

BUILDING AND STANDARDS BOARD AGENDA ITEM # \_\_\_\_ FOR  
WEDNESDAY, JANUARY 25, 2006

DEVELOPMENT SERVICES  
BUILDING PERMITS AND INSPECTIONS

MEMORANDUM

January 17, 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: 9203 Santa Rosalia Court, El Paso, Texas 79907

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

- 1) First investigated February 28, 2005. This was a single-family dwelling built in 1960 that was converted to a MULTI-FAMILY DWELLING over the years and was now found to be open and abandoned and in an advanced state of disrepair. Unwanted persons have used the structure as a harborage.
- 2) A certified condemnation letter was mailed to Francisco Manuel Trueba, 7504 Canary Court, El Paso, Texas 79915 on March 1, 2005.
- 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 taxes are owed in the amount of \$10,536.10.

The Department recommends that it be found:

- 1) That the structures be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the structures 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) That the structures cannot be repaired; and
- 5) That the structures be demolished 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.

JOE WARDY  
MAYOR

JOYCE WILSON  
CITY MANAGER

R. ALAN SHUBERT, P.E.  
DIRECTOR



Copy

**CITY COUNCIL**

SUSAN AUSTIN  
DISTRICT NO. 1

ROBERT A. CUSHING, JR.  
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO  
DISTRICT NO. 3

JOHN F. COOK  
DISTRICT NO. 4

PAUL J. ESCOBAR  
DISTRICT NO. 6

VIVIAN ROJAS  
DISTRICT NO. 7

ANTHONY W. COBOS  
DISTRICT NO. 8

**BUILDING PERMITS & INSPECTIONS DEPARTMENT**

HOUSING COMPLIANCE

February 28, 2005

Francisco M. Trueba  
7054 Canary Ct.  
El Paso, Texas 79915-3414

Re: 9203 Santa Rosalia Ct.  
Lot: 24  
Blk: Singh  
Zoned: R-4  
COD05-01726  
Certified Mail Receipt #  
7004 0750 0003 1322 9191

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 18.52.030 - Unsafe Structures - Owner Not To Allow Condition To Continue, which states:

It is unlawful for the owner of any building or structure, or part thereof, which has become unsafe and dangerous so as to endanger persons or property, or so as to be a fire hazard by reason of defective construction, overloaded floors, lack of guards against fire, defective condition of the foundations, walls, or parts thereof, or deterioration caused by fire or otherwise, or for any reason, to allow or permit same to remain upon any real estate within the City.

The El Paso Municipal Code Chapter 18.52.040 - unsafe structures - Remedial action by owner or City defines unsafe structure as a structure or part thereof that is:

- a. Dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare; or

9203 Santa Rosalia Court

- b. Regardless of its structural condition, unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or
- c. Boarded up, fenced, or otherwise secured in any manner in if:
  - i. The building constitutes a danger to the public even though secured entry, or
  - ii. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection.

The structure located at 9203 Santa Rosalia Court has the following violations:

- a. The foundation has not been maintained in a safe manner.
- b. The floors have not been maintained in a safe manner.
- c. The walls have not been maintained in a safe manner free of holes and cracks.
- d. The roof structure has not been maintained free of defects that may cause leaks.
- e. The means of egress is/are inadequate and do not meet minimum code requirements.
- f. The plumbing system is inadequate and does not meet minimum code requirements.
- g. The electrical system is inadequate and does not meet minimum code requirements.
- h. The HVAC system is inadequate and does not meet minimum code requirements.
- i. The structure is open and accessible to unauthorized entry.
- j. The premises are full of weeds, trash, and debris.

9203 Santa Rosalia Court

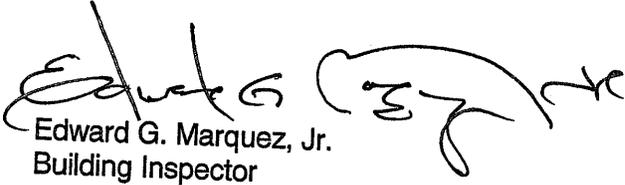
- k. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter.

