

BUILDING AND STANDARDS BOARD AGENDA ITEM # ____ FOR
WEDNESDAY, January 25, 2006

DEVELOPMENT SERVICES
BUILDING PERMITS AND INSPECTIONS

MEMORANDUM

January 12, 2006

TO: The Honorable Chairman and Board Members

THROUGH: R. Alan Shubert, P. E., C.B.O. – Development Services Director

FROM: Bill Stern, C.B.O., Residential Inspector Supervisor

SUBJECT: 503 ½ S. Estrella A.K.A. 503 ½ and 507 S. Estrella St.

The following is a brief chronology of the investigation of the referenced location:

- 1) First investigated October 28, 2005. The buildings are a one story single-family dwelling with adobe and stucco exterior walls built in 1916. The buildings were found to be in an advanced state of disrepair.
- 2) A certified condemnation letter was mailed to Elva K. Rocha, 4317 Larchmont Dr., El Paso, TX 79902.
- 3) Certified notices of the public hearing scheduled for January 25, 2006 were mailed to the owners and all interested parties on January 10, 2006.
- 4) There has been no response from the owner.
- 5) As of January 13, 2006, no taxes are owed.

The Department recommends that it be found:

- 1) That the buildings know as 503 ½ and 507 Estrella be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the buildings are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structure's certificate of occupancy be revoked; and
- 4) Since the owner has failed to supply any drawings, plans, or reports to indicate otherwise, the buildings cannot be repaired; and
- 5) That the buildings be demolish within 30 days; and
- 6) That the premises be cleaned of all weeds, trash, and debris within 30 days; and
- 7) That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

COPY

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT, PE, CBO
DEVELOPMENT SERVICES DIRECTOR



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
PRESI ORTEGA, JR., DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

BUILDING PERMITS AND INSPECTIONS

BUILDING STANDARDS ENFORCEMENT
November 11, 2005

Elva K. Rocha
4317 Larchmont Dr.
El Paso, Texas 79902-1410

Re: 503 1/2 S. Estrella Street &
507 S. Estrella Street
Lots: N PT OF 17 to 19 (75 FT ON
N, 87.8 FT ON E, 65.08 FT ON SE,
18.44 FT ON S, 120 FT ON W)
Blk: 3, Miraflor
Zoned: A-3
COD05-17963
Certified Mail Receipt #
7005 1160 0004 6080 5339

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.50 International Property Maintenance Code, which states:

18.50.106.1 General.

When a structure or equipment is found by the Director to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of Chapter 2.38 of this code.

The El Paso Municipal Code Chapter 18.50 International Property Maintenance Code defines unsafe structure as follows:

18.50.106.1.1 Unsafe Structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

503 ½ S. Estrella Street & 507 S. Estrella Street

18.50.106.1.2 Unsafe Equipment

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

18.50.106.1.3 Structure Unfit for Human Occupancy.

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structure located at 503 ½ S. Estrella Street & 507 S. Estrella Street has the following violations:

- a. The foundation has not been maintained in a safe manner. [Sec.305.4]
- b. The floors have not been maintained in a safe manner. [Sec.305.4]
- c. The walls have not been maintained in a safe manner free of holes and cracks. [Sec.304.6]
- d. The roof structure has not been maintained free of defects that may cause leaks. [Sec304.7]
- e. The means of egress is/are inadequate and do not meet minimum code requirements. [Sec702.4]
- f. The plumbing system is inadequate and does not meet minimum code requirements. [Sec504.1]
- g. The electrical system is inadequate and does not meet minimum code requirements. [Sec604.3]
- h. The HVAC system is inadequate and does not meet minimum code requirements. [Sec603.1]
- i. The premises are full of weeds, trash, and debris [Sec302.1 & Sec302.4].

As a result of the aforementioned violations, the following action may be taken:

- a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The City Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Chapter 2.38 of the El Paso Municipal Code.

503 ½ S. Estrella Street & 507 S. Estrella Street

- b. By authority of Chapter 18.02.103.9.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the Building Permits and Inspections Department because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5th floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 541-4800.

