2521 Richmond Ave

BUILDING AND STANDARDS BOARD AGENDA ITEM #3 FOR WEDNESDAY, March 30, 2016

PLANNING & INSPECTIONS DEPARTMENT
BUILDING SAFETY DIVISION

MEMORANDUM
March 21, 2016

TO: The Honorable Chairman and Board Members

THROUGH: Victor Morrison-Vega, Deputy Director, Planning & Inspections Department

FROM: Nathan J. Walsh, C.B.O., Chief Building Inspector

SUBJECT: 2521 Richmond Ave El Paso, TX 79930

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

1) First investigated on November 09, 2015. Recently inspected on March 07, 2016. The single family dwelling was built on or about 1914. The main structure has one illegal addition and a dilapidated detached garage. The dwelling is open to unwanted entry and structurally unsound due to lack of maintenance and exposure to the elements. Attempts to maintain the structures secure have been unsuccessful.
2) A certified condemnation letter was mailed to the owner Caroline L Farmer on November, 09 2015.
3) Certified notices of the public hearing scheduled for March 30, 2016 were mailed to the owners and all interested parties on March 07, 2016.
4) As of January, 04 2016, $4,075.33 is owed in taxes.

The owner has been notified of the property violations. To date there has been minimum corrective actions taken, and therefore the Department recommends that it be found:

1) Revoke certificate of occupancy (unfit for habitation).
2) Main structure can be rehabilitated.
3) Secure main structure within 30 days.
4) Illegal addition be secure within 30 days.
5) Detached garage be demolished within 30 days
6) Premises be cleaned of all weeds, trash, and debris, within 30 days & maintained clean thereafter.
7) That upon failure by the owners 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.

Building Safety Division
11/09/2015
NOTICE OF VIOLATION

FARMER CAROLINE L
2521 RICHMOND AVE
EL PASO TX 79930-1717

Re: **2521 RICHMOND AVE EL PASO, TX 79930**
Blk: 104 HIGHLAND PARK
Lot: 6 & 7 (6000 SQ FT)
Zoned: R-3
Case Number **ENHS15-05994**
Mail Receipt # 91 7199 9991 7030 7771 8808

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, Property Maintenance Code, which states:

18.50.108.1 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 Title 2.38 of the Municipal Code.

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

18.50.108.1.1 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.

18.50.108.1.2 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.

18.50.108.1.3 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 **2521 RICHMOND AVE EL PASO, TX 79930** is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]

b. Swimming pools, Spas and Hot Tubs shall be maintained in a clean and sanitary condition, and in good repair, proper enclosures are required for swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth. [Sec.303.1 & 303.2]

c. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]

d. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]

e. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]

f. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. [Sec. 307.1.1]

g. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]

h. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]

i. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]

j. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]

k. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]

l. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4.1, 502.5]

m. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]

n. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]

o. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]

p. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]

q. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]

r. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]

s. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]

t. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]

u. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]

v. Elevators, dumbwaiters and escalators shall be maintained. [Sec. 606.1, 606.2]

w. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]

x. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]

y. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]

z. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]

aa. 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. [Sec. 108.2]

bb. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within **30 days** of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the City Development Department, Building Safety Division.

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 Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.

b. By authority of Chapter 18.02.103.10.3.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the City Development Department, Building Safety Division 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 Building Safety Division office, 801 Texas Ave., El Paso, Texas, 79901, 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 (915) 542-3111 or (915) 355-0606. Office hours are Monday thru Thursday, 2:00 p.m. to 4:00 p.m.

Fredo Alejandre
Building Inspector

NOTICE OF PUBLIC HEARING

To all interested parties:

The owners, mortgagee, lien holders and any others with a legal interest in the property described below are hereby ordered to appear before the Building and Standards Commission, herein after referred to as the "Commission", at the following time and place:

> **LOCATION:** El Paso City Hall, City Council Chambers, 300 N. Campbell El Paso, Texas 79901
>
> **DATE:** March 30, 2016
>
> **TIME:** 5:30 p.m.
>
> **PROPERTY:** 2521 Richmond Ave., El Paso, Texas, 79930, also described as Lots 6 and 7, Block 104, THIRD AMENDED MAP OF HIGHLAND PARK ADDITION, an addition to the City of EL Paso, El Paso County, Texas, according to the Plat thereof recorded in Volume 13, Page 8, Plat Records of El Paso County, Texas.

The Property has been determined to be substandard based upon violations of the minimum standards of the 2009 Building Codes, adopted and incorporated in the El Paso City Code, Chapter 18, more specifically addressed below.

According to the real property records of El Paso County, and other relevant public records, Caroline L Farmer, 2521 Richmond Ave, El Paso Texas 79930 is the owner, herein after referred to as the "Owner" of the Property. 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 from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building and Safety Division, Planning & Inspections Department, 801 Texas, Avenue, El Paso, Texas, 79901, no later than the 20th day after the date you receive this notice. If you do not execute and deliver the affidavit, it will be presumed that you own or have an interest in the Property, even if you do not.

