

Notice of Meeting of the Main Street Advisory Board of the City of Georgetown, Texas September 17, 2026

The Georgetown Main Street Advisory Board will meet on September 17, 2026 at 9:00 AM at Downtown Development and Special Event Offices at 505 S Austin Ave, Georgetown, TX 78626.

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

This is a Special board meeting to matters requiring timely discussion and Board action.

Public Wishing to Address the Board

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found on the table at the entrance to the meeting room. Clearly print your name and the letter of the item on which you wish to speak and present it to the Board Liaison prior to the start of the meeting. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.

On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission Liaison prior to the day the agenda for this meeting is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken.

Regular Session

- 1.A **Call to order**
Call to order - Evan Cuyler, Board Chair
- 1.B **Main Street Facade Grant request for 102 E University Ave**
Consideration and possible action on a Main Street Facade Grant request for 102 E University Ave – Rachel White, Downtown Development Manager

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2026, at _____, and remained so posted for at least three business days preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

**City of Georgetown, Texas
Main Street Advisory Board
September 17, 2026**

SUBJECT:

Call to order

SUGGESTED ACTION:

Call to order - Evan Cuyler, Board Chair

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

N/A

City of Georgetown, Texas
Main Street Advisory Board
September 17, 2026

SUBJECT:

Main Street Facade Grant request for 102 E University Ave

SUGGESTED ACTION:

Consideration and possible action on a Main Street Facade Grant request for 102 E University Ave – Rachel White, Downtown Development Manager

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Sommerfeld, Economic Development plus

ATTACHMENTS:

[26-09-17 - Facade & Sign Application Staff Report - 102 E University.pdf](#)

[102 E University_Facade Application_Updated.pdf](#)

[2026-37-COA HPO Approval Memo.pdf](#)



- Coversheet -

Main Street Program – Façade & Sign Grant Fund
Thursday, September 17, 2026
102 E University Avenue

AGENDA ITEM DESCRIPTION

Discussion and possible action on a Main Street Sign Grant Fund application request for the property located at 102 E University Avenue.

Eligible grant exterior improvements include chimney removal and roof repair, stucco and exterior painting, repair of deteriorated lumber and foundation issues on the property, and window and gutter repairs/installation.

The applicant has selected Halls Roofing, Ryan's Home Fix and Finish, and Gutters by Berger to perform the listed work. The estimate provided by the applicant totals **\$31,755.75** for the improvements and the applicant seeks a grant for the maximum award they are eligible for **50% or up to \$15,877.87**. (maximum award possible).

AGENDA ITEM DETAILS

- Business Name: Offices at the Mercantile
- Applicant: Jeff Paull
- Property Owner: Mercantile Holdings LLC
- Property Address: 102 E University Ave
- Historical/Current Building Name: N/A
- Historic Overlay: Downtown
- Application History: This is the first review for this application

ECONOMIC IMPACT

Extended hours of operation: No

First Floor Use: Yes- Office

Occupy a Vacant Structure: N/A

Sales Subject to Sales Tax: No

Capital Expenditures: The applicant is investing over \$53,300 in improvements.

HISTORIC PRESERVATION

Date of construction: 1930

2016 Historic Resources Survey Level of Priority: Low

National Register Designation: n/a



Texas Historical Commission Designation: NA

LOCATION

On the Square vs. Off the Square: The property does not face the Courthouse and is considered to be off the Square.

STAFF ANALYSIS

Staff has met with the applicant and reviewed the application in its entirety and finds that the request is complete and eligible for funding consideration by the Main Street Advisory Board. This application is pending approval for a COA.

ATTACHMENTS

Exhibit A – Application and backup materials

SUBMITTED BY

Rachel White, Downtown Development Manager



Advisory Board Review

Approved _____

Rejected _____

Date _____

FAÇADE & SIGN REIMBURSEMENT GRANT PROGRAM APPLICATION

Please e-mail the completed application with necessary attachments and signatures to the Downtown & Tourism Department: mainstreet@georgetowntexas.gov, no later than the THURSDAY before the first Friday of each month. If you have any grant application questions, please contact the Downtown Development Director at 512/930-1720. If you have any building or sign permit/historic preservation questions, contact the Historic District Planner at 512/930-3581.

- ♦ Applicant Name JEFF PAUL Date 9/4/26
- ♦ Business Name MERCANTILE HOLDINGS LLC
- ♦ Mailing Address 1811 E. 16TH ST. GEORGETOWN, TX 78626
- ♦ Contact Phone 512 638 1186 Email Address JEFFSPAUL@GMAIL.COM
- ♦ Building Owner (if different from applicant) _____
- ♦ Historical/Current Building Name OFFICES AT THE MERCANTILE
- ♦ Physical Building Address 102 E. UNIVERSITY AVE. GEORGETOWN, TX 78626
- ♦ Type of Work: (check all that apply)
Sign ☐ Paint ☒ Masonry cleaning/paint removal ☒ Awning/Canopy ☒ Fire Sprinklers or Suppression Systems ☐
Uncovering/replacing windows ☒ Roof work ☒ Foundation work ☒ Removal of barriers to public accessibility ☒
Other: _____
- ♦ Details of Planned Improvements for Façade & Sign Reimbursement Grant: (attach additional information if necessary)
SEE ATTACHED LIST

- ♦ How will this project benefit downtown? (Check all that apply)
Extended business hours ☒ First floor usage ☒ Occupying vacant/underutilized structure ☒ Local Contractor ☒
Subject to sales tax ☐ Enhance historic significance ☐ Location is on the square ☐ Location is off the square ☒
- ♦ List Contractor/Project Architect Proposals and Total Amounts of Eligible Expenses (attach original proposals):
 1. HAUS ROOKING \$1600 4) JECD ELECTRICAL SVCS \$6500
 2. RYAN'S HOME FIX AND FINISH \$32,473⁷⁵ 5) TEXAS PAVEMENTS \$1561⁸⁷
 3. 6UTTERS BY BERGER \$4882 6) BRITTANY BLANTON DESIGNS \$600
 - 7) CERTIFIED ARBOR CARE \$5683¹³
- ♦ TOTAL COST OF PROPOSED GRANT PROJECT (CAPITAL EXPENDITURES): _____
- ♦ AMOUNT OF FAÇADE AND/OR SIGN GRANT REQUESTED (MAY NOT EXCEED 50% OF TOTAL GRANT COSTS: \$2,500 SIGN MAX, \$20,000 FACADE MAX): \$20,000

Include all required color samples of paint fabric canopy, sign design, etc., as well as digital photographs of building's exterior, roof and foundation if applicable to grant.

[Signature]
Applicant's Signature

9/4/26
Date



FAÇADE & SIGN REIMBURSEMENT GRANT AGREEMENT FORM

Please e-mail the completed application with necessary attachments and signatures to Downtown & Tourism Department: mainstreet@georgetowntexas.gov, no later than the Thursday before the first Friday of each month. If you have any grant application questions, please contact the Downtown Development Manager at 512/930-1720. If you have any historic preservation questions, contact the Historic District Planner at 512/930-3581.

I have met with the Georgetown Downtown Development Manager, and I fully understand the Façade & Sign Reimbursement Grant Procedures and Details established by the Georgetown Main Street Advisory Board. I intend to use this grant program for the aforementioned renovation projects to forward the efforts of the downtown revitalization and historic preservation program known as the Georgetown Main Street Program. I have not received, nor will I receive insurance monies for this revitalization project.

I have read the Façade & Sign Reimbursement Grant Application Procedures including the Façade & Sign Reimbursement Grant Details.

I understand that if I am awarded a Façade & Sign Reimbursement Grant by the Georgetown Main Street Advisory Board, any deviation from the approved project may result in the partial or total withdrawal of the Façade & Sign Reimbursement Grant. If the façade or sign is altered for any reason within **one (1) year** from construction, I may be required to reimburse the City of Georgetown immediately for the full amount of the Façade & Sign Reimbursement Grant.

MERCANTILE HOLDINGS LLC

Business/Organization Name

[Signature]

Applicant's Signature

JEFF PAUL

Printed Name

9/4/2026

Date

Building Owner's Signature (if different from applicant) Printed Name

Date

This section to be completed by City Staff:

Georgetown HARC's Design Approval

Date

(obtain signature of Historic District Planner, City Planning staff, or attach approved COA)

Georgetown Main Street Advisory Board's Approval

Date

FAÇADE REIMBURSEMENT GRANT REVIEW PROCESS

Total project scores can range from 0 to 20 points

Recommendations will be based on:

0-10 points	=	No funding recommendation
11-20 points	=	Grant recommendation up to \$10,000
21-30 points	=	Grant recommendation up to \$20,000

Grant applications will be scored based on criteria below.
Circle appropriate point value and add up for total score.

Extended Hours, past 5 p.m.		Historic Preservation	
Yes	(2)	Non-contributing	1
No	0	Low Priority	(3)
		Medium Priority	4
First Floor Use		High Priority	5
Retail/Restaurant	5	Enhance Historic Significance	
Office	(3)	Yes	3
Residential	0	No	(0)
Occupy Vacant/Underutilized Structure		Location	
Yes, Vacant	(3)	On the Square	1
Underutilized Structure	2	Off the Square	(4)
Rehabilitating, but same use	1		
CapEx		*Georgetown Contractor Utilized	
> \$10,000	0	Georgetown Contractor, 100%	(3)
\$10,001 - \$25,000	1	Georgetown Contractor, 50%	1
\$25,001 - \$50,000	2	Out of area contractor	0
\$50,001 - \$75,000	3		
\$75,001 - \$100,000	4		
\$100,000+	(5)		
		Total Points	(23)

*Georgetown, within Georgetown City Limits/ETJ

FAÇADE / EXTERIOR

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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Under kitchen sink

Fungal growth and elevated moisture levels under kitchen sink

Evidence of previous moisture. At time of the inspection no moisture was observed while using moisture meter



Bathroom

2: Exterior paint missing peeling or deteriorating

Deficiency

Various locations

Maintaining the exterior paint coating will help to protect the exterior cladding materials against the elements.

FYI - Lead paint notice: In homes built prior to 1978, the presence of lead paint is likely. Special precautions should be taken by qualified contractors if any work is to be performed that will disturb the paint (scraping, sanding, etc.). For more information on lead paint, visit <https://www.epa.gov/lead>.



