

701-719 Nino Aguilera St.



BUILDING AND STANDARDS BOARD AGENDA ITEM #8 FOR
WEDNESDAY, SEPTEMBER 26, 2007

DEVELOPMENT SERVICES
BUILDING PERMITS AND INSPECTIONS

MEMORANDUM
September 19, 2007

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: 701-719 Nino Aguilera Street AKA 701 Tornillo Street

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

- 1) First investigated August 9, 2006. The multifamily dwellings consist of five separate buildings built in 1910. The buildings were initially inspected during Storm 2006 and several families were evacuated under Emergency Order. Since then the buildings have been found to be open and abandoned, vandalized and being used as harborage by unwanted persons.
- 2) A certified condemnation letter was mailed to El Paso Rivera Investments, LTD, 1901 E. Yandell Drive, El Paso, Texas 79903.
- 3) Certified notices of the public hearing scheduled for September 26, 2007, were mailed to the owners and all interested parties on September 11, 2007.
- 4) As of September 18, 2007, a combined total of \$98,911.53 is owed in taxes.

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 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 can be repaired; and
- 5) That the structures be secured and maintained secure within 30 days; and
- 6) That the property be fenced entirely with a 6' chainlink fence, and
- 7) That the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 days; and
- 8) 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



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

August 15, 2006

El Paso Rivera Investments LTD
1901 E. Yandell Dr.
El Paso, Texas 79903-3416

Re: 701-719 Nino Aguilera Street
Lots: 50 Magoffin
Blk: 1 to 10
Zoned: A-3
COD06-11627
Certified Mail Receipt #
7105 8873 0193 6300 8797

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 **701-719 Nino Aguilera** has the following violations:

- a. The foundation has not been maintained in a safe manner. [Sec. 305.4]
- b. The floors have not been maintained in a safe manner. [Sec. 305.4]
- c. The walls have not been maintained in a safe manner free of holes and cracks. [Sec. 304.6]
- d. The roof structure has not been maintained free of defects that may cause leaks. [Sec. 304.7]
- e. The means of egress is/are inadequate and do not meet minimum code requirements.[Sec. 702.4]
- f. The plumbing system is inadequate and does not meet minimum code requirements. [Sec. 504.1]
- g. The electrical system is inadequate and does not meet minimum code requirements. [Sec. 604.3]
- h. The HVAC system is inadequate and does not meet minimum code requirements. [Sec. 603.1]

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:

Leo Casso-Lopez
Residential Building Inspector

LCL/nms

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

August 15, 2006

El Paso Rivera Investments LTD
1901 E. Yandell Dr.
El Paso, Texas 79903-3416

Re: 701-719 Nino Aguilera Street
Blk: 50 Magoffin
Lot: 1 to 10
COD06-11627

Attention:

To the owner, tenant, or person in charge, or any agent of any thereof, for the structure located at: 701-719 Nino Aguilera Street, El Paso, Texas, legal description appearing above.

Date of Notice:

This is to inform you that pursuant to Title 18, Chapter 18.50, Section 18.50.107.1 of the Municipal Code, and the complaints of the Building Standards Department, the Director of Building Permits and Inspections is ordering all persons to keep out of the above referenced building.

The structure is in violation of the codes regulating plumbing, electricity, ventilation and means of egress. These violations constitute an imminent danger and a threat to public health and safety. They pose a risk of electric shock, fire and disease. Until the structure has been brought into full compliance with the building, plumbing, electrical and fire codes which govern breaker panels, means of egress, connections to approved sewers, location of electrical fixtures in bathrooms and installation of water heaters, it may not be re-occupied. Any future use of the building will be determined by applicable zoning ordinances that apply.

Furthermore, pursuant to Section 18.50.107.1, the owner, tenant or person in charge of said building shall, upon demand, be entitled to a hearing before the Building Standards Commission at the earliest practicable time.

Any questions must be referred to Building Permits and Inspections at 541-4800.

Bill Stern
Chief Building Inspector

WS/nms

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the **26th** day of **September, 2007** 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 **701-719 Nino Aguilera St. AKA 701 Tornillo St.**, in El Paso, Texas, which property is more particularly described as:

LEGAL DESCRIPTION: Lots 1 through 10, Block 50, MAGOFFIN'S ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof recorded in Volume 14, Page 19, Plat Records of El Paso County, Texas

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, **El Paso Rivera Investments, LTD, 1901 E. Yandell Dr., El Paso, Texas 79903, Burton I. Cohen, (Trustee) 501 Executive Ctr. Blvd, Suite 100, El Paso, Texas 79902, Alfredo Rivera, 1901 E. Yandell Dr., El Paso, Texas, 79903, (the "Owner")** 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 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 buildings 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 structures 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:

APPROVED AS TO CONTENT:

Ernesto Rodriguez
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 at **701-719 Nino Aguilera St. AKA 701 Tornillo St.** was PUBLISHED in the official City newspaper on the ____day of _____, 2007.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at **701-719 Nino Aguilera St. AKA 701 Tornillo St.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso Rivera Investments, LTD
1901 E. Yandell Dr.
El Paso, Texas 79903