On or about November 9, 2015 an inspection of the Property was conducted by the Building and Safety Division and the following violations were identified:

a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]

b. Swimming pools, Spas and Hot Tubs shall be maintained in a clean and sanitary condition, and in good repair, proper enclosures are required for swimming pools, hot

tubs and spas, containing water more than 24 inches (610 mm) in depth. [Sec.303.1 & 303.2]

c. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]

d. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]

e. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]

f. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. [Sec. 307.1.1]

g. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]

h. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]

i. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]

j. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]

k. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]

l. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4.1, 502.5]

m. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]

n. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]

o. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]

p. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]

q. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]

r. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]

s. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]

t. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]

u. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]

v. Elevators, dumbwaiters and escalators shall be maintained. [Sec. 606.1, 606.2]

w. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]

x. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]

y. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]

z. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]

aa. 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. [Sec. 108.2]

bb. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within **30 days** of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the City Development Department, Building Safety Division.

The Owner is entitled to show cause that the Property is safe, does not constitute a dangerous structure and should not be declared a nuisance and ordered abated by presenting relevant evidence and testimony. If the Owner advocates for repair, then they bear the burden of proof to demonstrate the scope of any work that may be required to bring the property into compliance with Chapter 18.50 and the time it will take to reasonably perform the work. The allowable time periods for repair are governed by Texas Local Government Code, Sections 214.001(h), (i), (j) and (k). Any document relied upon to demonstrate that the Property is safe or that it can be repaired must be presented to the Commission at the hearing, including building plans, specifications, drawings, or reports from professionals and any other relevant documentation.

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

> Perform any and all work necessary to bring the property into compliance with the Commission's order;
>
> Assess civil penalties, provided for in the Commission's order, in an amount not to exceed $1,000 per day or $10 per day if the Property has a homestead exemption, that will accrue interest of 10% per year until paid in full;
>
> Appoint a receiver as permitted by state law; and
>
> Any other remedies permitted by state law.

Commission orders may be appealed to the State District Court within 30 days of the Final order.

The Commission's authority and procedures in regard to a Dangerous Structure Hearing may be found in Chapter 2.38 of the El Paso City Code and in their duly adopted bylaws. The bylaws may be obtained at the Building and Safety Division, Planning & Inspections Department, 801 Texas Avenue, El Paso, Texas, 79901 or by calling (915) 212-1815.

This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

The City Clerk is ordered to provide notice of this hearing to the record owners and all other interested parties, required by law, who are listed following this notice, and file this notice in the real property records of El Paso County.

FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION AND FILING A LIEN AGAINST THE PROPERTY.

The City of El Paso appreciates your cooperation and prompt attention to remedying the nuisances on the Property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to this notice.

APPROVED AS TO FORM	APPROVED AS TO CONTENT
_____	_____
Wendi N. Vineyard Assistant City Attorney	Nathan J. Walsh, C.B.O. Chief Building Official

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 2521 Richmond Ave, El Paso, Texas 79930 was filed with the County Clerk's Office, the official public records of real property for El Paso County.

_____
Richarda Duffy Momsen

Executed this ____ day of _____, 2016 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 ____ day of _____, 2016.

_____
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 2521 Richmond Ave, El Paso, Texas 79930, was PUBLISHED in the official City newspaper on the ___day of_____, 2016.

_____
Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 2521 Richmond Ave, El Paso, Texas 79930, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Caroline Louise Farmer
2521 Richmond Ave
El Paso, Texas 79930

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 2521 Richmond Ave, El Paso, Texas 79930, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Billie Louise Farmer
860 AV EIFFEL
LAVAL (CHOMEDY) QC H7W 4A6
CANADA

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 2521 Richmond Ave, El Paso, Texas 79930, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Delia Fuentes
2518 Altura Ave
El Paso, Texas 79930

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 2521 Richmond Ave, El Paso, Texas 79930, was HAND-DELIVERED to:

City of El Paso
C/O City Clerk
300 N. Campbell
El Paso, TX 79901

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 2521 Richmond Ave, El Paso, Texas 79930, 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 2521 Richmond Ave, El Paso, Texas 79930, 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 2521 Richmond Ave, El Paso, Texas 79930, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Clerk, Probate Dept.
500 E. San Antonio Avenue, Suite 105
El Paso, Texas 79901

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 2521 Richmond Ave, El Paso, Texas 79930, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Delgado, Acosta, Spencer
Linebarger, Heard & Perez, LLP
Attn: Bonnie Cooper
221 N. Kansas, Suite 1400
El Paso, TX 79901

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice was POSTED at 2521 Richmond Ave, El Paso, Texas 79930, El Paso, Texas.