3: Loose or damaged exterior cladding materials

Deficiency

Various locations

Loose and damaged exterior cladding components were observed, including sections of window trim, soffit areas, crawlspace vent trim, and other wood trim elements showing signs of deterioration and moisture-related damage. These conditions are consistent with deferred maintenance and may allow further moisture intrusion if not addressed. Repair and ongoing maintenance is recommended to help preserve the exterior envelope.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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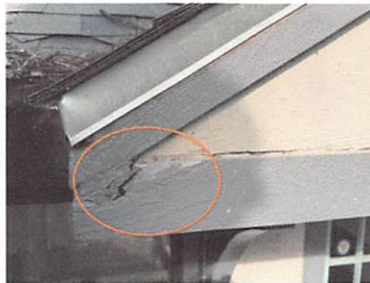
Loose and deteriorating trim



Wood rot and potential water entry points



Above front porch



left side porch



Various trim damage



Soffit damage due to previous water penetration

☒ ☐ ☐ ☒ **F. Ceilings and Floors**

Comments:

1: Staining and evidence of previous moisture

➔ **Deficiency**

The source of moisture in the right rear room appears to be from a previous condensation leak at the HVAC system above. The moisture at the attic stair unit is likely associated with a previous roof leak. No active moisture was observed at the inspection. Further evaluation and repair is recommended as necessary.



Back bedroom. Appears to be below HVAC unit in attic



Attic stair unit

2: Damaged/loose flooring materials

➔ **Deficiency**

Various locations

Carpet was observed to be loose, torn, and/or significantly worn in areas at the time of inspection. These conditions create an increased risk of tripping and potential injury. It is recommended that the damaged carpet be properly secured, repaired, or replaced as needed to restore a safe walking surface.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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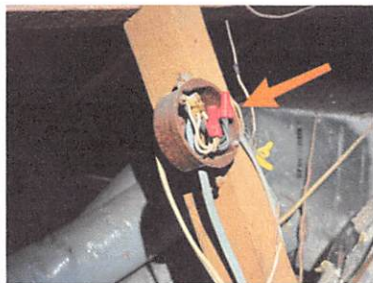
Exposed wiring connections within crawlspace



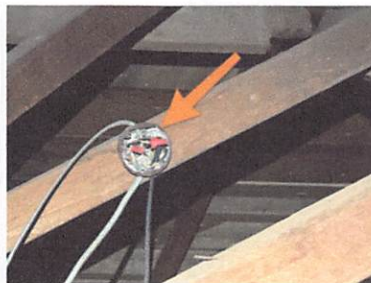
Exposed wiring connections within crawlspace



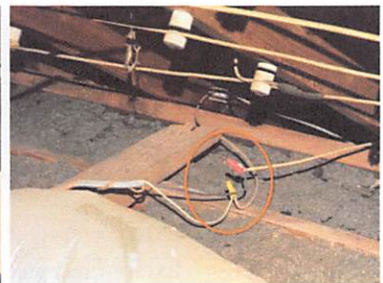
Exposed wiring connections in attic



Exposed wiring connections in attic



Exposed wiring connections in attic



Exposed wiring connections in attic

8: Exposed / unprotected wiring at risk of damage

Deficiency

Multiple exterior locations

Branch circuit wiring should be securely installed and not exposed or routed on exposed surfaces, especially in storage or appliance service areas. In this case, the affected wiring, not rated for direct exposure or outdoor use, is also exposed to outdoor elements. To protect this wiring better, appropriate conduit, a box, or a raceway should be used.



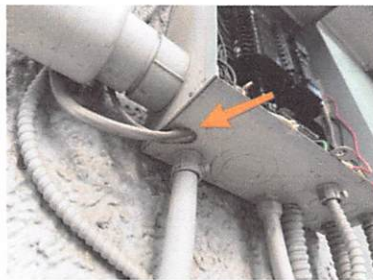
Exposed and unprotected wiring



Exposed and unprotected wiring



Exposed and unprotected wiring



Cables unprotected at point of entry into panel



Exposed and unprotected wiring

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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9: Ceiling fan wobbly / unbalanced during operation

Deficiency

Adjustment is recommended for improved operation.



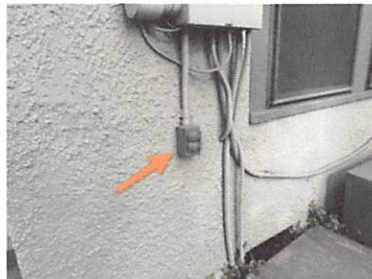
Living room

10: Missing appropriate wet location receptacle cover

Deficiency

Exterior receptacles

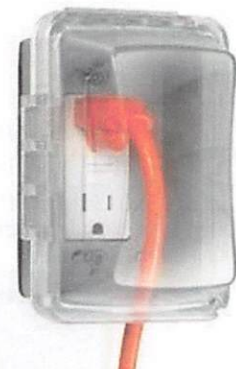
Exterior receptacle covers in wet locations should ideally be changed out to newer "bubble covers". These covers keep the receptacles covered, even while in use (cords plugged in).



Missing appropriate wet location cover



Missing appropriate wet location cover



EXAMPLE - wet location cover

11: Smoke alarms missing where required

Deficiency

Bedrooms

Smoke alarms shall be installed in the following locations:

- In each sleeping room
- Outside each separate sleeping area in the immediate vicinity of the bedrooms
- On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics.

Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm where listed above.

Repair is recommended for improved occupant safety.

12: Appliance missing proper disconnect

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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Living room



Right side room

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

Comments:

FYI - Keyed deadbolt locks at non-egress doors:

Keyed deadbolt locks were observed on one or more exterior doors that are not designated as primary egress doors. While this is generally acceptable for non-egress locations, occupants should be aware that keyed deadbolts require a key to unlock from the inside, which may delay exit in an emergency if the key is not readily accessible.

For improved safety, consider using thumb-turn deadbolts or ensuring that keys are always kept nearby and easily accessible.



Left side door

1: Door Weatherstripping damaged, gapped or missing

Deficiency

Various locations

Damaged / missing weatherstripping materials can result in energy loss, pest intrusion and / or moisture intrusion. For garage pedestrian doors, this can also result in possible garage fumes within the living space.



Left side exterior door



Right side exterior door



Back left side room

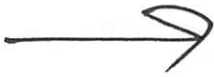
2: Door rubs or catches when operated

Deficiency

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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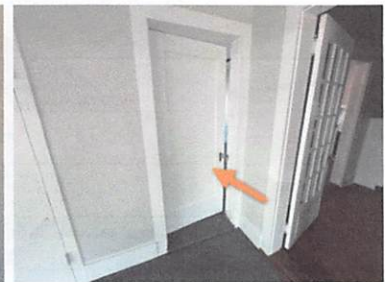
Adjustment / repair is recommended as necessary for improved operation.



Right side exterior door



Backside bedroom



Right side bedroom door

3: Poor deadbolt lock operation

Deficiency

Adjustment / repair is recommended as necessary to ensure proper security and lock operation.



Right side door



Back door. Bottom deadbolt inoperative. Top deadbolt difficult to operate

4: Poorly latching doors

Deficiency

Right side back bedroom

Adjustment / repair is recommended as necessary for improved door operation.



Unable to latch

5: Tempered door glass missing where required

Deficiency

Tempered safety glass is required for all glass in doors that will allow the passage of a 3 inch sphere, and is generally identified by an etching in the corner of the glass pane. Glass replacement, with the appropriate safety glass, is generally recommended as a repair to prevent potentially injury, should the door glass break.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

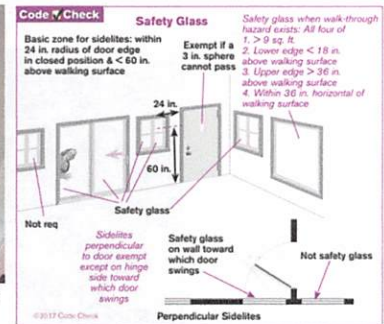
I	NI	NP	D
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No tempered glass etching observed at left side exterior door



No tempered glass etching observed at right side bedroom door



Tempered glass requirements

6: Inoperative door/ faulty or missing door hardware

Deficiency

Front door

The front entry door exhibited multiple deficiencies at the time of inspection. The door appeared to be painted shut and could not be opened or operated, which may impact proper egress and functionality. Additionally, the door handle was observed to be loose, and a deadbolt lock was not present. These conditions may affect both safety and security. It is recommended that the door be made fully operable, the handle be properly secured, and a deadbolt be installed for improved safety and functionality.



☑ ☐ ☐ ☑ H. Windows

Comments:

Limitation - Storm windows in place:

Storm windows were present at the time of inspection, which limited the ability to fully evaluate the condition and operation of the primary windows behind them.



1: Missing and / or damaged window screens

Deficiency

various locations

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Screen repair or replacement is recommended where necessary.



2: Missing tempered safety glass at hazardous window location(s)

➔Deficiency

Bathroom and larger windows in right rear room

As per current safety standards, tempered safety glass is required for:

- any window glass within 60 inches above and away from the floor of a bathtub or in a shower and / or 60 inches horizontally of the tub or shower edge
- any window glass within 36 inches above the walk line of stairways, ramps or landings between stairs
- any window glass within 36 inches of the floor / walk line and within a 60 inch arc of a bottom stair landing
- any glass in a window that is within 2 feet of a door, and within 60 inches of the finished floor surface
- Windows where all of the following conditions are met:
 - The exposed glass area exceeds 9 square feet.
 - The bottom edge of the glass is less than 18 inches above the floor.
 - The top edge of the glass is greater than 36 inches above the floor.
 - The glass is within 36 inches horizontally of a walking surface (such as a door or pathway).

In some cases, these requirements may not have applied when the home was built.



Missing tempered glass next to shower in bathroom



Window panes over 9 square feet missing tempered glass. Right side room

3: Damaged or inoperative window counterbalance

➔Deficiency

Left rear room

Counterbalance repair or replacement is recommended as necessary for improved operation.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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Damaged lift support. Back left side room.

4: Cracked or broken window glass

Deficiency

Repair is recommended for improved safety and to prevent further damage.



Kitchen



Back left side room

5: Damaged or missing window glazing compound

Deficiency

Right facing windows

The older windows at the right side of the house were observed to have deteriorated and previously repaired glazing compound. These conditions may allow moisture intrusion and were consistent with evidence of past moisture penetration at interior areas. Repair and ongoing maintenance is recommended to help reduce the potential for continued water intrusion.



poor window glazing compound



poor window glazing compound

6: Window painted shut and not operable

Deficiency

Multiple locations

Affected windows would not operate or open using normal force. Repair is recommended for improved operation; particularly in bedroom areas where window emergency egress is required.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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Windows appear to be painted shut.
Back right side room.



Windows appear painted shut. Living
room

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

Comments:

1: Handrail loose or unsecured

➔Deficiency

Rear exterior stairway

Adjustment / repair is recommended as necessary for improved safety.



Rear - substantially loose handrail

2: Stair riser variance exceeds 3/8 of an inch

➔Deficiency

The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. This condition can pose a trip hazard. It is recommended to have a qualified contractor evaluate and correct the stairway to meet safety standards.



riser variance exceeds 3/8"



riser variance exceeds 3/8"

3: Trip hazard at entry stairway

➔Deficiency

Front entry.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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A metal bracket was observed bolted to the front porch, likely a remnant from previous signage. This created a potential trip hazard at the entry. Removal is recommended to reduce the risk of injury.