**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, 5<sup>th</sup> 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 BUILDING PERMITS AND INSPECTIONS:



Edward G. Marquez, Jr.  
Building Inspector

EGM/rl

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  X <i>Daniel Rosen</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Daniel Rosen</i> C. Date of Delivery <i>MAR 07 2005</i></p>
<p>1. Article Addressed to: <i>EM</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>Francisco M. Trueba  7054 Canary Ct.  El Paso, Texas 79915-3414  Re: 9203 Santa Rosalia Ct.</p> <p><i>HA #3</i></p>	<p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number  (Transfer from service label)</p>	<p><b>7004 0750 0003 1322 9191</b></p>
<p>PS Form 3811, February 2004</p>	<p>Domestic Return Receipt <span style="float: right;">702595-02-M-1540</span></p>

7004 0750 0003 1322 9191

U.S. Postal Service™ <b>CERTIFIED MAIL™ RECEIPT</b> (Domestic Mail Only; No Insurance Coverage Provided)									
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>									
<b>OFFICIAL USE</b>									
<table border="1"> <tr> <td>Postage</td> <td>\$</td> </tr> <tr> <td>Certified Fee</td> <td></td> </tr> <tr> <td>Return Receipt Fee (Endorsement Required)</td> <td><i>MAR 07 2005</i></td> </tr> <tr> <td>Restricted Delivery Fee (Endorsement Required)</td> <td></td> </tr> </table>	Postage	\$	Certified Fee		Return Receipt Fee (Endorsement Required)	<i>MAR 07 2005</i>	Restricted Delivery Fee (Endorsement Required)		<p style="text-align: center;"><i>EM</i></p> <p>Postmark Here</p>
Postage	\$								
Certified Fee									
Return Receipt Fee (Endorsement Required)	<i>MAR 07 2005</i>								
Restricted Delivery Fee (Endorsement Required)									
<p>Francisco M. Trueba  7054 Canary Ct.  El Paso, Texas 79915-3414  Re: 9203 Santa Rosalia Ct.</p>									
<p>PS Form 3800, June 2002 <span style="float: right;">See Reverse for Instructions</span></p>									

## NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the 25<sup>th</sup> 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 building located on the property at **9203 Santa Rosalia Court**, in El Paso, Texas, which property is more particularly described as:

**Legal Description:** Lot 24, Singh Addition, an addition to the City of El Paso, being more particularly described in Volume 627, Page 383, Deed Records, El Paso County, Texas

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, Francisco Manuel Trueba (the "**Owner**"), 7054 Canary Court, El Paso, Texas 79915 is listed as the owner 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, 4<sup>th</sup> floor, City Hall, no later than the 20<sup>th</sup> 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 Owner of said property is 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 Owner, 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 building 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 Owner, lien holders, mortgagees, or any other person having an interest in the property must present to the Commission any evidence showing that the structure or part thereof is 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.

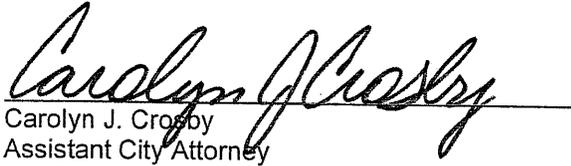
If the Owner fails, neglects or refuses to comply with the order of the Commission the City may pursue one, or more of the following actions:

- 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.

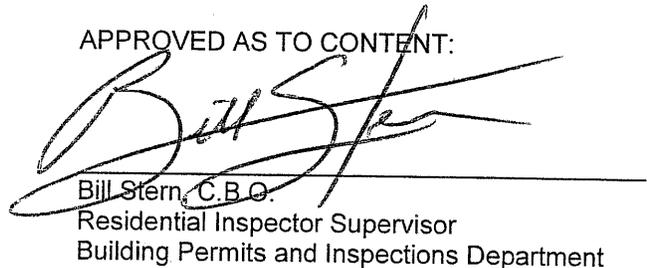
Any civil penalty or assessment imposed will accrue interest at a rate of ten (10) percent a year from the date of the assessment until paid in full;

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.

