BUILDING AND STANDARDS BOARD AGENDA ITEM # ___ FOR WEDNESDAY, JULY 26, 2006

DEVELOPMENT SERVICES
BUILDING PERMITS AND INSPECTIONS

MEMORANDUM
July 18, 2006

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., Residential Inspector Supervisor

SUBJECT: 5608 Saluki Dr.

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

1) First investigated August 1, 2005. This property was found to be in an advanced state of disrepair. The building department has no record of building permits being issued at this address. There is one primary structure and four accessory structures. All of the structures are open and being entered by unwanted persons. Every structure shows signs of structural failure. The property is zoned residential but has been used as a storage and junk yard. The lot is 17,000 square feet and is littered with piles of used construction debris, appliance, old tires, junk vehicles and weeds.
2) A certified condemnation letter was mailed to Emma S. Chaparro, 5608 Saluki, El Paso, TX 79924.
3) Certified notices of the public hearing scheduled for July 26, 2006 were mailed to the owners and all interested parties on July 6, 2006.
4) There has been no response from the owner.

The Department recommends that it be found:

1) That the main structure and accessory buildings 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 can not be repaired; and
4) That all of the structures be demolished within 30 days; and
5) That the premises be cleaned of all weeds, trash, junk vehicles and debris within 30 days; and
6) 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.

ITEM #5

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT, PE,CBO
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 &
INSPECTIONS DEPARTMENT

BUILDING STANDARDS ENFORCEMENT
August 1, 2005

Emma S. Chaparro
5608 Saluki Drive
El Paso, Texas 79924-4822

Re: 5608 Saluki Drive
Lots: 3 & 4
Blk: 13, Sahara
Zoned: R-4
COD05-11288
Certified Mail Receipt #
7004 2890 0000 2376 5577

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 5608 Saluki Drive 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.

5608 Saluki Drive

i. The structure is open and accessible to unauthorized entry.

j. The premises are full of weeds, trash, and debris.

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.

In addition to the above referenced violation, this property is being used as a storage yard for wrecked vehicles and storage of miscellaneous construction debris. This use is not permitted in an R-4 zone.

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:

Bill Stern
Residential Inspector Supervisor

BS/rl

CERTIFIED MAIL

The City of El Paso
Two Civic Center Plaza
El Paso, Texas 79901-1196

7004 2890 0000 2376 5577

U.S. POSTAGE
04.47
H METER 713578

Building Permits and Inspections
Code Enforcement

AUG 22 2005
CITY OF EL PASO
BUILDING SERVICE

RETURN RECEIPT REQUESTED

REFUSED
UNCLAIMED

Emma S. Chaparro
5608 Saluki Drive
El Paso, Texas 79924-4822

NRL
8-2-05
MAB

REFUSED
UNCLAIMED

Name
1st Notice AUG 0 2 2005
2nd Notice AUG 1 2 2005
Return AUG

79924+4822-[illegible]

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: BS

Emma S. Chaparro
5608 Saluki Drive
El Paso, Texas 79924-4822
Re: 5608 Saluki Drive

REFUSED
UNCLAIMED

Ch #3

2. Article Number

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below

Ready to be filed

3. Service Type
☒ Certified I
☐ Registere
☐ Insured M

4. Restricted De

7004 2890 0000 2376 5577

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

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	AUG 01 2005
Restricted Delivery Fee (Endorsement Required)	

BS

Postmark Here

7004 2890 0000 2376 5577

Emma S. Chaparro
5608 Saluki Drive
El Paso, Texas 79924-4822
Re: 5608 Saluki Drive

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the **26th** day of **July, 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 **5608 Saluki Drive**, in El Paso, Texas, which property is more particularly described as:

Legal Description: Lots 3 and 4, in Block 13, of the SAHARA SUBDIVISION in the City of El Paso in El Paso County, Texas according to the map on file and of record in Book 4, Page 18, of the Plat Records of El Paso County, Texas with the improvements numbered 5608 Saluki, in the City of El Paso, El Paso County, Texas.

