: Enhance the streetscape

2.5 Promote parking on the side or rear in lieu of the front



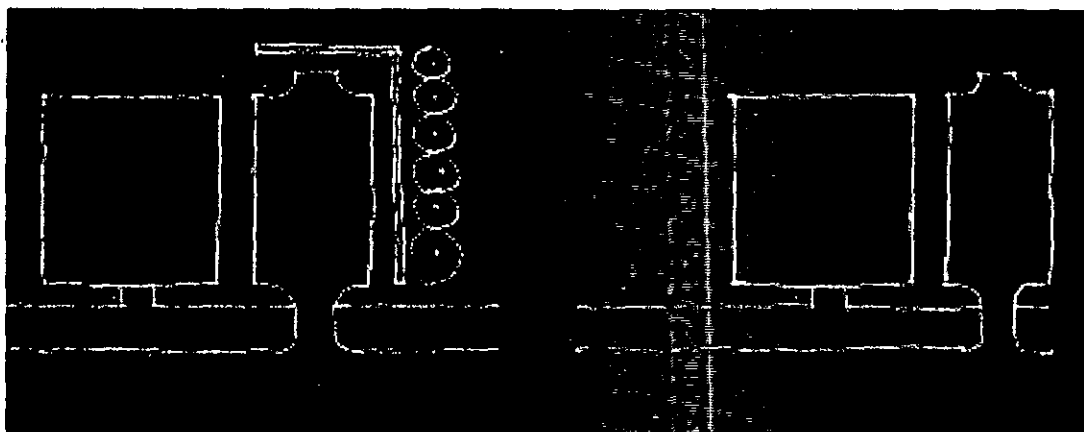
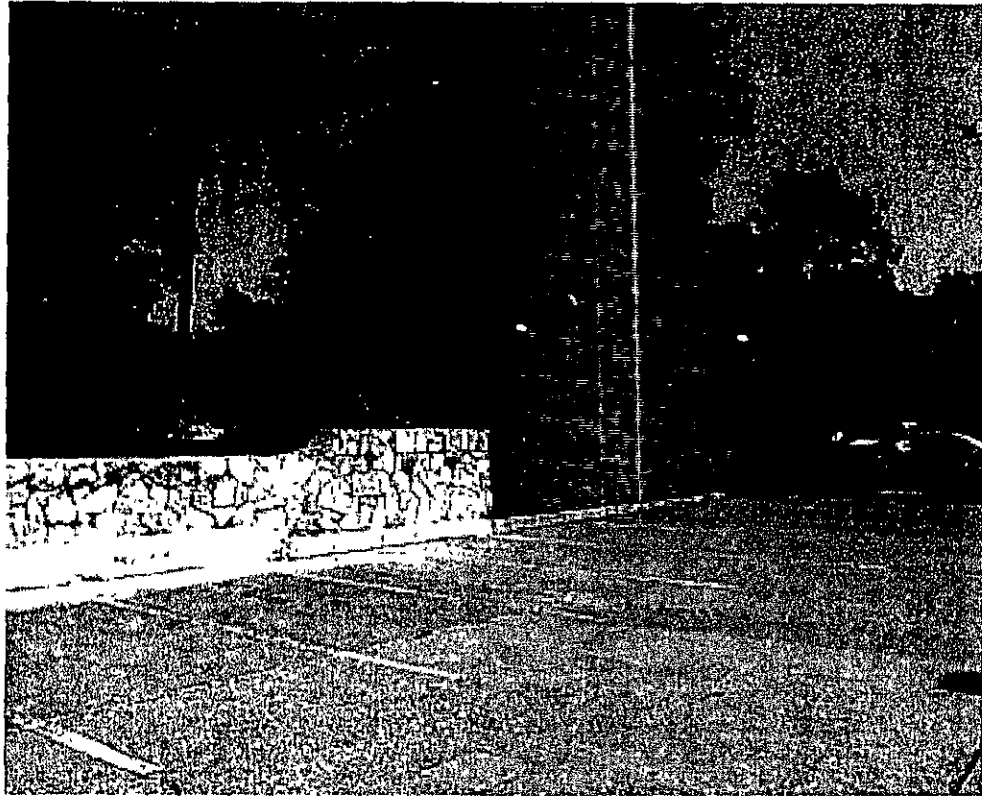
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2.0 Commercial Guidelines