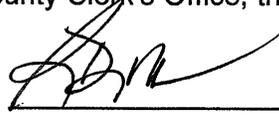
APPROVED AS TO FORM:

  
Carolyn J. Crosby  
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 **9203 Santa Rosalia Court** was filed with the County Clerk's Office, the official public records of real property for El Paso County.

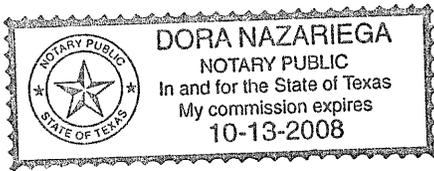


Richarda Duffy Momsen

Executed this 6<sup>th</sup> 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 9<sup>th</sup> 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 9203 Santa Rosalia Court was PUBLISHED in the official City newspaper on the 10<sup>th</sup> day of January, 2006.

  
\_\_\_\_\_  
Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 9203 Santa Rosalia Court, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Francisco Manuel Trueba  
9203 Santa Rosalia Court  
El Paso, Texas 79907

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 9203 Santa Rosalia Court, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Francisco Manuel Trueba  
7054 Canary Court  
El Paso, Texas 79915 - 3414

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 9203 Santa Rosalia Court, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Internal Revenue Service  
Attn: Grace Metro, ACS  
700 E. San Antonio Avenue  
El Paso, Texas 79901

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 9203 Santa Rosalia Court, 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 9203 Santa Rosalia Court, 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 9203 Santa Rosalia Court, 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 9203 Santa Rosalia Court, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 9203 Santa Rosalia Court, 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 9203 Santa Rosalia Court, El Paso, Texas.

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

CPRMST  
OPTION 00

E Z - C A M

MASTER SCREEN  
1/13/2006

ACCOUNT # S445-999-0010-2400

Area Code 42

01 Alt S44500102400

TDC G01 IYS CEP SCC SHO

02 Name TRUEBA, FRANCISCO M

05 Property Type R

Addr. 1

06 StCd L&I A1 Cls 006

Addr. 2 7054 CANARY CT

07 Exemption Code

City EL PASO

State TX

08 Map Number Z-47

Cntry Zip 799153414 CrRt 54

09 Neighborhood FS44508200

LEGAL DESCRIPTION

10 Zoning Code R4

03 Line 1 SINGH

11 Utility Code A

Line 2 LOT 24

12 Road Type &

Line 3

13 Mortgage Code

Line 4

14 Loan No.

Deed/Acs .1389

.0000 15 Agent Code

PROPERTY LOCATION

Eft Exp

04 Strt Nmbr 9203 Strt Dir

16 Owner ID

Strt Name SANTA ROSALIA

N \*

Strt Type CT Suite/B

17 Image ID

Adj \*

Loc City

18 Remarks 1

UI

Total Improvement 111,238

Remarks 2

ARB 85

Ag

Total Land 12,039

Adr \*

Total Appraised 123,277

Impr Satellites 1

Land Segments 1

01-18=Chg,F3=Ext,F12=Pr,F13=Nxt,F19=Wks1,F21=Cmd,F09=Waiv, F4=ImgeMnu

CRIMPR  
OPTION 00

E Z - C A M

IMPROVEMENT SCREEN  
1 OF 1

ACCOUNT NUMBER S445-999-0010-2400  
TDC G01 IYS CEP SCC SHO

ADDRESS INFORMATION

Name TRUEBA, FRANCISCO M  
Adrs 1  
Adrs 2 7054 CANARY CT

IMPROVEMENT INFORMATION

01 Cls 006 Id R% 100 S R 39.24  
Ds RES CLASS 006  
02 State Cd A1 HS Y Improve. Type  
03 PhyDepPct 0 Percent Good U 78%  
04 Ec: 0 Phy: 0 Fn: 0 % Tot 0  
05 Percent Complete 100% Main # Str 1.00