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, **Emma S. Chaparro** (the "**Owner**"), **5608 Saluki Drive,** 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, 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 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.

CERTIFIED MAIL RECEIPT #7105 8873 0193 6300 7363

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 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 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 Owners 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:

For 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 5608 Saluki Drive, was filed with the County Clerk's Office, the official public records of real property for El Paso County.

Richarda Duffy Momsen

Executed this 5th day of July, 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 6th day of July, 2006.

DOLORES M. JENKINS
NOTARY PUBLIC
In and for the State of Texas
My commission expires
04-25-2010

Dolores M. Jenkins
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 **5608 Saluki Drive** was PUBLISHED in the official City newspaper on the 6th day of July, 2006.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at **5608 Saluki Drive**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Emma S. Chaparro
5608 Saluki Drive
El Paso, Texas 79924

Date:_____
Time:_____

_____
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **5608 Saluki Drive**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Emma Chaparro
428 Alexander Pl.
El Paso, Texas 79915

Date:_____
Time:_____

_____
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **5608 Saluki Drive**, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Daniel De La Rosa
5608 Saluki Drive
El Paso, Texas 79924

Date:_____
Time:_____

_____
Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **5608 Saluki Drive**, 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 **5608 Saluki Drive**, 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 **5608 Saluki Drive**, 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 **5608 Saluki Drive,** 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 **5608 Saluki Drive**, El Paso, Texas.

Date:_____

Time:_____

_____

Inspector

Firmbook Report

7/06/2006-7/06/2006

7105 8873 0193 6300 7363
7105 8873 0193 6300 7417

CMN	TRACKING	NAME	ADDRESS	
7105 8873 0193 6300 7363	5608 SALUKI DR	EMMA S. CHAPARRO	5608 SALUKI DR	EL PASO TX 79924
7105 8873 0193 6300 7370	5608 SALUKI DR	EMMA CHAPARRO	428 ALEXANDER PL	EL PASO TX 79915
7105 8873 0193 6300 7387	5608 SALUKI DR	DANIEL DE LA ROSA	5608 SALUKI DR	EL PASO TX 79924
7105 8873 0193 6300 7394	5608 SALUKI DR	GOVERNOR OF THE YSLETA DEL SUR PUEBLO INDIAN TRIBE	119 S. OLD PUEBLO RD.	EL PASO TX 79907
7105 8873 0193 6300 7400	5608 SALUKI DR	EL PASO COUNTY PROBATE COURT	500 E. SAN ANTONIO AVE SUITE 703	EL PASO TX 79901
7105 8873 0193 6300 7417	5608 SALUKI DR	EL PASO CENTRAL APPRAISAL DISTRICT	5801 TROWBRIDGE AVE	EL PASO TX 79925

EL PASO CITY-COUNTY HEALTH &ENVIRONMENTAL DISTRICT
ENVIRONMENTAL HEALTH

MEMORANDUM

DATE: August 15, 2005

MEMO TO: Tom Mcguire, Chief Building Inspector

FROM: Jesus B. Gomez, Environmental Health Inspector

SUBJECT: Condemnation Report

RE: 5608 Saluki

An inspection of the property was conducted on Block 13, Sahara, Lots 3 & 4 and the conditions checked were found in violation of Title 9 - Health and Safety, El Paso Municipal Code.

SECTION 9.04.340 – ACCUMULATIONS
Both lots are being utilized as a junk yard for storing vehicles, equipment and old appliances There is trash accumulation with-in the lots.

SECTION 9.16 - NUISANCE
There is some vegetation growth with-in the confines of the lots as well as dog droppings as se through the chain link fence. A thorough inspection was not possible as there was a loose dog in t enclosed lots.

SECTION 9.16.010 – DESIGNATED
A thorough inspection of the structure was not conducted as there was a loose dog with-in the premises.

SECTION 9.28 -RAT CONTROL
A thorough inspection was not possible as there was a loose dog in the premises.