Goal 3: Avoid conflict between allowed land uses

3.1 Buffer parking and loading zones



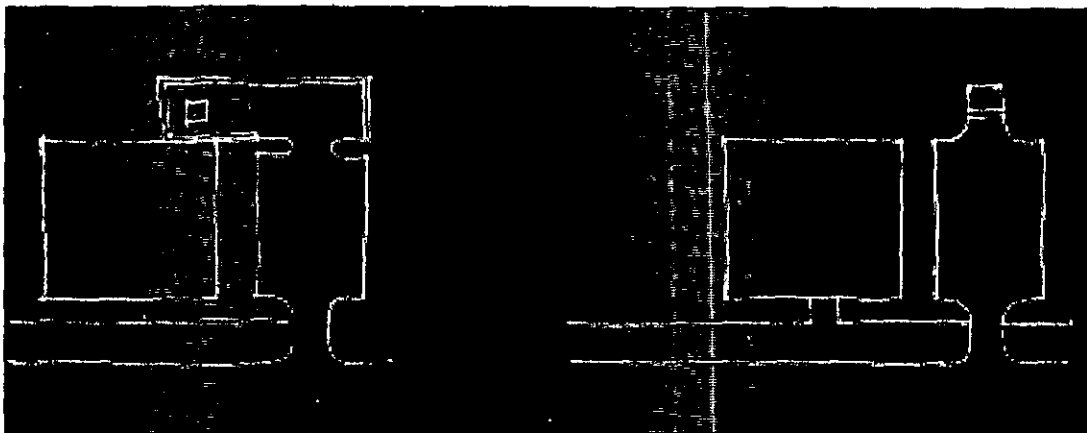
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2.0 Commercial Guidelines

Goal 3: Avoid conflict between allowed land uses

3.2 Isolate sources of noise



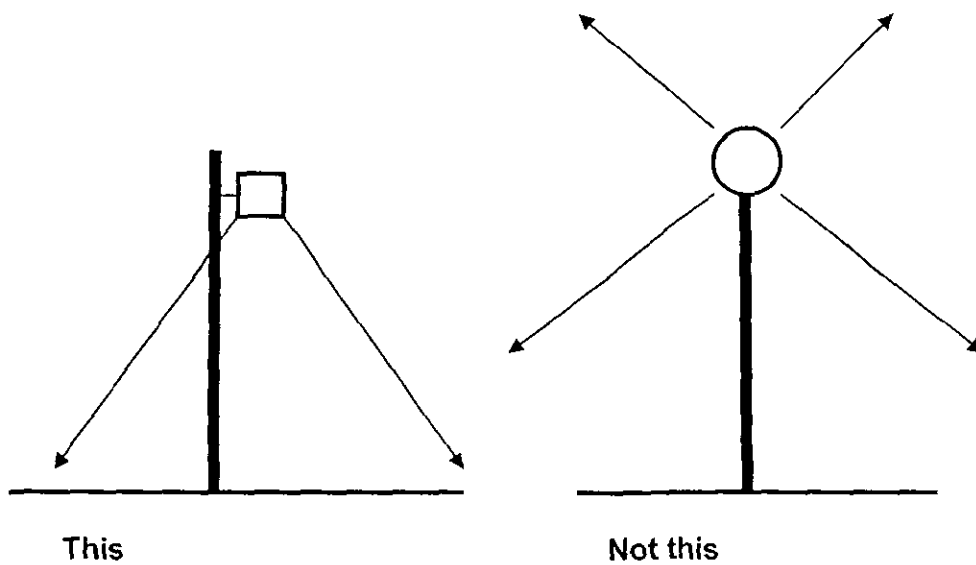
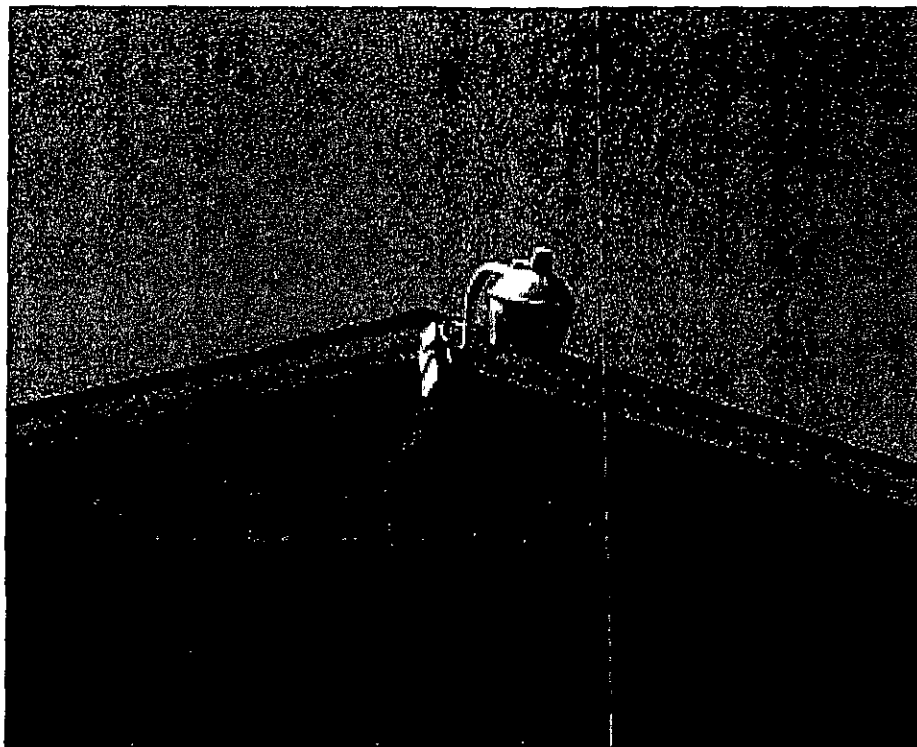
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2.0 Commercial Guidelines