06 Main Grnd Area (S/U?) U 846  
Main Adjusted Area 846  
Total Additions Adjusted Area 3,563  
Total Adjusted Imprvment Area 4,409  
Total Living Area 2,946  
Main Imprvment Value S 25,894  
Addition Value S 85,345  
Other Features Value S 0

PROPERTY CHARACTERISTICS

07 Yrbldt 1960 08 EfAg TyL  
09 Nw Cn 100.0% 10 Nw Cn Yr 1960  
11 Garg Typ 12 Last Remodl  
13 RoofT F 14 FoundTy S  
15 BsmtF 16 RoofMat R  
17 IntrF R 18 ExterFn E  
19 HeatA S E 20 FloorFn A  
21 No FirePlc 0 22 No Baths 1.00  
23 No BedRms 0  
Remrk

PERMIT INFORMATION

24 Bldg 25 MM/YY  
26 No. 27 Val  
Local Area Multiplier 1.000  
COMMERCIAL  
28 Perimeter/Multiplier 1.0000  
29 Wall Ht/Multiplier 1 1.0000  
30 Segment Adj Code .000  
31 S/U S Totl Imp Val 111,239

01-31=Chg, DE=Del, F3=Exit, F13=Next, F19=Wkspflf, F21=Com, F24=Insert

20060113 TC8006

CITY OF EL PASO TAX OFFICE - ACCOUNT STATUS

084655

ACCOUNT S44599900102400  
UNITS:01 05 06 07 08 46  
TRUEBA, FRANCISCO M

AMT DUE AS OF: 20060113 ROLL R ALT OWN  
OMIT(-)/SEL(+)  
SINGH  
LOT 24

7054 CANARY CT

EL PASO				TX 79915-3414			LAWSUIT 2005TX411	
ACRES	.1389		PARCEL ADDRESS		9203 SANTA ROSALIA			
YEAR	GROSS VAL	HOVDFAER	RCVL LEVY	REM LEVY	FEEES	PAYMENTS	TOTAL DUE	
2005	123277		3926.15	3926.15		.00	3926.15	
2004	115997		3723.66	3723.66	1586.28	.00	5309.94	
2003	86216	W	1386.00	831.59	469.02	854.34	1300.61	
2002	86216	Y	.00	00/00/0000		.00	.00	
2001	86216	Y	.00	11/16/2005		.00	.00	
2000	83582	Y	.05	06/30/2003		.05	.00	
1999	83582	Y	.05	06/30/2003		.05	.00	
1998	83582	Y	.05	06/30/2003		.05	.00	
1997	95690		.05	06/30/2003		.05	.00	
TOTAL			9035.81	8481.40	2355.23			
LAST PAYOR OWNER						PAGE TOTAL	10536.70	
NOTE EXISTS SUIT PENDING						CUMULATIVE TOTAL	10536.70	
MORE YEARS ON NEXT PAGE								



# UNSAFE STRUCTURES REPORT

## BUILDING PERMITS AND INSPECTIONS

**DATE OF EXAMINATION:** February 28, 2005

**ADDRESS:** 9203 Santa Rosalia Court, El Paso, Texas 79907      **ZONED:** R-4

**LEGAL DESCRIPTION:** Lot 24, SINGH ADDITION, an addition to the City of El Paso, being more particularly described in Volume 627, Page 383, Deed Records, El Paso County, Texas.