If you require additional assistance on this matter, please call at:

TEL. (915) 594-1568
FAX (915) 5949655

UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: July 18, 2006

ADDRESS: 5608 Saluki Dr. **ZONED:** R-4

LEGAL DESCRIPTION: 13 Sahara, 3 & 4

OWNER: Emma S. Chaparro **ADDRESS:** 5608 Saluki Dr., El Paso, Texas 79924

BUILDING USE: Single family dwelling

TYPE OF CONSTRUCTION: V

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

FOUNDATION WALL: None
CONDITION: N/A

FLOOR STRUCTURE: Concrete. Slab on grade.
CONDITION: Unable to determine. A structural engineer or registered contractor must be hired to evaluate the flooring system.

EXTERIOR WALLS: Wood frame with brick veneer/stucco

HEIGHT: 10' **THICKNESS:** 6"

CONDITION: Poor. Due to lack of maintenance and exposure to the elements. A structural engineer should be hired to evaluate structural elements of the building and submit a report on the corrections required.

INTERIOR WALLS & CEILINGS: Some 2" x 4" with sheetrock/wood framing with brick veneer.
CONDITION:

ROOF STRUCTURE: Wood framing with build up roofing.
CONDITION: Poor. A registered roofing contractor or building contractor must be hired to evaluate the roofing system and submit a report.

DOORS, WINDOWS, ETC.: Wood framing doors and windows.

CONDITION: Poor, broken and missing.

MEANS OF EGRESS: Does not need code.
CONDITION:

PLUMBING: Extremely poor. A licensed plumber should be hired to bring system up to code.

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

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

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

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

REMARKS: This is an open and abandoned single-family residence. There are four storage sheds located at this property also which are showing signs of advanced deterioration. All structures should be demolished and the property cleaned of all weeds, trash and debris. Junked vehicles and vehicle parts need to be removed and maintain premises clean.

Zuleika Davila
Building Inspector

UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: July 18, 2006

ADDRESS: 5608 Saluki Dr. **ZONED:** R-4

LEGAL DESCRIPTION: 13 Sahara, 3 & 4

OWNER: Emma S. Chaparro **ADDRESS:** 5608 Saluki Dr., El Paso, Texas 79924
Accessory Bldg "A"

BUILDING USE: Warehouse/garage

TYPE OF CONSTRUCTION: V

FOOTINGS: concrete
CONDITION: Unable to determine condition of footing due to subterranean placement.

FOUNDATION WALL: None
CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade.
CONDITION: Unable to determine. A structural engineer or registered contractor must be hired to evaluate the flooring system.

EXTERIOR WALLS: corrugated metal.

HEIGHT: 16' **THICKNESS:** 26 ga.

CONDITION: Poor. Due to lack of maintenance and exposure to the elements. Some of the wall system is falling around the interior and exterior.

INTERIOR WALLS & CEILINGS: None
CONDITION: N/A

ROOF STRUCTURE: Corrugated metal.
CONDITION: Poor. A registered roofing contractor must be hired to evaluate roofing system.

DOORS, WINDOWS, ETC.: metal casement doors and windows.
CONDITION: Poor.

MEANS OF EGRESS: Does not meet code.
CONDITION: Poor. Doors and windows will need replacement.

PLUMBING: None existing.

ELECTRICAL: Poor. A licensed electrician should be hired to evaluate electrical system.

MECHANICAL: None existing.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

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

REMARKS: See remarks section for single family dwelling.

Zuleika Davila
Building Inspector

UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: July 18, 2006

ADDRESS: 5608 Saluki Dr. **ZONED:** R-4

LEGAL DESCRIPTION: 13 Sahara, 3 & 4

OWNER: Emma S. Chaparro **ADDRESS:** 5608 Saluki Dr., El Paso, Texas 79924
Accessory Bldg "B"

BUILDING USE: Storage shed/bathroom

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

FLOOR STRUCTURE: Slab on grade.
CONDITION: Unable to determine. A structural engineer or registered contractor must be hired to evaluate the flooring system.

EXTERIOR WALLS: Wood frame with plywood.