Goal 3: Avoid conflict between allowed land uses

3.3 Minimize light pollution



ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY GENERALLY KNOWN AS THE BAUGH-COLBY HOUSE
3 LOCATED AT 1102 ENFIELD ROAD IN THE OLD WEST AUSTIN
4 NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MEDIUM
5 DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO
6 MULTIFAMILY RESIDENCE MEDIUM DENSITY-HISTORIC-
7 NEIGHBORHOOD PLAN (MF-3-H-NP) COMBINING DISTRICT.
8

9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from multifamily residence medium density-neighborhood plan
13 (MF-3-NP) combining district to multifamily residence medium density-historic-
14 neighborhood plan (MF-3-H-NP) combining district on the property described in Zoning
15 Case No. C14H-05-0017, on file at the Neighborhood Planning and Zoning Department, as
16 follows:
17

18 The south part of Lot 29 and the south 105 feet of the east 13.5 feet (average) of
19 Lot 28, Outlots 6-8, Division Z, Enfield A Subdivision, a subdivision in the City of
20 Austin, Travis County, Texas, according to the map or plat of record in Volume 3,
21 Page 44, of the Plat Records of Travis County, Texas (the "Property"),
22

23 generally known as the Baugh-Colby House, locally known as 1102 Enfield Road, in the
24 City of Austin, Travis County, Texas, and generally identified in the map attached as
25 Exhibit "A".
26

27 **PART 2.** Except as specifically provided in Part 3, the Property may be developed and
28 used in accordance with the regulations established for the multifamily residence medium
29 density (MF-3) base district and other applicable requirements of the City Code.
30

31 **PART 3.** The Property is subject to Ordinance No. 020926-26 that established the Old
32 West Austin neighborhood plan combining district.
33
34
35
36
37

1 **PART 4.** This ordinance takes effect on _____, 2006.

2
3
4 **PASSED AND APPROVED**

5
6
7
8 _____, 2006

§
§
§

Will Wynn
Mayor

9
10
11
12
13 **APPROVED:** _____

ATTEST: _____

14 David Allan Smith
15 City Attorney

Shirley A. Gentry
City Clerk

DRAFT