

2507 ELM



BUILDING AND STANDARDS BOARD AGENDA ITEM # 6 FOR
WEDNESDAY, APRIL 30, 2008

DEVELOPMENT SERVICES
BUILDING PERMITS AND INSPECTIONS

MEMORANDUM

April 21, 2008

TO: The Honorable Chairman and Board Members

THROUGH: Larry Nichols, C.B.O. – The Director for Building Permits and Inspections

FROM: Bill Stern, C.B.O., Chief Building Inspector

SUBJECT: 2507 Elm Street, El Paso, Texas 79930

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

- 1) First investigated October 25, 2007. The single family dwelling was built in 1917. The foundation walls are brick and mortar and are supporting a 2 x 6 wood framed floor that is decked with plywood sheathing. The foundation shows signs of settling and the decking is spongy and deteriorating. The roof ceiling assembly and roof coverings have not been maintained and are showing signs of deterioration. The roof rafters and ceiling joist are 2 x 4 wood framed and are overspanned which is causing rafter and joist deflection. Black mold is present behind the drywall. The building was found to be open and abandoned, vandalized and being used as harborage by unwanted persons.
- 2) A certified condemnation letter was mailed to Moises Salazar & 7, 1060 Carolina, El Paso, Texas 79915.
- 3) Certified notices of the public hearing scheduled for April 16, 2008, were mailed to the owners and all interested parties on March 13, 2008.
- 4) As of April 17, 2008, no property taxes are owed.

The owner has been notified of the violations at this property to secure and clean the premises; to date there has been no response or corrective action taken, therefore the Department recommends that it be found:

- 1) That the main structure be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the structure is 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 structure cannot be repaired; and
- 5) That the structure be demolished within 30 days; and
- 6) That the premises be cleaned and maintained clean 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.

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT, PE, CBO
DEVELOPMENT SERVICES DEPARTMENT, 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

DEVELOPMENT SERVICES DEPARTMENT BUILDING STANDARDS ENFORCEMENT

November 1, 2006

Moises Salazar & 7
1060 N. Carolina Dr.
El Paso, Texas 79915-2751

Re: 2507 Elm
Blk: 120 Highland Park
Lots: S 43 FT OF 17 TO 20
Zoned: R4
COD06-19050
Certified Mail Receipt #
7105 8873 0193 6301 3975

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.

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 **2507 Elm St.** has the following violations:

- a. The structure is open and accessible to unauthorized entry. [Sec. 301.3]
- b. The premises are full of weeds, trash, and debris [Sec. 302.1 & Sec. 302.4].
- c. 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]

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.
- 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 BUILDING PERMITS AND INSPECTIONS:

Manuela Avalos
Building Inspector

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the **30th** day of **April, 2008** 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 **2507 Elm Street**, in El Paso, Texas, which property is more particularly described as:

Legal Description: The South 43 feet of Lots 17 through 20, Block 120, HIGHLAND PARK ADDITION THIRD AMENDED MAP, an addition to the City of El Paso, El Paso County, Texas, according to the map thereof on file in Volume 13, Page 8, Real Property Records, El Paso County, Texas municipally known as 2507 Elm Street, El Paso, Texas.

is unsafe and dangerous, because of the following violations:

- a. The structure is open and accessible to unauthorized entry. [Sec. 301.3]
- b. The premises shall be maintained in a clean, safe and sanitary condition free of weeds, trash, and debris [Sec. 302.1 & Sec. 302.4].
- c. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of trash and debris within (30) days from receipt of this letter. [Sec. 108.2]

According to the real property records of the County of El Paso, Texas, Irma T. Pantoja, 2507 Elm Street, El Paso, Texas, 79930, Maria Del Carmen Gonzalez, 2507 Elm Street, El Paso, Texas 79930, Lina Lucia Ruedas, 2507 Elm Street, El Paso, Texas 79930, Cecilia Artalejo, 2507 Elm Street, El Paso, Texas 79930, Victor Salazar, 10633 Candelwood Street, El Paso, Texsa 79935, Patricia Burgos, 2507 Elm Street, El Paso, Texas, 79930 and Ramon Salazar, 2507 Elm Street, El Paso, Texas, 79930 (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 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 Owners, 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 Owners fail, neglect or refuse 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 Owners 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 Owners show 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 Owners and all other persons having an interest in the property as provided by law.

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Mark Shoemith
Assistant City Attorney

Bill Stern, C.B.O.
Chief Building Inspector
Building Permits and Inspection 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 regarding the property located at 2507 Elm Street, was PUBLISHED in the official City newspaper on the ____ day of _____, 2008.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Victor Salazar
2507 Elm Street
El Paso, Texas 79930

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Patricia Burgos
2507 Elm Street
El Paso, Texas 79930

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Ramon Salazar
2507 Elm Street
El Paso, Texas 79930

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Moises Salazar
1060 North Carolina
El Paso, Texas 79915

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Irma T. Pantoja
2507 Elm Street
El Paso, Texas 79930

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Maria Del Carmen Gonzalez
2507 Elm Street
El Paso, Texas 79930

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Lina Lucia Ruedas
2507 Elm Street
El Paso, Texas 79930