☒ ☐ ☐ ☒ **J. Fireplaces and Chimneys**

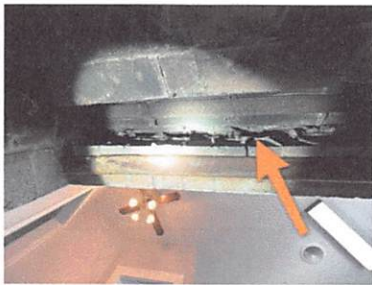
Comments:

Type of Fireplace: Masonry wood-burning fireplace

1: Missing fire-rated sealant at gap between firebox and lintel

⊖ Deficiency

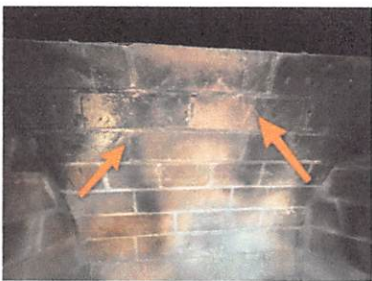
The gap between the fire box and the masonry lintel is required to be sealed with an approved high temperature sealant material in order to prevent possible flame spread between the masonry and the framed wall or space behind the masonry.



2: Cracked bricks and / or loose or deteriorating mortar joints within firebox

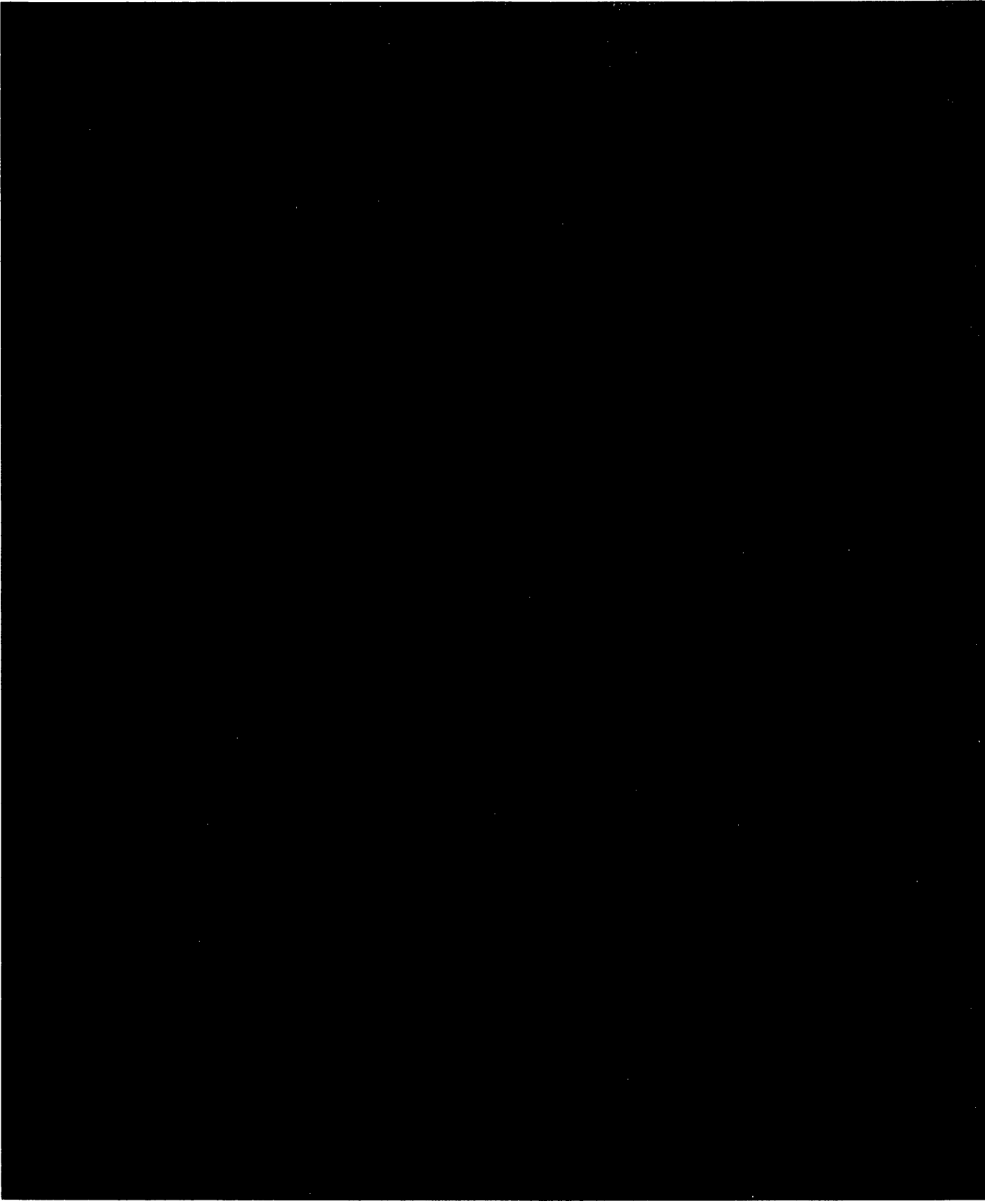
⊖ Deficiency

This condition can be somewhat common and typically results from the repeated expansion and contraction of materials as they are heated from room temperature to several hundred degrees Fahrenheit and then cooled. Repairs can often be made using refractory caulk, a special high-heat material containing silica. Consultation with a qualified fireplace contractor is recommended to assess repair options and ensure the firebox is restored to safe and functional condition.



SW 7637 Body

Oyster White



SW 7048

Windows

Urbane Bronze

SW 6201

Thunderous

TRIM







102











Georgetown 10PM 78628

Wh...



Georgetown 10PM 78628

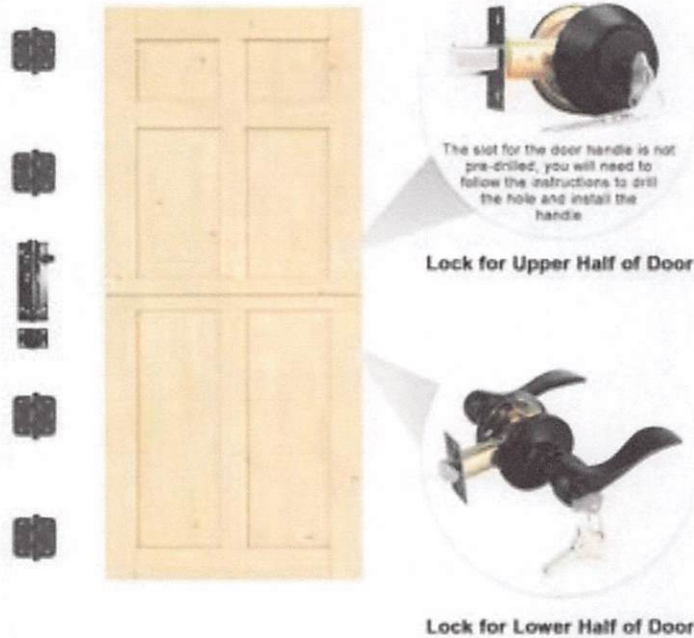
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DIY

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Internet # 337329608 Model # MS6L36



Feedback

Hover Image to Zoom



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Shop [ARK DESIGN](#)

36 in. x 80 in. Solid Pine Universal 6-Panel Unfinished Wood Front Door Slab-Dutch Door Design (with Lock)

★★★★★ (1) Questions & Answers (1)

\$379⁷⁵



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- Split panel design allows airflow while keeping pets or kids safe
- Made of solid pine wood to ensure durability and safety
- Unfinished door can be painted as per choice
- [View More Details](#)

Common Door Size (WxH) in.: **36 x 80**

30 x 80

32 x 80

36 x 80

Pickup at [Georgetown](#)

Delivering to [78628](#)

Ship to Store
Jul 8 - Jul 13
86 ready to ship
FREE

Delivery
Jul 9 - Jul 10
86 available
FREE

Feedback

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☐ Request door installation service

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Speak to a Virtual Associate about Doors or Windows today.

Monday - Friday from 9AM - 11PM ET &

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[What to Expect](#)

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1

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☒ Select

☒ Select

Exclusive

+



ARK DESIGN 36 in. x 80 in. Solid Pine...

★★★★★ (1)



Krosswood Doors 36 in. x 80 in. Rustic...

★★★★☆ (30)

Subtotal: **\$863⁴⁰**

Add 2 Items to Cart

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Ask about this product

Get an answer now with AI

Type a question

Get an Answer

AI-generated from the text of manufacturer documentation. To verify or get additional information, please contact The Home Depot customer service.

Product Details

About This Product

This classic and elegant Dutch door adds timeless charm to your home. The 6-lite design complements most American architectural styles. Its split feature lets you open the top and bottom separately-perfect for enjoying fresh air and light while keeping your space safe and private. Made from high-quality materials and left unfinished, it's ready to paint and customize to match your unique style.

Highlights

- High-quality material made of solid natural pine wood which ensure durability and safety
- Unique DIY unfinished door allows you to stain it your own color and design
- What's included 1 dutch door slab (no pre-drilled bore hole, allowing you to drill it in your preferred location), 1 lock (shipped separately), 1 latch, and 4 hinges
- Dimensions door slabs size of 36 in. x 80 in. x 1.75 in. fits 34 in. x 82.5 in. rough opening
- Quick assemble quick assemble with nail guns within 5-minutes
- Split panel functionality open top and bottom panels separately to allow airflow while keeping pets or kids safe
- Widely applied suit to be front door, matching most American architecture
- Aftersales and warranty quick response for any issues 6 month limited warranty on doors, refer warranty policy for more details
- Fast shipping transit to fedex within 48 business hours
- [Return Policy](#)

Product Information

Internet # 337329608

Model # MS6L36

Additional Resources

[Shop All ARK DESIGN](#)

From the Manufacturer

- [Instructions / Assembly](#)
- [Warranty](#)
- [Installation Guide](#)
- [Use and Care Manual](#)
- [Return Policy](#)

Ask Magic Apron

 What are the top uses for this product?

 What are the key specifications?

 What are the key features?