Date: _____
Time: _____
Inspector: _____

UNSAFE STRUCTURES REPORT

PLANNING & INSPECTIONS DEPARTMENT

DATE OF EXAMINATION: January 05, 2015. **REP. DISTRICT:** 2.

ADDRESS: 2521 Richmond Ave, El Paso, TX 79930 **ZONED:** R-3.

LEGAL DESCRIPTION: Lots6 and 7, Block 104, THIRD AMENDED MAP OF HIGHLAND PARK ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof recorded in Volume 13, Page 8, Plat Records of El Paso County, Texas.

OWNER: Caroline L Farmer

ADDRESS: 2521 Richmond Ave, El Paso, TX 79930

BUILDING USE: Single-Family Dwelling with Illegal Addition.

TYPE OF CONSTRUCTION: Type V, main structure constructed of brick walls, wood framed roof system and concrete slab foundation. Illegal additions with wood framed walls and roof system.

FOOTINGS: Main structure - Unable to determine due to subterranean placement.
Illegal addition – concrete slab on grade.
Detached garage – concrete slab on grade.
CONDITION: A structural engineer should be hired to evaluate actual conditions.

FOUNDATION WALL: N/A
CONDITION: N/A

FLOOR STRUCTURE: Main structure – Concrete slab on grade
Illegal addition – N/A
Detached garage – rock wall
CONDITION: A structural engineer should be hired to evaluate actual condition.

EXTERIOR WALLS: Main structure - Brick walls
Illegal addition - Wooden wall panels
Detached garage – rock wall

HEIGHT: 10 ft. +/- **THICKNESS:** 17 in. +
CONDITION: A structural engineer should be hired to evaluate the structural elements of the building and submit a report on the corrections required to make the building safe.

INTERIOR WALLS & CEILINGS: Main structure - wood framed walls covered with gypsum board.
Illegal addition – Wood framed ceiling
Detached garage – N/A

CONDITION: A structural engineer should be hired to evaluate the structural elements of the building and submit a report on the corrections required to make the building safe.

ROOF STRUCTURE: Wood framing with asphalt shingle in main structure and illegal addition
Detached garage – N/A
CONDITION: 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 and metal doors with wood frame.Windows with wood and metal frame.
CONDITION: Poor.

MEANS OF EGRESS: Non-compliant.
CONDITION: Poor.

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

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

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

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 0

WARNING POSTED: YES **BARRICADED:** NO **POLICE AID REQD.:** NO

5) **REMARKS:** First investigated on November 09, 2015. Recently inspected on March 07, 2016. The single family dwelling was built on or about 1914. The main structure has one illegal addition and a dilapidated detached garage. The dwelling is open to unwanted entry and structurally unsound due to lack of maintenance and exposure to the elements. Attempts to maintain the structures secure have been unsuccessful.

Fredo Alejandre
Building Inspector

TAX REPORT

Appraisal & Collection Technologies - EL PASO

Action Edit Query Record Field Help Entitlements Accounts Statements Window

Account Status

Prev Acc... Next Acc... Prev.Owner Next Owner Acct History Acct Summary Notes Documents Go To:

EVAR
ACT8006 v1.273

01/04/2016 09:39:18
ACTEP

STATUS DETAIL | Expand Fees | Summary

Account Information

Account No. H453-999-1040-1500 Roll Code REAL PROPERT
Certified Owner FARMER CAROLINE L
Parcel Address 2521 RICHMOND AVE
Amount Due as of 01/04/2016 CAD No. 408771

Tax Units

Tax Unit Description
List of Tax Units
1 3 6 7 8 5031 5032
AG INCLUDED Remove Fees Countywide

Tax Unit,Yr, Rec. Type

Tax Unit
Year
Rec. Type
Multi Select

Amount Due/Paid Information

Year	Gross Value	H	O	V	D	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2015	$84,032					$2,329.29	$.00	$.00	$2,329.29	$.00	$.00	$2,329.29
2014	$84,211					$2,304.26	$2,304.26	$.00	$.00	$161.30	$.00	$.00
2013	$84,211					$2,444.95	$2,261.28	$.00	$183.67	$47.43	$.00	$231.10
2012	$84,211					$2,296.83	$2,196.83	$.00	$100.00	$.00	$.00	$100.00
2011	$87,467					$2,241.26	$2,241.26	$.00	$.00	$.00	$.00	$.00
2010	$87,467					$2,456.74	$2,223.03	$.00	$233.71	$110.97	$.00	$344.68
2009	$88,326					$2,592.00	$2,200.49	$.00	$391.51	$247.86	$.00	$639.37
2008	$82,434					$2,089.84	$2,089.84	$.00	$.00	$240.44	$.00	$.00
2007	$78,740					$1,983.54	$1,983.54	$.00	$.00	$.00	$.00	$.00
Totals						$31,548.06	$28,098.79	$.00	$3,449.27	$1,228.74	$.00	$4,075.33

Last Payment Date
Last Payer
Alert