HEIGHT: 8' **THICKNESS:** 4"

CONDITION: Poor. Due to lack of maintenance and exposure to the elements. A structural engineer should be hired to evaluate structural elements of the building.

INTERIOR WALLS & CEILINGS: 2" x 4" wood framing with sheetrock.
CONDITION: Poor. There are signs of sheetrock wall deterioration and water leaks.

ROOF STRUCTURE: Plywood with no roofing roll up.
CONDITION: Poor. A registered roofing contractor or building contractor must be hired to evaluate the roofing system.

DOORS, WINDOWS, ETC.: Wood framing doors and windows.
CONDITION: Poor. Windows and doors need repair or replacement to bring into compliance..

MEANS OF EGRESS: Does not need code.
CONDITION: Poor.

PLUMBING: Poor. A certified plumbing contractor should be hired to bring plumbing system up to minimum code..

ELECTRICAL: Poor. A certified electrical contractor should be hired to bring electrical system up to minimum code.

MECHANICAL: None existing.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

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

REMARKS: See remarks section for single family dwelling.

Zuleika Davila
Building Inspector

UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: July 18, 2006

ADDRESS: 5608 Saluki Dr. **ZONED:** R-4

LEGAL DESCRIPTION: 13 Sahara, 3 & 4

OWNER: Emma S. Chaparro **ADDRESS:** 5608 Saluki Dr., El Paso, Texas 79924
Accessory Bldg "C"

BUILDING USE: Storage Shed

TYPE OF CONSTRUCTION: V

FOOTINGS: concrete footing.
CONDITION: Unable to determine condition of footing due to subterranean placement.

FOUNDATION WALL: None
CONDITION: N/A

FLOOR STRUCTURE: Slab on grade.
CONDITION: Unable to determine. A structural engineer or registered contractor must be hired to evaluate the flooring system.

EXTERIOR WALLS: Wood frame with plywood

HEIGHT: 12' **THICKNESS:** 4 ½"

CONDITION: Poor. Due to lack of maintenance and exposure. A structural engineer should be hired to evaluate structural elements of the building.

INTERIOR WALLS & CEILINGS: None
CONDITION: N/A

ROOF STRUCTURE: Wood frame with build up roofing.
CONDITION:

DOORS, WINDOWS, ETC.: Wood doors and wood frame windows..
CONDITION: Poor. Doors and windows will need to be replaced and repaired.

MEANS OF EGRESS: Does not meet code.
CONDITION:

PLUMBING: None existing.

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

MECHANICAL: None existing.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

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

REMARKS: See remarks section for single family dwelling.

Zuleika Davila
Building Inspector

UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: July 18, 2006

ADDRESS: 5608 Saluki Dr. **ZONED:** R-4

LEGAL DESCRIPTION: 13 Sahara, 3 & 4

OWNER: Emma S. Chaparro **ADDRESS:** 5608 Saluki Dr., El Paso, Texas 79924
Accessory Bldg "D"

BUILDING USE: Storage shed

TYPE OF CONSTRUCTION: V

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

FOUNDATION WALL: Unable to determine
CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade.
CONDITION: Unable to determine. A structural engineer must be hired to evaluate the flooring system.

EXTERIOR WALLS: 2" x 4" framing with brick veneer/stucco

HEIGHT: 8' **THICKNESS:** 8"

CONDITION: Poor. Due to lack of maintenance and exposure to the elements. 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:
CONDITION:

ROOF STRUCTURE: Wood framing with build up roofing.
CONDITION: Poor. A registered roofing contractor or building contractor must be hired to evaluate the roofing system.

DOORS, WINDOWS, ETC.: Wood framing doors and windows.
CONDITION: Poor. Door needs replacement and windows need to be repaired or replaced.

MEANS OF EGRESS: Meets code.
CONDITION:

PLUMBING: None existing.

ELECTRICAL: Poor. A certified electrical contractor should be hired to bring electrical system up to minimum code.

MECHANICAL: None existing.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

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

REMARKS: See remarks section for single family dwelling.

Zuleika Davila
Building Inspector