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Cecilia Artalejo
2507 Elm Street
El Paso, Texas 79930

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Maria Del Carmen Gonzalez
Route 9, Box 321
Silver City, New Mexico 88061

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Irma T. Pantoja
3214 East San Antonio Street
El Paso, Texas 79905

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Moises Salazar
Route 9, Box 321
Silver City, New Mexico 88061

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Lina Lucia Ruedas
2600 East Yandell
El Paso, Texas 79903

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Cecilia Artalejo
2914 Lebanon
El Paso, Texas 79930

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Victor Salazar
10633 Candlewood
El Paso, Texas 79935

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Velia Margarita Parga
2853 Calle Princesa Juana
Santa Fe, New Mexico 87505

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Patricia Burgos
441 Pendale
El Paso, Texas 79907

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Patricia Salazar Burgos
3204 Montana Suite D
El Paso, Texas 79903

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Moises Salazar
1711 Fred Adkins
El Paso, Texas 79936

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Hope Nunez
2702 Elm Street
El Paso, Texas 79930

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Maria Morales
C/O David Escobar
8811 Alameda
El Paso, Texas 79907

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Maria Morales
C/O Maria Hernandez
2110 E. Yandell
El Paso, Texas 79903

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Alejandra Chavez
12257 Tierra Inca Dr.
El Paso, Texas 79938

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Alejandra Chavez
C/O David Escobar
8811 Alameda
El Paso, Texas 79907

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Alejandra Chavez
C/O Maria Hernandez
2110 E. Yandell
El Paso, Texas 79903

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Arturo Morales
C/O David Escobar
8811 Alameda
El Paso, Texas 79907

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Arturo Morales
C/O Maria Hernandez
2110 E. Yandell
El Paso, Texas 79903

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Lorena Chavez
C/O David Escobar
8811 Alameda
El Paso, Texas 79907

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Lorena Chavez
C/O Maria Hernandez
2110 E. Yandell
El Paso, Texas 79903

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Bertha A. Martinez
145 Riverside Dr.
El Paso, Texas 79915

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Jesus Villalobos
C/O Anderson Anderson
Bright & Crout P.C.
1533 Lee Trevino #205
El Paso, Texas 79936

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Clyde A. Pine Jr.
Mounce, Green, Myers,
Safi & Galatzan
P. O. Box Drawer 1977
El Paso, Texas 79950-1977

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Texas Commerce Bank-El Paso
Trust Real Estate Dept.
P. O. Drawer 140
El Paso, Texas 79980

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Vicenta A. Salazar
2507 Elm Street
El Paso, Texas 79930

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Jesus Villalobos
10441 Seawood
El Paso, Texas 79935

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at 2507 Elm Street, 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 2507 Elm Street, 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 2507 Elm Street, 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 2507 Elm Street, 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 regarding the property at 2507 Elm Street, 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 2507 Elm Street, El Paso, Texas.

Date:

Time:

Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: April 17, 2008

REP. DISTRICT: 2

ADDRESS: 2507 Elm Street

ZONED: R - 4

LEGAL DESCRIPTION: The South 43 feet of Lots 17 through 20, Block 120, HIGHLAND PARK ADDITION THIRD AMENDED MAP, an addition to the City of El Paso, El Paso County, Teas according to the map thereof on file in Volume 13, Page 8, Real Property Records, El Paso County, Texas, municipally known as 2507 Elm Street, El Paso, Texas.

OWNER: Moises Salazar & 7

ADDRESS: 1060 Carolina,
El Paso, Texas 79915

BUILDING USE: Abandoned single family dwelling

TYPE OF CONSTRUCTION: V

FOOTINGS: N/A

CONDITION: N/A

FOUNDATION WALL: CMU/brick/stucco

CONDITION: Poor, a structural engineer should be hired to evaluate actual condition.

FLOOR STRUCTURE: Wood floors

CONDITION: Poor, broken and in an advanced state of disrepair. A structural engineer or registered contractor must be hired to evaluate the flooring system.

EXTERIOR WALLS: Stucco

HEIGHT: 14' +/-

THICKNESS: 6"

CONDITION: Poor. Several structural cracks noted. A structural engineer should be hired to evaluate actual condition..

INTERIOR WALLS & CEILINGS: Ceilings are sheetrock and walls are stucco.

CONDITION: Poor. Ceiling and walls have moisture damage due to roof leaks.

ROOF STRUCTURE: Rolled composition roof, wood frame.

CONDITION: Poor. The roof system is in an advanced state of disrepair.

DOORS, WINDOWS, ETC.: Wood frame windows and wood frame doors

CONDITION: Poor. Broken windows, wood frame windows in advanced state of disrepair.

MEANS OF EGRESS: Does not meet code requirements.

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 plumbing system and submit a report to this department on the corrective action required to bring the system up to minimum code compliance.

MECHANICAL: Poor. A licensed mechanical 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.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

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

REMARKS: This single family dwelling built in 1917 was found to be open and abandoned. The department has recommended that this structure be demolished and the property to be cleaned and maintained clean of all weeds, trash and debris.

Raul Bueno
Building Inspector