[Ask a Question >](#)

Feedback

Specifications

Dimensions

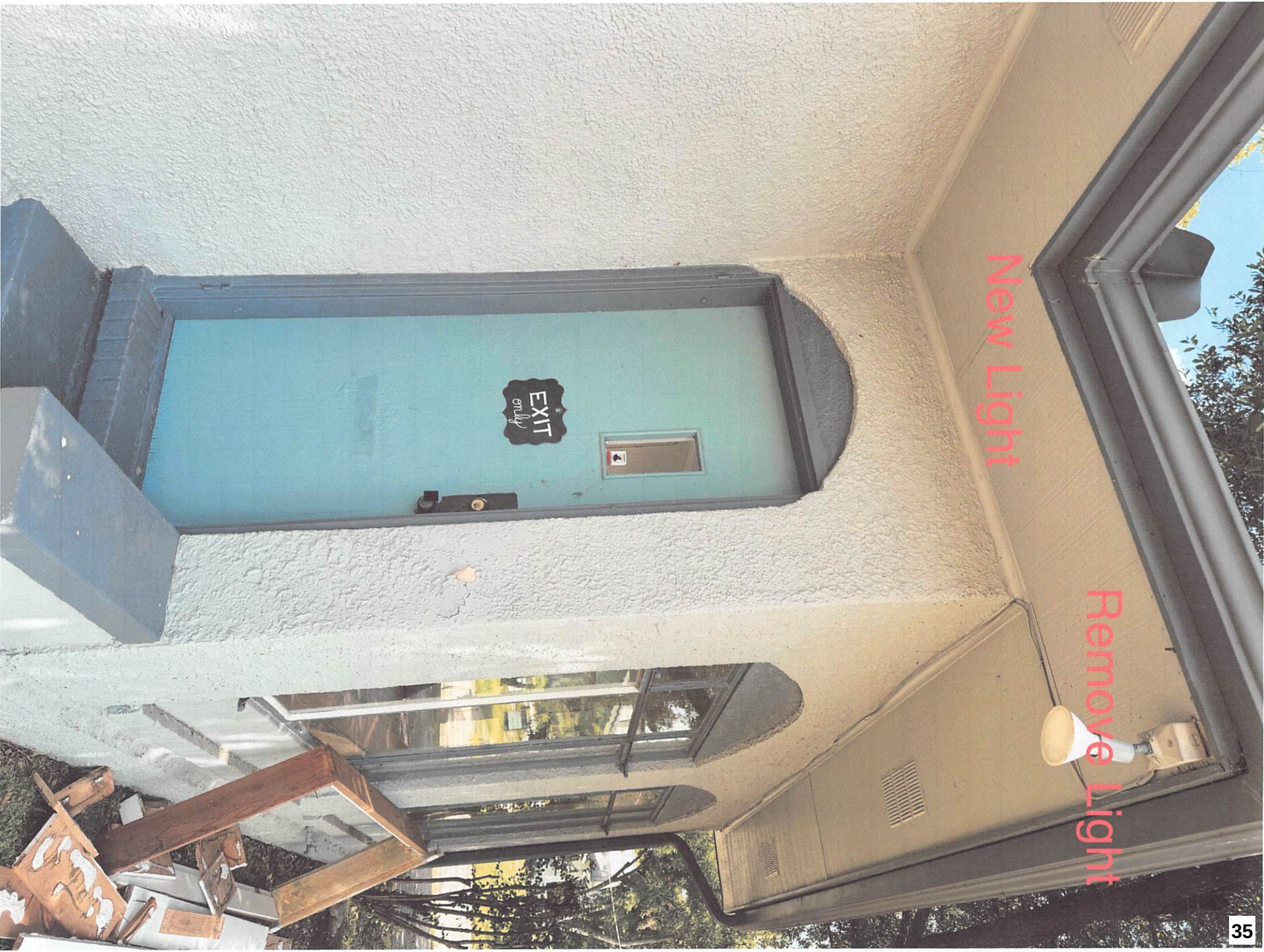
Door Height (in.)	80 in
Door Thickness (in.)	1.73 in
Door Width (in.)	36 in
Nominal Door Height (in.)	80 in
Nominal Door Width (in.)	36 in

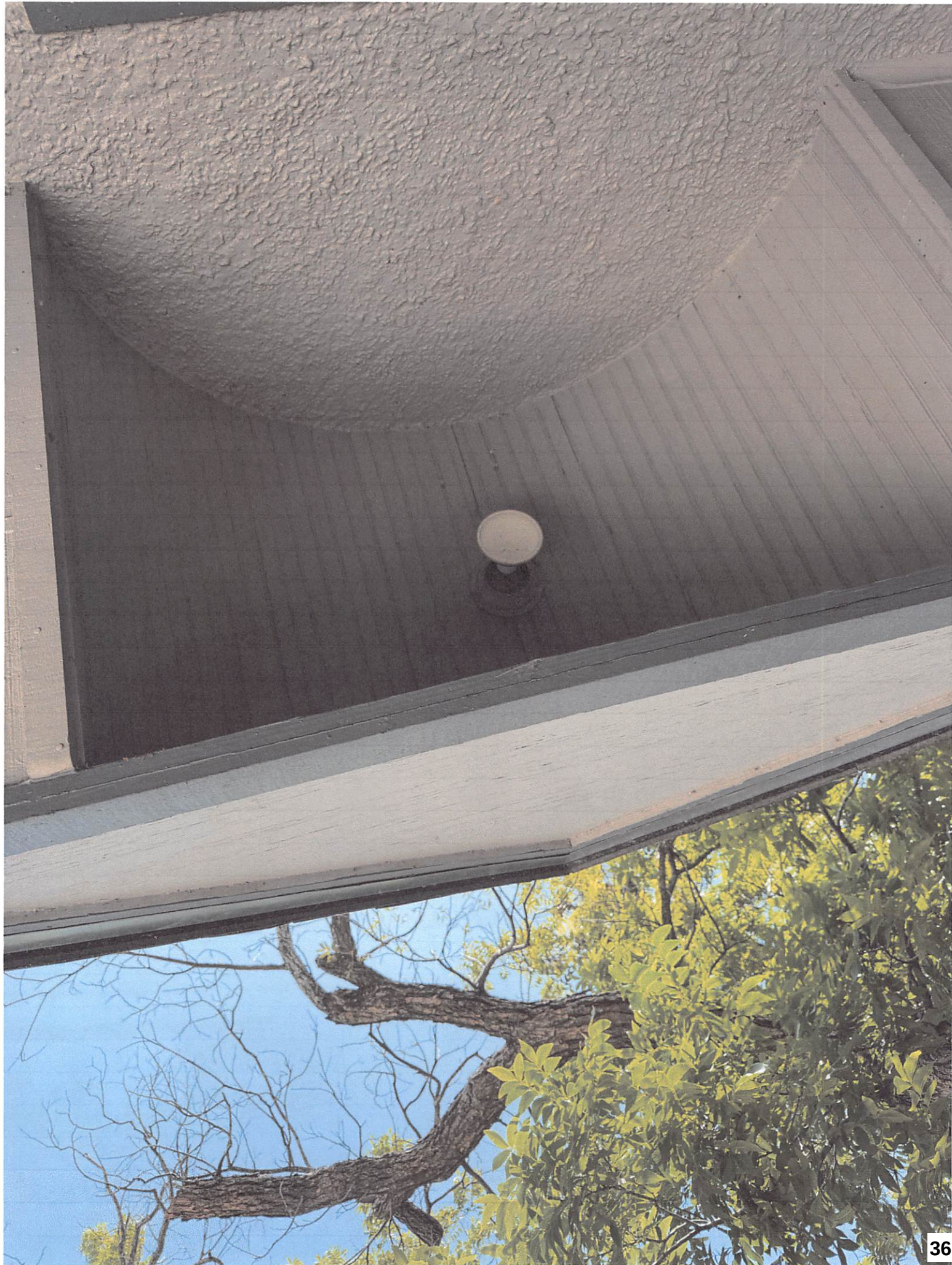
Details

Color Family	Unfinished
Color/Finish	6 Panel
Door Configuration	Single Door
Door Handing	Universal
Door Style	Craftsman, Farmhouse, Mid Century, Modern, Rustic, Traditional
Door Type	Exterior Slab
Features	No Additional Features
Finish Type	Unfinished
Included	No Additional Items Included
Material	Wood
Panel Type	1 Panel
Returnable	90-Day
Solar Heat Gain Coefficient	0.8
Suggested Application	Front
U-Factor	1.0

Warranty / Certifications

Energy Star Qualified	Not Qualified
Manufacturer Warranty	Per warranty file











Click to see full view



Visit the Westinghouse Store

Westinghouse 6113200 Orson 9 Inch Vintage-Style One-Light Outdoor Semi Flush Mount Ceiling Light, Dark Sky Friendly, Textured Black Finish, Frosted Prismatic Lens

4.2 (29)

Amazon's Choice

\$44¹⁰

Get \$50 off instantly: Pay \$0.00 ~~\$44.10~~ upon approval for Amazon Visa. No annual fee.

FREE Returns

Brand	Westinghouse
Color	Black
Material	Metal
Style	Retro
Light fixture form	Ceiling

About this item

- One-light semi flush mount fixture adds vintage style to your front or back entryway, porch, deck, patio, or balcony
- Outdoor rated fixture, textured black finish, frosted prismatic lens
- Uses one 60 Watt maximum medium-base light bulb, pair with an energy-efficient LED bulb to enjoy energy-efficient illumination
- Height 7-3/4 inches, Diameter 8-3/4 inches
- Includes installation instructions and mounting hardware, ETL/CETL listed for safety, Dark Sky Friendly

› See more product details

Report an issue with this product or seller



Enjoy fast, free delivery, exclusive deals, and award-winning movies & TV shows.

Join Prime

\$44¹⁰

FREE delivery Tuesday, July 7

Or Prime members get FREE delivery Sunday, July 5. Order within 13 hrs 47 mins. [Join Prime](#)

Delivering to Georgetown 78628
- Update location

In Stock

Quantity: 1

Add to cart

Buy Now

Shipper / Seller Amazon.com

Returns FREE 30-day
refund/replacement

Payment Secure transaction

› See more

Add to List

Other sellers on Amazon

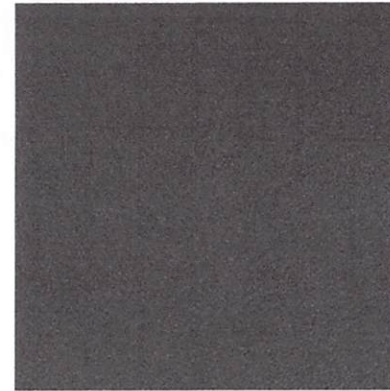
Westinghouse Lighting



Outdoor-rated, weather-resistant design with clean, simple lines brings eye-catching style and overhead illumination to front or back entryways. Directs light downward for dark sky friendly illumination.



The Orson outdoor semi flush mount ceiling light's vintage-style is enhanced by a frosted prismatic lens and industrial details.



The textured black finish is a versatile look and seamlessly blends with most exterior colors and decorations. Perfect for porches, decks, patios, and balconies.