FOR THE DIRECTOR FOR DEVELOPMENT SERVICES:



Leo CassoLopez
Building Inspector

LC/rl

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: *LC*

Elva K. Rocha
 4317 Larchmont Drive
 El Paso, Texas 79902-1410
 Re: 503 1/2 S. Estrella Street & 507
 S. Estrella Street

#3

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Elva Rocha Addressee

B. Received by (*Printed Name*) *Elva Rocha* C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (*Extra Fee*) Yes

2. Article Number
 (Transfer from service label)

7005 1160 0004 6080 5339

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**U.S. Postal Service™
 CERTIFIED MAIL™ RECEIPT**
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

7005 1160 0004 6080 5339

Postage	\$	<i>LC</i> Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)	<i>NOV 14 2005</i>	
Elva K. Rocha 4317 Larchmont Drive El Paso, Texas 79902-1410 Re: 503 1/2 S. Estrella Street & 507 S. Estrella Street		

PS Form 3800, June 2002

See Reverse for Instructions

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the 25th day of January, 2006 in the Council Chambers of City Hall, #2 Civic Center Plaza, El Paso, Texas, the Building and Standards Commission of El Paso (the "**Commission**") will hold a public hearing on the question of whether the buildings located on the property at **503 ½ S. Estrella A.K.A 503 ½ & 507 S. Estrella St**, in El Paso, Texas, which property is more particularly described as:

Legal Description: tract or parcel of land, lying and being situated in the City of El Paso and County of El Paso, State of Texas and described as : Lots 17,18,19 and 20, in Block 3 of the MIRAFLOR addition to the City of El Paso, El Paso County, Texas

are unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, Elva Kelli Mellado Rocha and Camille Elizabeth Mellado a/k/a Camille Elizabeth Edminstien (the "**Owners**") are listed as the owners of the real property described herein.

According to the real property records of El Paso County, you own or have an interest in the real property described in this notice. If you no longer own or have an interest in the property, you must execute an affidavit stating that you no longer own or have an interest in the property and stating the name and last known address of the person who acquired the property or interest from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Standards Enforcement Division of the Building Permits and Inspections, 5th floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice.

The Owners of said property are hereby ordered to appear before the Building and Standards Commission and any mortgagees, lien holders, and other persons having an interest in said property are entitled to appear before the Commission at said date, hour, and place to show cause why said building should not be declared a nuisance and ordered to be abated. The Owners, lien holders, mortgagees, or any other person having an interest in the property are hereby required to submit at the hearing proof of the scope of any work that may be required to bring the buildings into compliance with Title 18, as mandated by Section 18.50 of the Municipal Code, and to specify the time it will take to reasonably perform the work.

At the hearing, the Owners, lien holders, mortgagees, or any other person having an interest in the property must present to the Commission any evidence showing that the structures or part thereof are safe.

All documents such as building plans, specifications, drawings, reports from design professionals and any other required documents must be presented to the Commission at this hearing.

The time periods, which govern the completion of work ordered by the Commission, are

outlined in Chapter 2, Subsection 2.38.080 of the Municipal Code of the City of El Paso, and pursuant to State law.

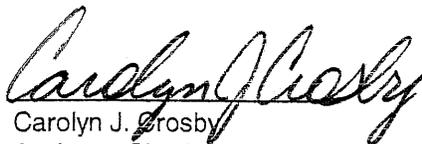
If the Owner fails, neglects or refuses to comply with the order of the Commission the City may pursue one, or more of the following actions:

- I) the city will perform any and all work needed to bring the property into compliance with this order, at its own expense, but for and on account of the Owner, of said property, the cost of which shall be assessed as a lien against the property and;
- II) assess a civil penalty against the property Owner for failure to repair, remove or demolish said building in an amount not to exceed \$1,000.00 a day for each violation, or \$10.00 a day if the Owner shows that the property is the Owner's lawful homestead; and
- III) appoint a receiver as permitted by state law; and
- IV) any other remedies permitted by state law.

Any civil penalty or assessment imposed will accrue interest at a rate of ten (10) percent a year from the date of the assessment until paid in full;

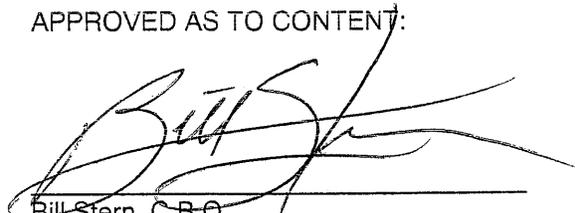
The City Clerk is ordered to provide notice of this hearing to the record Owner and all other persons having an interest in the property as provided by law.