**OWNER:** Francisco Manuel Trueba  
**ADDRESS:** 7054 Canary Court, El Paso, Texas 79915

**BUILDING USE:** Multi-Family Dwellings

**TYPE OF CONSTRUCTION:** Type V

**FOOTINGS:** Concrete/ Rubble stone with masonry grout

**CONDITION:** Poor. Due to failure to maintain and exposure to the elements some areas of the footings that are visible are spalling, chipping and in an advance state of corrosion. There are many areas that are covered by earth or concrete sidewalk that cannot be visually checked and will require a structural engineer to evaluate the footings for structural design strength for the load that was put on it.

**FOUNDATION WALL:** N/A

**CONDITION:** N/A

**FLOOR STRUCTURE:** Concrete slab on grade

**CONDITION:** Poor. There are many areas that are covered by carpet or tile. Areas that were not covered showed signs of cracks and failure. Many of the add-on slabs that now are holding up additions to the residence were nothing more then the basic 4" slab without footings. A structural engineer will need to be hired to evaluate the conditions of the floor system and submit a report to this department on all corrective actions required to bring the floor system up to minimum code.

**EXTERIOR WALLS:** Some walls are Adobe with brick veneer exterior, some are Concrete masonry units with stucco exterior finish, some are conventional stick framing with half brick veneer and half stucco exterior finish and others are conventional stick framing with exterior siding.

**HEIGHT:** Between 9' to 20'

**THICKNESS:** Between 6" to 18"

**CONDITION:** Poor. Due to lack of maintenance and exposure to the elements, much of the dwelling is in an advance state of disrepair. Spalling has occurred on some of the adobe walls, exposing the earthen adobe to the elements and wood rot has occurred to the roofing members and exposed framing members. The exterior walls will require a structural engineer to evaluate the entire framing system components for structural stability and submit a report to this department on all corrective actions required to bring this system into minimum code compliance.

**INTERIOR WALLS & CEILINGS:** Some interior walls are of conventional 2" X 4" stick framing with sheetrock ½" sheetrock, others are of adobe with stucco finish and the remainder of the walls are of concrete masonry units with stucco finish. **Ceilings** are of ½" sheetrock that leak and most of the ceiling sheetrock has falling off.

**CONDITION:** Poor. Will require most of the ceiling to be replaced

**ROOF STRUCTURE:** Built-up Asphalt roll roofing material

**CONDITION:** Poor. Leaks throughout the dwelling were noticeable. Some of the roof rafters were made up of 1"X 8" lumber that is rotten. A registered roofing contractor will need to be hired to evaluate the entire roofing system and submit a report of his findings to this department on the corrective action required to bring the system up to minimum code compliance.

**DOORS, WINDOWS, ETC.:** Wood framed doors and wood framed or metal framed windows

**CONDITION:** Poor. Will need replacing to meet minimum code requirement for egress.

**MEANS OF EGRESS:** Does not meet code

**CONDITION:** Poor

**PLUMBING:** Poor. A licensed plumbing contractor must be hired to evaluate the entire plumbing system and submit a report to this department on the corrective action required to bring the system up to minimum code compliance.

**ELECTRICAL:** Poor. A licensed electrical contractor must be hired to evaluate the entire electrical system and submit a report to this department on the corrective action required to bring the system up to minimum code compliance.

**Page 3**

**MECHANICAL:** Poor. A licensed mechanical contractor must be hired to evaluate the entire mechanical system and submit a report to this department on the corrective action required to bring the system up to minimum code compliance.

**IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED:** NONE

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

**REMARKS:** This was a single family dwelling built in 1960 and had many additions done to it that it was converted to a MULTI-FAMILY DWELLING which now is open and abandoned. The dwelling is two stories in height and is made up of several different types of construction materials. Two accessory structures were converted to apartments and attached to the main structure. There are 5 abandoned vehicles on the property. Due to the structures being in an advanced state of disrepair and open to uninvited and unwanted occupants this department recommends that the structures be demolished, all vehicles be removed from the property and destroyed and the premises be cleaned of all weeds, trash and debris and maintained clean of all weeds, trash and debris.



Wayne Fannin  
**Building Inspector**