Lighting That Meets Every Expectation

Room Type	Entryway
Specific Uses For Product	General Purpose
Indoor Outdoor Usage	Outdoor
Power Source	Hardwired
Other Special Features of the Product	Energy Efficient
Control Method	Touch
Light Source	LED
Number of Light Sources	1
Voltage	120 Volts
Light Color	white
Embellishment Feature	Crystal
Lighting Method	LED
Wattage	60 watts
Bulb Base	E26 Medium
Controller Type	Push Button
Switch Type	Push Button
Water Resistance Level	Water Resistant
Brightness	around 60 watts or ~800 lumens
Efficiency	[INF]
Mounting Type	Semi Flush Mount,Semi
Fixture Type	Non Removable

User guide

Warranty & Support

Amazon.com Return Policy: **Amazon.com Voluntary 30-Day Return Guarantee:** You can return many items you have purchased within 30 days following delivery of the item to you. Our Voluntary 30-Day Return Guarantee does not affect your legal right of withdrawal in any way. You can find out more about the exceptions and conditions [here](#).

Manufacturer's warranty can be requested from customer service. [Click here](#) to make a request to customer service.

Feedback

Would you like to [tell us about a lower price?](#)

Videos

Color	Black
Style Name	Retro
Light Fixture Form	Ceiling
Shape	Disc or Flat
Shade Color	White

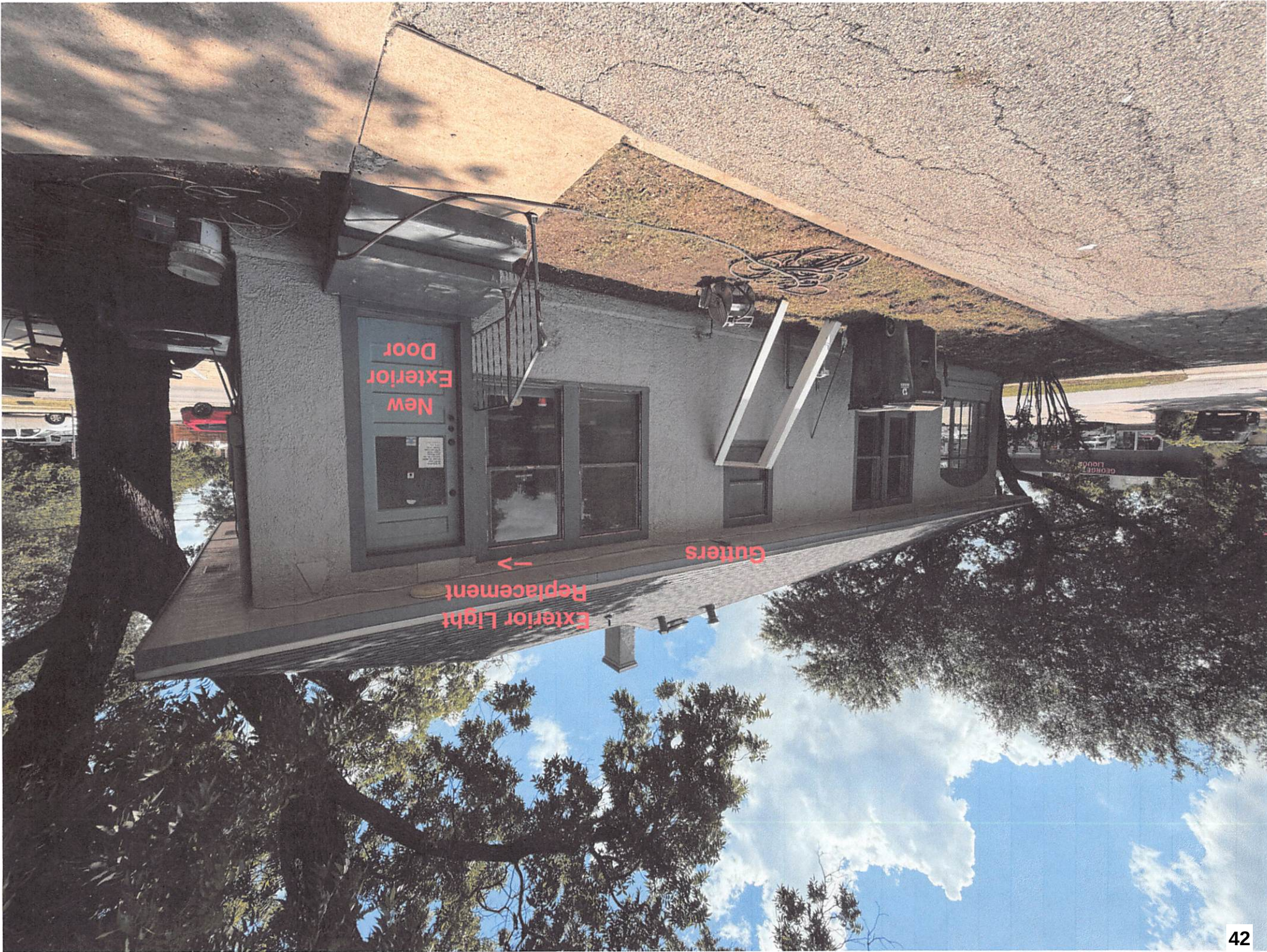
Materials & Care

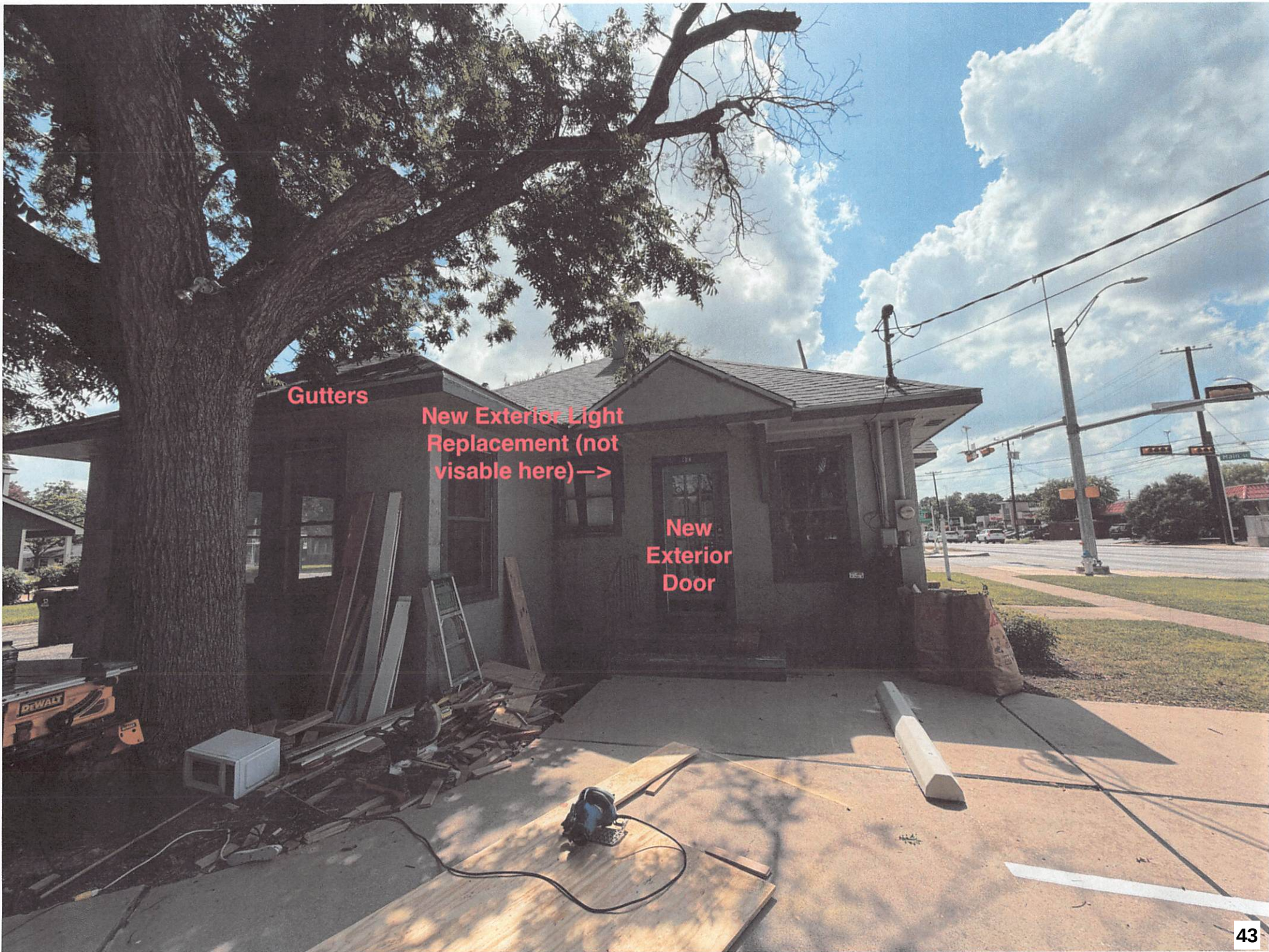
Material Type	Metal
Finish Types	Powder Coated
Shade Material	Synthetic

Measurements

Item Dimensions L x W x H	7.75"L x 8.75"W x 7.75"H
Item Weight	2.4 Pounds
Number of Items	1
Unit Count	1.0 Count
Size	8.75 inches x 7.75 inches

Item details





Gutters

New Exterior Light
Replacement (not
visible here) ->

New
Exterior
Door



512-550-9711
Rpannell22.rp@gmail.com

302 W 3RD ST #3101
Georgetown, TX
78626

-RYAN'S HOME FIX & FINISH-

Attention: Jeff Paull

102 E University Ave, Georgetown Tx, 78626

Date: 09/1/26

Project Title: Remodel for Old Town House

Project Description:

- Full exterior paint and repair of all stucco that is peeling
- Foundation beams were notched previously and needed replacement
- Piers were damaged from termites (new pressure treated pine replacement)
- Repaired rotting shed with new lumber and paint
- Installing cedar fish scale siding above exterior canopies,
- Storm windows were damaged and covering original windows (needed to be removed and hauled)
- Facia was rotting in multiple spots needing to be replaced)
- Cleared overgrown landscaping covering sidewalks and 2 flower beds
- Installing steel edging and adding plants and beds
- Uncover window and reframe sheetrock and texture wall to allow window to function
- Install found original windows as transoms
- Window trim rotted (replace where trim was falling apart)
- Replace rotted door thresholds to exterior

QUOTE IS GOOD FOR 30 DAYS

QUOTE

Please remember that this is a quote and the total can differ based on any issues we can run into along the way. Labor will usually be a fixated price and the cost for paint and supplies will fluctuate depending on current prices and amount of paint or supplies needed. In the event we run into anything unusual and unexpected, the labor cost will change accordingly.