APPROVED AS TO FORM:



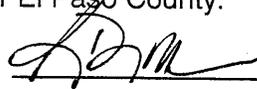
Carolyn J. Grosby
Assistant City Attorney

APPROVED AS TO CONTENT:



Bill Stern, C.B.O.
Residential Inspector Supervisor
Building Permits and Inspections Department

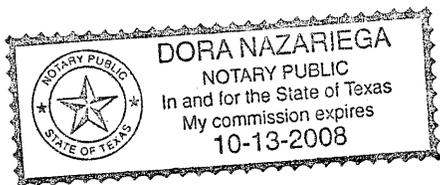
I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice of Public Hearing regarding the property located at **503 ½ S. Estrella A.K.A 503 ½ & 507 S. Estrella St.**, was filed with the County Clerk's Office, the official public records of real property for El Paso County.


Richarda Duffy Momsen

Executed this 6th day of January, 2006 on behalf of the City of El Paso, Texas, by Richarda Duffy Momsen in her capacity as City Clerk.

STATE OF TEXAS
COUNTY OF EL PASO

Subscribed and sworn to before me, this 9th day of January, 2006.




Notary Public

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice regarding the property located at **503 1/2 S. Estrella A.K.A 503 1/2 & 507 S. Estrella St** was PUBLISHED in the official City newspaper on the 10th day of January, 2006.


Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at **503 1/2 S. Estrella A.K.A 503 1/2 & 507 S. Estrella St**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Name Elva Kelli Mellado Rocha and,
Camille Elizabeth Mellado, a/k/a
Camille Elizabeth Edminsten
Address 503 1/2 Estrella St.
City El Paso, TX 79905

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **503 1/2 S. Estrella A.K.A 503 1/2 & 507 S. Estrella St**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Name Elva Kelli Mellado Rocha and,
Camille Elizabeth Mellado, a/k/a
Camille Elizabeth Edminsten
Address 4317 Larchmont Dr.
City El Paso, TX 79902

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **503 1/2 S. Estrella A.K.A 503 1/2 & 507 S. Estrella St**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Name Elva K. Rocha
Address 4317 Larchmont Dr.
City El Paso, TX 79902

Date: _____
Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **503 1/2 S. Estrella A.K.A 503 1/2 & 507 S. Estrella St**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Name Joseph J. Rey
Address 543 Magolfin
City El Paso, TX 79901

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **503 1/2 S. Estrella A.K.A 503 1/2 & 507 S. Estrella St**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Name Elva V. Edmisten
Address 507 S Estrella St
City El Paso, TX 79903

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **503 1/2 S. Estrella A.K.A 503 1/2 & 507 S. Estrella St**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Name Salvador P. Rocha
Address 4317 Larchmont Dr.
City El Paso, TX 79902Name

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **503 1/2 S. Estrella A.K.A 503 1/2 & 507 S. Estrella St**, was HAND-DELIVERED to:

City of El Paso
C/O City Clerk
#2 Civic Center Plaza
El Paso, TX 79901

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **503 ½ S. Estrella A.K.A 503 ½ & 507 S. Estrella St**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe
AKA Tigua Indian Community
119 S. Old Pueblo Road
El Paso, Texas 79907

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **503 ½ S. Estrella A.K.A 503 ½ & 507 S. Estrella St**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso Central Appraisal District
5801 Trowbridge Ave.
El Paso, Texas 79925

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **503 ½ S. Estrella A.K.A 503 ½ & 507 S. Estrella St**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Linbarger, Goggan, Blair & Sampson
215 N. Stanton Street, 2nd Floor
El Paso, Texas 79901

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **503 ½ S. Estrella A.K.A 503 ½ & 507 S. Estrella St**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Probate Court
500 E. San Antonio Avenue, Suite 703
El Paso, Texas 79901

Date: _____

Time: _____

Inspector

I certify that a true and correct copy of the foregoing Notice was POSTED at **S. 503 ½ Estrella A.K.A 503 ½ & 507 S. Estrella St**, El Paso, Texas.