Thank you, Ryan Pannell

Description	Qty	Price	Amount
Labor for paint (\$3.65 per sq ft)	2075	\$3.65	\$7,573.75
Labor for paint (trim @ \$2 per linear ft)	900	\$2.00	\$1,800.00
Materials for Painting	1	\$800.00	\$800.00
Foundation work (labor and materials)	1	\$3,500.00	\$3,500.00
Shed repair	1	\$4,000.00	\$4,000.00
Fish scale canopy coverings	1	\$1,200.00	\$1,200.00
Pressure washing	1	\$150.00	\$150.00
Remove storm windows	1	\$500.00	\$500.00
Repair &replace rotting fascia (labor and materials)	1	\$1,700.00	\$1,700.00
Refurbish front door	1	\$350.00	\$350.00
Replace 3 exterior doors	1	\$1,600.00	\$1,600.00
Landscaping	1	\$3,200.00	\$3,200.00
Uncovering window	1	\$1,000.00	\$1,000.00
Transoms	1	\$3,000.00	\$3,000.00
Thresholds	1	\$700.00	\$700.00
Rotted window trim	1	\$1,400.00	\$1,400.00
			\$0.00
		Total	\$32,473.75
Total Estimated Prediction			

\$25,273.75

\$3,200 for landscaping and \$4,000 for shed repair has been removed from the quote, as these are not an eligible expense under the Façade Grant.



**Gutters
by
Berger**

Jeff Paull

jeff.s.paull@gmail.com
(512) 638-1186
102 E University Ave
Georgetown, TX 78626

Proposal # 3202195
Proposal Date 8/11/2026
Proposal Amount \$4,882.00
Job Address 1811 E 16th St
Georgetown, TX 78626

Berger Home Services

No Billing Address Defined
Go to Management > Company Settings
Phone: (832) 447-1444

Line Items

Product / Service	Quantity	Price	Subtotal	Total
5" Half-Round Gutter Installation with 4 in Round downspouts Half-round gutters offer a classic, elegant look while providing excellent water drainage for your home. Half-round gutters not only enhance curb appeal but also provide smooth water flow with less debris buildup, making them a durable and low-maintenance choice for homeowners.	1.00	\$4,882.00 / Ea	\$4,882.00	\$4,882.00

Subtotal \$4,882.00

Total \$4,882.00

Proposal Summary

Line Item Total \$4,882.00

Proposal Total \$4,882.00

Terms and Conditions

Terms and Conditions for Gutter Services

1. Scope of Work

The work shall include gutter installation, cleaning, repairs, or other specified services as outlined in the contract agreement. Services are limited to those expressly detailed in the quote provided.

2. Scheduling and Access

The customer agrees to provide reasonable access to the property and gutters for all scheduled service dates. Delays due to inaccessible areas may incur additional charges.

3. Materials

Gutters, downspouts, and other required materials will be provided by Berger Home Services or an approved supplier. All materials are subject to availability. Any modifications to the materials requested by the client must be approved by Berger Home Services in advance.

4. Payment Terms

- No deposit is due upon signing of this agreement.

- Final payment is due immediately upon completion of the service.
- Late payments will incur a late fee of \$5/day after 7 days past due.
- Berger Home Services reserves the right to suspend work or withhold materials if payment terms are not met.

5. Warranty and Limitations

- Gutters installed by Berger Home Services carry a warranty, covering defects in materials and installation.
- This warranty does not cover damages caused by acts of nature, misuse, negligence, lack of maintenance, or repairs by a third party.
- Regular maintenance, including gutter cleaning, is recommended to maintain warranty coverage.

6. Additional Work and Changes

Any additional work or changes requested by the customer must be approved by Berger Home Services and may result in additional charges. A revised estimate will be provided, and additional work will commence upon customer approval.

7. Liability and Insurance

- Berger Home Services carries general liability and workers' compensation insurance.
- The company is not liable for any property damage outside of the work area unless such damage is caused by negligence on the part of Berger Home Services employees or subcontractors.

8. Property Conditions and Preparation

- The customer agrees to disclose any known issues with the property structure that may affect gutter installation, such as wood rot, mold, or structural instability.
- If unforeseen issues are discovered during the job, Berger Home Services will notify the customer and may provide an estimate for any necessary repairs before continuing.

9. Cancellation and Rescheduling

- The customer may reschedule or cancel services within 72 hours.
- Cancellations made after 72 hours may incur a cancellation fee.

10. Acceptance of Terms

By signing or confirming acceptance of this agreement, the customer agrees to abide by these terms and conditions.

Sign And Date To Accept Proposal:

Customer Signature:

Date:

FinePrint

Invoice Terms & Conditions

1. **Payment Due:** Payment is due upon receipt unless otherwise stated in writing.
2. **Late Payments:** Unpaid balances after 7 days may be subject to a late fee of 5% of the outstanding amount
3. **Returned Checks:** A \$35 fee will be applied for any returned checks, in addition to any bank charges incurred.
4. **Ownership of Materials:** All materials remain the property of Berger Home Services until payment is received in full.
5. **Warranty:** Any applicable warranties are valid only after full payment of the invoice.
6. **Collection Costs:** Client agrees to pay any collection costs, including legal fees, in the event of non-payment.
7. **Accepted Payments:** We accept payments via Zelle, Credit Card, ACH or check. Instructions are provided above.
8. **Non-Payment:** Accounts not paid within **7 days** of the due date will be sent to collections. The client will be responsible for all fees incurred through the collections process.









FOUNDATION

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
---	----	----	---

**FYI – Visible fungal growth within crawlspace :**

Fungal (biological) growth was observed within the crawlspace. This is a common condition in areas with elevated moisture, often influenced by limited or ineffective ventilation. While typically minor, it indicates moisture presence. Monitoring and improving ventilation and moisture control may help limit further growth. Further evaluation may be considered if conditions worsen or concerns arise.



Visible fungal growth within crawl space

1: Crawl space access opening missing / undersized

☹️Deficiency

The crawl space access opening was missing, undersized, or otherwise inadequate. Access openings through the floor should be at least 18 x 24 inches, and through a perimeter wall should be at least 16 x 24 inches. Where below-grade access exists, a window well or areaway of not less than 16 x 24 inches should be provided. Correction is recommended for proper accessibility.



Exterior crawlspace access undersized (18" x 14")

2: Structural beam deficiencies

☹️Deficiency

One or more structural beams were observed to have been previously cut and repaired in a non-standard manner. The repair did not appear to have been engineered or documented; however, no significant distress was observed at the time of inspection. Additionally, several beams were bearing on the foundation wall with approximately 1.5 inches of contact, which is less than current standards, though this may have been typical

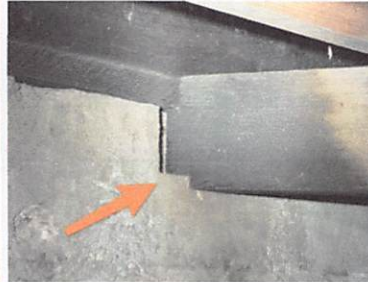
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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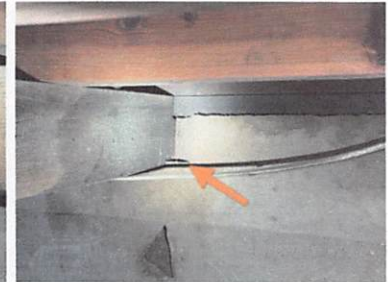
at the time of construction. The beams appeared to be performing adequately overall. Further evaluation by a qualified contractor or structural engineer is recommended to assess the adequacy of the repairs and bearing conditions.



notched and subsequently repaired beam



undersized bearing onto concrete



undersized bearing onto concrete

3: Foundation piers tilted, leaning or unstable

☹️Deficiency

One or more foundation piers were observed to be tilted, leaning, or unstable. This can affect the overall long-term stability and load transfer of the foundation system. Further evaluation and repair are recommended by a qualified foundation specialist or engineer.

FYI - Cedar post piers were observed supporting portions of the structure, which is common in older homes. While cedar has natural resistance to decay and insects, these supports can be more susceptible to deterioration, movement, or settlement over time compared to modern foundation systems. Periodic monitoring may be desirable to ensure continued performance.



pier tilted and not supporting beam near fireplace



pier no longer supporting beam

4: Damaged, loose or poorly supported floor joists

☹️Deficiency

One floor joist was observed to be over-notched above a supporting beam beneath the shower area.

Additionally, several joist ends at the framing in front of the fireplace lacked approved joist hangers or ledger support, which is common in homes of this age. Although these conditions do not meet current standards, no significant movement or distress was observed at these locations at the time of inspection. Further evaluation by a qualified contractor may be considered to assess long-term performance.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
---	----	----	---



Improper joist notch and bearing under shower



Missing joist hangers

☒ ☐ ☐ ☒ **B. Grading and Drainage**

Comments:

FYI - Gutters recommended where not installed:

Rain gutters are recommended at all roof eaves to control roof runoff and help prevent ponding, erosion, and staining of exterior finishes. Excessive water near the foundation can contribute to long-term movement or moisture issues. Installing gutters where missing can improve drainage and reduce these risks.

1: Gutters dirty or obstructed

☹️Deficiency

Accumulated debris or items were observed in the gutters. Cleaning is recommended to ensure proper drainage and to prevent possible gutter overflow. Ongoing maintenance (typically annual) is advised, and installing leaf guards may help minimize future buildup.



Clear debris from gutters



Clear debris from gutters

2: Improper grading or drainage near foundation

☹️Deficiency

Multiple sides of the house

Site grading and concrete flatwork should slope away from the foundation at a minimum **5% grade (6 inches of fall within 10 feet)**. Where site conditions prevent this slope, drains or swales should be installed to direct water away from the structure. Correction is recommended to improve surface drainage and reduce foundation stress.

ROOFING

I=Inspected

NI=Not Inspected

NP=Not Present

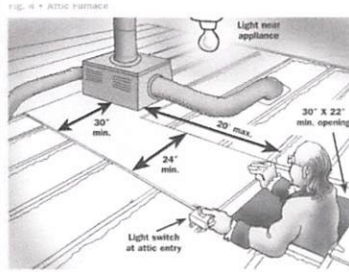
D=Deficient

I	NI	NP	D

All mechanical equipment present in the attic should be accessible by a 24 inch wide, decked walkway (from the attic access), with a 30 x 30 inch platform in front of the mechanical equipment for servicing purposes.



Walkway segmented and service platform less than 30 inches in front of HVAC equipment



5: Unsupported hip rafter splices and ends

Deficiency

Multiple locations

Several hip rafter ends were observed to be adequately fastened but lacked direct bearing support at their endpoints. Additionally, multiple hip rafters were spliced near mid-span without support beneath the splice locations. While no significant movement or structural distress was observed at the time of inspection, these conditions do not align with typical framing practices. Further evaluation by a qualified contractor is recommended to assess long-term adequacy.



Unsupported hip rafter splice



Unsupported hip rafter ends



Unsupported hip rafter splice



Previous splice support detached

6: Attic stair unit deficiencies

Deficiency

The attic stair unit was observed to have multiple deficiencies, including missing insulation and weatherstripping, loose or missing hardware at the folding sections, and installation of the assembly with



Hall's Roofing & Sheet Metal
40216 Industrial Park Circle, Georgetown, TX
78626
Phone: (512) 864-7579
Fax: (512) 869-1089

Company Representative
Shannon Hall
Phone: (512) 864-7579
hallsroofing@gmail.com

07/01/2026
Claim Information



Jeff & Alyse Paull
102 East University Avenue
Georgetown, TX 78626-6809
(512) 636-2181

Job: Jeff & Alyse Paull

Chimney Demo/Shingle Install Repair Section

Scope of Work:

1. Tear down chimney, re-deck hole after the chimney is down. We will screen in one vent, seal exposed fasteners on hip shingles. (Owner is verifying color either Max Def Georgetown Grey or estate grey)
2. All work will be completed in a professional manner consistent with standard roofing practices.
3. Full & Thorough Cleanup
4. Warranty covers faulty installation only. No warranty on damage caused by weather or acts of nature, including wind-blown shingles, broken seals, hail damage, storms, or other conditions beyond our control. Repairs to such damage are performed on a best-effort basis with no warranty expressed or implied.

TOTAL

\$1,600.00

Additional Notes

Notice of Acceptance

Upon completion of any trade work, if you, the customer, are dissatisfied with the work performed, you must notify Hall's Roofing and Sheet Metal **within three (3) days** of completion. Notification may be sent via:

- Phone: (512) 864-7579
- Email: hallsroofing@gmail.com
- In person: 40216 Industrial Park Circle, Georgetown, TX 78626

Should no notice be received within this three-day period, you will be deemed satisfied with the completed work, and Hall's Roofing and Sheet Metal will be released from further responsibility.

Subcontractor Warranty and Claim Notification

The Customer acknowledges and agrees that for any concerns, including warranty-related issues, pertaining to completed trade work, excluding the roof, the Customer shall contact directly the Subcontractor responsible for performing that work. Hall's Roofing and Sheet Metal (HRSM) will furnish the Customer with the Subcontractor's contact information promptly upon request.

Provisions

The contract on the face hereof and the Agreement made pursuant thereto between Hall's Roofing & Sheet Metal the "HRSM" and the customer(s) (the "Customer") will be subject to all appropriate laws, regulations and ordinances, and the following special terms and conditions.

Terms & Conditions:

The estimate covers listed services/items only and is based on the information provided to us at the time. Changes or additions may increase costs. The estimate is valid until the expiration date specified, unless updated otherwise.

REQUIRED LEGAL STATEMENT ON ALL CONTRACTS WITH INSURANCE PROCEEDS

*** TX law requires a person insured under a property insurance policy to pay any deductible applicable to a claim made under the policy. It is a violation of TX law for a seller of goods or services who reasonably expects to be paid wholly or partly from the proceeds of a property insurance claim to knowingly allow the insured person to fail to pay, or assist the insured person's failure to pay, the applicable insurance deductible. ***

Important Project Conditions

- All work will be completed in accordance with **current local building codes**. Any code-required items not included in this estimate may require additional cost.
- This estimate is based on a **visual inspection**. Any **concealed damage discovered during tear-off** will be documented and may require a supplemental estimate.
- All roofing materials will be **installed according to manufacturer specifications** to maintain warranty compliance.
- Contractor will **coordinate with the insurance carrier regarding any supplements related to covered damages**.

Final price may be adjusted based on insurance scope, code requirements, and any concealed damage discovered during construction.

I understand that this is a construction site, and agree to use caution when entering and exiting my property and to ensure the safety of my family members, friends, children and pets on the premises. I understand and accept the risks of falling debris and errant nails. It is my responsibility to use reasonable caution and I agree to release and hold harmless Hall's Roofing & Sheet Metal, of any responsibility for any injury, damage to property or death that may occur due in part or in whole to any negligence on my part. I understand it is my responsibility to secure any items in my home that may be fragile or might fall resulting in injury or death. Any damage to any items is the sole responsibility of Customer.

HRSM will not be liable or responsible for interior damage to drywall, ceilings, walls or other interior items.

HRSM is not liable for any damage done to property and belongings, nor to be held responsible for any bodily injuries.

HRSM shall not be liable for damage done to concrete or other road/driveway surfaces resulting from excessive weight from material and disposal containers. All vehicles operated by employees are rated for driveway usage and any damage and/or cracks resulting from routine driveway usage and/or parking in the driveway to complete the job is not the responsibility of Hall's Roofing & Sheet Metal.

I understand that Hall's Roofing & Sheet Metal shall not be liable for any electrical, water, antenna, telephone, security, heater, or a/c lines that may be punctured or cut during the roof installation process. These lines should not be directly under roof deck. HRSM cannot be responsible for improperly installed lines. Code provides for installation standards for roofing and all code standards are followed by HRSM. In the event that an electric, HVAC, Plumbing, etc. line is damaged during the installation process, it is the sole responsibility of Customer to repair.

If satellite is being re-installed by HRSM, HRSM is not liable for fees and/or costs associated with re-calibration.

HRSM not liable for any damage to existing gutter system during roof installation.

If existing gutters are to be detached & reset, HRSM will not be liable for gutter performance, appearance or damage.

I understand that all materials remain the property of Hall's Roofing & Sheet Metal.

Right of Rescission and Property Disclosure

Code § 152.11. The owner and owner's spouse may rescind the contract for work and materials within three calendar days after execution by all parties of the contract for work and materials.

You have the right to cancel this contract within 3 business days of the contract date under TX State Law. I confirm that I have been informed of the cancellation information found on this contract titled "Notice of Cancellation for Contract".

I understand that a Hall's Roofing & Sheet Metal Representative is available upon request to inspect all furnace vent connections that may become unattached during the roofing process. I understand it is my responsibility to ensure these connections are secure or request a Hall's Roofing & Sheet Metal Representative to inspect the crucial connections, so that Carbon Monoxide does not enter my dwelling. I agree that this is my responsibility to ensure the safety of my family and agree to hold harmless Hall's Roofing & Sheet Metal of all liability associated with Carbon Monoxide and/or furnace vent connections. I further understand that Carbon Monoxide is a deadly Gas and Serious injury or death may occur as a result of furnace vents becoming disconnected.

In the event of rotten decking, Hall's Roofing & Sheet Metal will repair and/or replace rotten decking at the expense of Customer. Not replacing rotten decking will void your manufacturer warranty as well as your 2 Year Workmanship Warranty from Hall's Roofing & Sheet Metal. It is at the discretion of the Hall's Roofing & Sheet Metal Roofing Crew to remove all felt areas on your roof. New felt may be placed over existing felt in some areas. A thorough inspection of existing decking is still conducted of any areas with an additional felt layer.

A new roofing system will not remedy existing issues to framing, decking, fascia or soffit. If agreed upon in writing in the special instructions above, any of these type of repairs can be made at the expense and request of Customer prior to the installation of the roof. However, these repairs are not a part of the insurance claim unless otherwise noted and repairs to these items cannot be completed after the installation of the roofing system.

Warranty

Hall's Roofing & Sheet Metal provides a two (2) year workmanship warranty on all roofing systems installed by Hall's Roofing & Sheet Metal. This warranty covers defects resulting from improper workmanship. Hall's Roofing & Sheet Metal is not responsible for normal wear and tear.

This warranty does **not** cover damage resulting from animal intrusion, acts of nature (including but not limited to storms, hail, wind, or other natural events), or neglect, misuse, or lack of proper maintenance by the property owner.

The warranty period begins upon receipt of full payment of the total contract amount, including any approved supplements. Failure to remit full payment will render the warranty null and void.

Payments

First roof payment is due when materials are delivered and the crew has started work. Failure to make first payment may result in work stoppage. Hall's Roofing & Sheet Metal is not liable for damages that may occur due to work stoppage for failure to make initial contract payment to property. This includes but is not limited to flooding, water damage, theft of material, etc. Final roof payment is due to Hall's Roofing & Sheet Metal upon roof completion and all trade payments are due upon completion of trade. Final payments not received within 30 days of completion will be considered failure to pay and will be subject to Failure to Pay Penalties. See Failure to Pay Penalties for further details.

NON INSURANCE CLAIM FINANCIAL DETAILS

The proposal is good for 30 days from the date on the proposal, and will have to be repriced after that date due to labor & material increases.

- 50% deposit due upon contract signing
- Remainder due upon job completion

-OR-

INSURANCE CLAIM FINANCIAL DETAILS

- Homeowner is responsible for the insurance required deductible
- Contract Total is 'plus all insurance proceeds from necessary supplements to perform the required scope of work to restore you to pre-damage conditions.'
- Homeowner agrees to pay contractor the full amount approved by the insurance carrier for covered damages related to this claim.

Contract Price Adjustment: The agreed contract price is subject to adjustment based on the approval of insurance supplements by the relevant insurance provider. Any additional costs incurred due to approved insurance supplements shall be borne by the [Client/Party A], and [Contractor/Party B] reserves the right to adjust the contract price accordingly. Such adjustments will be communicated promptly and transparently to both parties, and will be based on verifiable costs incurred as a direct result of the approved insurance supplements.

We accept personal checks, money orders, cashier's checks or credit cards. (Make checks payable to Hall's Roofing & Sheet Metal) There is a 3.25% processing fee for credit card transactions.

Returned payments will result in a returned payment fee of \$50 and/or potential hot check charges filed with the appropriate authorities.

Failure to Pay Penalties

10% penalty assessed against the total remainder due, all discounts will be revoked at the sole discretion of Hall's Roofing & Sheet Metal and the account is subject to being sent to a 3rd party collections agency. Failure to pay may also result in Theft of Service charges being filed per TX law in addition to any necessary civil remedies.

Customer Authorization for Insurance Communication

I hereby grant permission to Hall's Roofing and Sheet Metal, acting as my roofer and/or general contractor, to contact my insurance company directly regarding my claim.

This authorization allows Hall's Roofing and Sheet Metal to discuss all relevant details of the claim, obtain information, and facilitate communication on my behalf. This authorization is effective immediately and will remain in effect until the completion of the roofing and/or general contracting work or until revoked in writing by me.

General Contractor Overhead & Profit Acknowledgment

Due to the scope, complexity, and coordination required to restore my property, I acknowledge that I do not have the time, expertise, or resources necessary to manage the multiple trades, scheduling, supervision, and compliance requirements involved in completing the repairs.