Date: _____

Time: _____

Inspector

Firmbook Report

1/10/2006-1/10/2006

7105 8873 0193 6100 2179
7105 8873 0193 6100 2261

CMN	TRACKING	NAME	ADDRESS	
7105 8873 0193 6100 2179	5031/2&507EstrelaPH	Elva Kelli Mellado Rocha Camille Elizabeth Mellado	AKA Camille Elizabeth Edminsten 503 1/2 Estrella St.	El Paso TX 79905
7105 8873 0193 6100 2186	5031/2&507EstrelaPH	Elva Kelli Mellado Rocha Camille Elizabeth Mellado	AKA Camille Elizabeth Edminsten 4317 Larchmont Dr.	El Paso TX 79902
7105 8873 0193 6100 2193	5031/2&507EstrelaPH	Elva K. Rocha	4317 Larchmont Dr.	El Paso TX 79902
7105 8873 0193 6100 2209	5031/2&507EstrelaPH	Joseph J. Rey	543 Magoffin	El Paso TX 79901
7105 8873 0193 6100 2216	5031/2&507EstrelaPH	Elva V. Edmisten	507 S. Estrella St.	El Paso TX 79903
7105 8873 0193 6100 2223	5031/2&507EstrelaPH	Salvador P. Rocha	4317 Larchmont Dr.	El Paso TX 79902
7105 8873 0193 6100 2230	5031/2&507EstrelaPH	Governor of the Ysleta Del Sur Pueblo Indian Tribe	AKA Tigua Indian Community 119 S. Old Pueblo Road	El Paso TX 79907
7105 8873 0193 6100 2247	5031/2&507EstrelaPH	El Paso Central Appraisal District	5801 Trowbridge Ave.	El Paso TX 79925
7105 8873 0193 6100 2254	5031/2&507EstrelaPH	Linbarger, Goggan, Blair & Sampson	215 N. Stanton St., 2nd Floor	El Paso TX 79901
7105 8873 0193 6100 2261	5031/2&507EstrelaPH	El Paso County Probate Court	500 E. San Antonio Ave., Suite 703	El Paso TX 79901

20060113 TC8006

CITY OF EL PASO TAX OFFICE - ACCOUNT STATUS

084615

ACCOUNT M48899900305200

AMT DUE AS OF: 20060113 ROLL R ALT OWN

UNITS:01 03 06 07 08

OMIT(-)/SEL(+)

ROCHA, ELVA K

3 MIRAFLOR

LOT 20

4317 LARCHMONT DR

EL PASO

TX 79902-1410

ACRES	HOVDFAER	RCVL LEVY	REM LEVY	PARCEL ADDRESS	FEE'S	PAYMENTS	TOTAL DUE
.0689							
2005	6000	187.35	12/29/2005			187.35	.00
2004	6000	186.38	11/03/2005	75.13		261.51	.00
2003	6000	181.52	02/29/2004	12.71		194.23	.00
2002	6000	180.29	01/23/2003			180.29	.00
2001	6000	177.95	08/12/2002	65.58		243.53	.00
2000	6000	173.17	05/25/2001	22.51		195.68	.00
1999	6000	172.66	05/25/2001	81.49		254.15	.00
1998	6000	178.28	03/23/1999	16.04		194.32	.00
1997	6000	165.67	03/23/1999	74.38		240.05	.00
TOTAL		.00	.00		.00		

LAST PAYOR OWNER

PAGE TOTAL

NOTE EXISTS

CUMULATIVE TOTAL

MORE YEARS ON NEXT PAGE



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: January 17, 2006

ADDRESS: 503 ½ S. Estrella St.

ZONED: A-3

LEGAL DESCRIPTION:: tract or parcel of land, lying and being situated in the City of El Paso and County of El Paso, State of Texas and described as : Lots 17,18,19 and 20, in Block 3 of the MIRAFLOR addition to the City of El Paso, El Paso County, Texas

OWNER: Elva Kelli Mellado Rocha and Camille Elizabeth Mellado a/k/a Camille Elizabeth Edminstien,

ADDRESS: 4317 Larchmont
El Paso, Texas 79902

TYPE OF CONSTRUCTION: V

FOOTINGS: Unable to determine.
CONDITION: Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate actual condition

FOUNDATION WALL: Rumble stone
CONDITION: Bad. Signs of cracks on the walls indicate possible settlement of footings and foundation walls. A structural engineer should be hired to evaluate actual condition.