For this reason, I have selected **Hall's Roofing & Sheet Metal** to act as the **General Contractor** for the restoration of my property. In this role, Hall's Roofing & Sheet Metal will be responsible for the overall project management and completion of the work, including but not limited to the hiring, scheduling, supervision, coordination, and payment of all subcontractors and trades required for the repair of my property.

As the General Contractor, Hall's Roofing & Sheet Metal will coordinate and manage multiple trades and scopes of work necessary to complete the restoration. These responsibilities include project administration, trade coordination, scheduling, safety compliance, supervision, liability management, and quality control throughout the duration of the project.

Industry-standard property insurance estimating platforms, including **Xactimate**, recognize **General Contractor Overhead and Profit (O&P)** as appropriate when a project reasonably requires the coordination of multiple trades or when a general contractor is necessary to properly manage and complete the repairs. Standard insurance estimating guidelines commonly provide for the inclusion of **10% Overhead and 10% Profit** when these conditions exist.

Because this project requires the coordination and supervision of multiple trades and subcontractors, the involvement of a General Contractor is both reasonable and necessary. Accordingly, the inclusion of **General Contractor Overhead and Profit** in the project estimate is appropriate and consistent with common insurance restoration estimating practices.

Overhead and Profit are not charges associated with any single line item of work but instead represent the operational and administrative costs incurred by the General Contractor in managing, coordinating, and completing the project. These costs include business operations, project management, scheduling, supervision, insurance, administrative support, and other necessary expenses required to properly oversee the restoration.

Therefore, the inclusion of **General Contractor Overhead and Profit** in the repair estimate is justified and necessary in order for Hall's Roofing & Sheet Metal to provide full project management and restoration services.

Any questions regarding project scope, contractor services, or coordination of repairs should be directed to Hall's Roofing & Sheet Metal at:

Phone: 512-864-7579

Email: hallsroofing@gmail.com

Price Matching

We're happy to match a written estimate from another contractor for the same roofing system, as long as the materials, scope of work, and installation specification are comparable. A copy of the competing estimate is required.

Notice of Cancellation for Contract

If I choose to exercise my 3 Day Right of Rescission, I understand that by signing and dating in the space provided will make this contract null and void and no work will be provided by Hall's Roofing & Sheet Metal. I understand it is my responsibility to mail 1 copy of this cancelled contract to the corporate office of Hall's Roofing & Sheet Metal to 40216 Industrial Park Circle, Georgetown, TX 78626 or to hallsroofing@gmail.com postmarked or time stamped no later than 3 business days after the date and time that this contract was executed. In the event that your insurance company denies a filed claim a pre-contract will be cancelled with proof of denial. Contracts cancelled outside of this period may result in a restocking fee not to exceed 25% of the total contracted amount.

X_____

Note: Hall's Roofing & Sheet Metal Sales Representatives do not make verbal contracts and any terms not disclosed on a contract are considered null and void.

By signing estimate contract, Customer agrees to Provisions above.

 _____ e-Signed by Shannon Hall Company Authorized Signature	_____ 07/01/2026 Date
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 _____ e-Signed by Jeff & Alyse Paull Customer Signature	_____ 08/06/2026 Date
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_____ Customer Signature	_____ Date
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July 8, 2026



July 8, 2026

To Whom It May Concern,

We are writing to document the condition of the chimney located at **102 East University, Georgetown, TX 78626**.

After a thorough inspection, we found that the chimney has significant leaking issues. Due to its age and the manner in which it was originally installed, the chimney cannot be permanently repaired. The only temporary repair option is to install counter flashing and apply sealant; however, the sealant will deteriorate over time and require ongoing maintenance and reapplication to help prevent future leaks.

Our professional recommendation is to remove the chimney entirely and restore the roof by installing new shingles, leaving the area as though the chimney had never been present. This is the most effective long-term solution to eliminate the recurring leak issues.

I have included photos of the chimney damage on exterior and interior for reference.

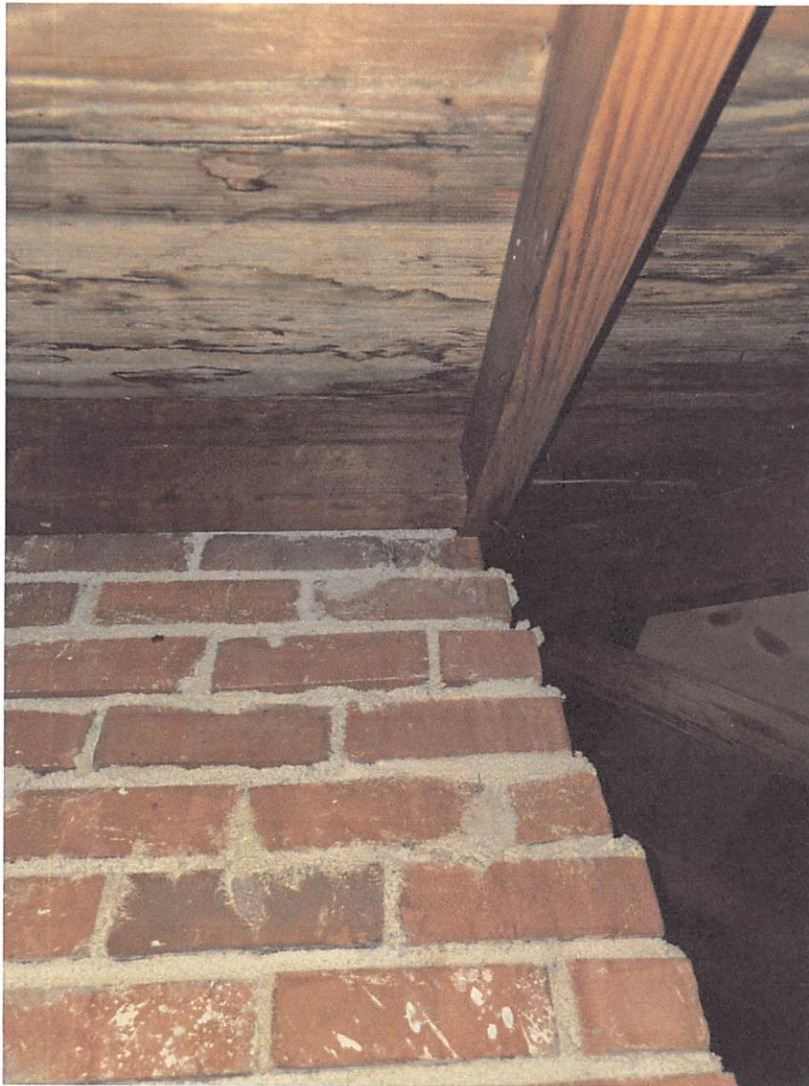
If you have any questions, please feel free to contact us.

Kind regards,

Shannon Hall
President - Hall's Roofing & Sheet Metal

















CERTIFICATE OF APPROPRIATENESS (COA) ADMINISTRATIVE REVIEW

FILE NUMBER: 2026-37-COA
PROJECT NAME: Offices at the Mercantile
APPLICANT: Jeff Paull
PROPERTY OWNER: Jeff Paull
PROPERTY ADDRESS: 102 East University Avenue
LEGAL DESCRIPTION: 0.14 Acres of NW/ pt of Block G, Morrow Addition
REQUEST: New multi-tenant signage, repainting the exterior, replacement of light fixtures, new exterior doors, removal of chimney
EFFECTIVE DATE: 08/06/2026
EXPIRATION DATE*: 08/06/2028

This is to certify that pursuant to action by the City of Georgetown Historic Preservation Officer (HPO) on the 6th day of August, 2026 the above referenced request for Certificate of Appropriateness (COA) was approved, as detailed below.

CERTIFICATE OF APPROPRIATENESS REQUEST DESCRIPTION

The applicant's request includes replacing a historic architectural feature with a non-historic architectural feature, changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface), exterior lighting that is attached to the building or structure, removal, stripping, concealing, or destruction of any historic and architectural features that is integral to the historic character of the building or structure, or historic overlay district, new signage, to include new signage that is consistent with an approved Master Sign Plan, on a low priority structure in the Downtown Overlay District. Per Section 3.13 of the Unified Development Code, the HPO is the decision-maker for the items listed above.

The following list and attached documents represent the complete scope of work approved by the HPO:

- Replacing a historic architectural feature with a non-historic architectural feature
- Changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface)
- Exterior lighting that is attached to the building or structure, removal, stripping, concealing, or destruction of any historic and architectural features that is integral to the historic character of the building or structure, or historic overlay district
- New signage, to include new signage that is consistent with an approved Master Sign Plan

The following conditions were met by the applicant as determined by the HPO or their delegate.

1. The application submitted was complete and the information contained within the application correct and sufficient to allow adequate review and final action.
2. Applicable design and development standards of the Unified Development Code and Historic District Design Guidelines in Chapter 2 specific to the applicable Historic Overlay District.

This Certificate is revocable and does not confer any permanent rights. This Certificate expires 24 months from the effective date if the approved work has not commenced.

August 6th, 2026

Allyson Iiams

FOR: Allyson Iiams, Historic Preservation Officer

Attachment: Plans and Supporting Documents

DISCLOSURE AND ACKNOWLEDGEMENT OF THE APPROVED SCOPE OF WORK

Please note that this Approval Memo alone does not permit you to commence work on the approved scope of work outlined above. To determine the appropriate building permit application(s) that will be required for the approved scope of work outlined above, please reach out (see Helpful Links & Contact Information page below) directly to the City of Georgetown, Building Permits Department at permits@georgetowntexas.gov. Once you define your building permit application(s), please ensure that this signed Approval Memo (Historic Preservation Officer signature and Applicant signature) is a required submittal document that should accompany any building permit application(s) you apply for relating to the approved scope of work outlined above.

Should the approved scope of work change, or you encounter an unscoped/unapproved demolition, you are required to contact staff at both historic@georgetowntexas.gov and permits@georgetowntexas.gov to discuss next steps. A change in the approved scope of work may require an additional Certificate of Appropriateness that may require HARC approval.

Per Section 3.13.050. of the UDC:

It shall be the responsibility of the Historic Preservation Officer to issue the actual Certificate of Appropriateness following approval by the Historic Preservation Officer or the HARC, with any designated conditions, and to maintain a copy of the Certificate of Appropriateness, together with the proposed plans. The certificate shall be forwarded to the Building Official. These shall be public documents for all purposes.

Work performed pursuant to the issuance of a Certificate of Appropriateness shall conform to the requirements of the certificate. In the event that work is not in compliance, the Building Official shall issue a stop work order and/or citation as prescribed by ordinance.

Upon your review of this Approval Memo and the above Disclosure and Acknowledgement of the Approved Scope of Work, please sign/date below and upload the signed copy of this Approval Memo to your project (COA) in MGO Connect (<http://www.mgoconnect.org>).

Signed this ____ day of August, 2026

APPLICANT SIGNATURE/DATE