FLOOR STRUCTURE: Wood with wood frame.
CONDITION: A structural engineer or registered contractor must be hired to evaluate the flooring system.

EXTERIOR WALLS: Adobe with plaster finish.

HEIGHT: 10 ft. +/- **THICKNESS:** 12 in. +/-

CONDITION: Bad. Due to lack of maintenance and exposure to the elements, some of the wall system is failing around the interior and exterior. A structural engineer should be hired to evaluate structural elements of the building and submit a report on the corrections required to make the building safe.

INTERIOR WALLS &

CEILINGS:

Wood frame, with drywall.

CONDITION:

Bad – There are many cracks on the walls and water damage ceilings.

ROOF STRUCTURE:

Wood frame, with build-up roofing.

CONDITION:

Bad. Need to replace the roof.

DOORS, WINDOWS, ETC.:

Wood doors and wood frame windows.

CONDITION:

Bad. Will need to repair or replace all doors and widows, so they are operational and meet egress requirements.

MEANS OF EGRESS:

Does not meet code requirements.

CONDITION:

Poor. Windows need repair or replacing done to make them operational and meet code requirements.

PLUMBING:

Poor. A licensed plumber should be hired to bring the system up to code.

ELECTRICAL:

Poor. A licensed electrician should be hired to bring the system up to code.

MECHANICAL:

Poor. A licensed mechanical contractor should be hired to bring the system up to code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED:

0

WARNING POSTED:

No

BARRICADED:

No

POLICE AID REQD.

No

REMARKS:

This is an open and abandoned single-family residence. The exterior walls are showing signs of advanced deterioration. The structure should be demolished and the property cleaned of all weeds, trash and debris.

Building Inspector



Leo Casso-Lopez



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: January 17, 2006

ADDRESS: 507 S. Estrella St.

ZONED: A-3

LEGAL DESCRIPTION:: tract or parcel of land, lying and being situated in the City of El Paso and County of El Paso, State of Texas and described as : Lots 17,18,19 and 20, in Block 3 of the MIRAFLOR addition to the City of El Paso, El Paso County, Texas

OWNER: Elva Kelli Mellado Rocha and Camille Elizabeth Mellado a/k/a Camille Elizabeth Edminstien,

ADDRESS: 4317 Larchmont
El Paso, Texas 79902

TYPE OF CONSTRUCTION: V

FOOTINGS: Unable to determine.

CONDITION: Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate actual condition

FOUNDATION WALL: Rumble stone

CONDITION: Bad. Signs of cracks on the walls indicate possible settlement of footings and foundation walls. A structural engineer should be hired to evaluate actual condition.

FLOOR STRUCTURE: Wood with wood frame.

CONDITION: A structural engineer or registered contractor must be hired to evaluate the flooring system.

EXTERIOR WALLS: Adobe with plaster finish.

HEIGHT: 10 ft. +/- **THICKNESS:** 12 in. +/-

CONDITION: Bad. Due to lack of maintenance and exposure to the elements, some of the wall system is failing around the interior and exterior. A structural engineer should be hired to evaluate structural elements of the building and submit a report on the corrections required to make the building safe.

INTERIOR WALLS &

CEILINGS: Wood frame, with drywall.
CONDITION: Bad – There are many cracks on the walls and water damage ceilings.

ROOF STRUCTURE: Wood frame, with build-up roofing.
CONDITION: Bad. Need to replace the roof.

DOORS, WINDOWS, ETC.: Wood doors and wood frame windows.
CONDITION: Bad. Will need to repair or replace all doors and widows, so they are operational and meet egress requirements.

MEANS OF EGRESS: Does not meet code requirements.
CONDITION: Poor. Windows need repair or replacing done to make them operational and meet code requirements.

PLUMBING: Poor. A licensed plumber should be hired to bring the system up to code.

ELECTRICAL: Poor. A licensed electrician should be hired to bring the system up to code.

MECHANICAL: Poor. A licensed mechanical contractor should be hired to bring the system up to code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 0

WARNING POSTED: No **BARRICADED:** No **POLICE AID REQD.** No

REMARKS: This is an open and abandoned single-family residence. The exterior walls are showing signs of advanced deterioration. The structure should be demolished and the property cleaned of all weeds, trash and debris.

Building Inspector



Leo Casso-Lopez