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **701-719 Nino Aguilera St. AKA 701 Tornillo St.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Lucille Sherwin
19304 Winslow Road
Shaker Heights, OH 44122

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **701-719 Nino Aguilera St. AKA 701 Tornillo St.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Burton I. Cohen
501 Executive Ctr. Blvd, Suite 100
El Paso, Texas 79902

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **701-719 Nino Aguilera St. AKA 701 Tornillo St.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Alfredo Rivera
19250 Hwy 20
Fabens, Texas 79838

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **701-719 Nino Aguilera St. AKA 701 Tornillo St.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Gregory Rivera
1901 E. Yandell Dr.
El Paso, Texas 79903

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **701-719 Nino Aguilera St. AKA 701 Tornillo St.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Meriah Yolanda Rivera
4025 Gibson Veck Rd.
El Paso, Texas 79922

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **701-719 Nino Aguilera St. AKA 701 Tornillo St.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Rene Sherwin
P. O. Box 12042
El Paso, Texas 79913

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **701-719 Nino Aguilera St. AKA 701 Tornillo St.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **701-719 Nino Aguilera St. AKA 701 Tornillo St.** was HAND-DELIVERED to:

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

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **701-719 Nino Aguilera St. AKA 701 Tornillo St.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **701-719 Nino Aguilera St. AKA 701 Tornillo St.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **701-719 Nino Aguilera St. AKA 701 Tornillo St.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

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

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice was POSTED at **701-719 Nino Aguilera St. AKA 701 Tornillo St.** El Paso, Texas.

Date:
Time:

Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: September 14, 2007

REP. DISTRICT:

ADDRESS: 701 Nino Aguilera

ZONED: A3

LEGAL DESCRIPTION: Lots 1 through 10, Block 50, MAGOFFIN'S ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 14, Page 18, Plat Records of El Paso County, Texas

OWNER: El Paso Rivera Investments, LTD

ADDRESS: 1901 E. Yandell
El Paso, Texas 79903

BUILDING USE: Abandoned multifamily one story dwelling

TYPE OF CONSTRUCTION: V, Wood frame, brick veneer and CMU

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: Rubble stone w/masonry grout

CONDITION: Fair. Several cracks and missing stones, will need to be repaired. A structural engineer should be hired to evaluate actual condition.

FLOOR STRUCTURE: Concrete slab on grade covered with asphalt tile and/or carpet

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

EXTERIOR WALLS: Brick and CMU

HEIGHT: 10' - 12' +/-

THICKNESS: 8" - 10" +/-

CONDITION: Fair. Due to lack of maintenance and exposure to the elements, some minor repairs and painting is recommended. A structural engineer should be hired to evaluate structural elements of the building and submit a report on the corrections required to make the building safe.

INTERIOR WALLS & CEILINGS: Wood frame, sheetrock w/plaster

CONDITION: Poor. Many holes and cracks on the walls due to vandalism and lack of maintenance

ROOF STRUCTURE: Flat roof, wood framing, built up rolled roof composition

CONDITION: Poor. A registered roofing contractor or building contractor must be hired to evaluate the roofing system and submit a report of required corrections to bring the roof system into code compliance.

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

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

MEANS OF EGRESS: Does not meet code requirements.

CONDITION: Poor. Windows need replacing or repairs done to make them operational.

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

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

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

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

WARNING POSTED: Yes

BARRICADED: No

POLICE AID REQD.: No

REMARKS: This is an open and abandoned multifamily dwelling. The interior walls are showing signs of advanced deterioration. The structure should be secured and the property cleaned of all weeds, trash and debris.

Nellie Avalos

Building Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: September 14, 2007

REP. DISTRICT:

ADDRESS: 703 Nino Aguilera

ZONED: A3

LEGAL DESCRIPTION: Lots 1 through 10, Block 50, MAGOFFIN'S ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 14, Page 18, Plat Records of El Paso County, Texas

OWNER: El Paso Rivera Investments, LTD

ADDRESS: 1901 E. Yandell
El Paso, Texas 79903

BUILDING USE: Abandoned multifamily one story dwelling

TYPE OF CONSTRUCTION: V, Wood frame, brick veneer and CMU

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: N/A

CONDITION:

FLOOR STRUCTURE: Concrete slab on grade covered with asphalt tile and/or carpet

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

EXTERIOR WALLS: Brick and CMU

HEIGHT: 10' - 12' +/-

THICKNESS: 8" - 10" +/-

CONDITION: Fair. Due to lack of maintenance and exposure to the elements, some minor repairs and painting is recommended. A structural engineer should be hired to evaluate structural elements of the building and submit a report on the corrections required to make the building safe.

INTERIOR WALLS & CEILINGS: Wood frame, sheetrock w/plaster

CONDITION: Poor. Many holes and cracks on the walls due to vandalism and lack of maintenance

ROOF STRUCTURE: Flat roof, wood framing, built up rolled roof composition

CONDITION: Poor. A registered roofing contractor or building contractor must be hired to evaluate the roofing system and submit a report of required corrections to bring the roof system into code compliance.

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

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

MEANS OF EGRESS: Does not meet code requirements.

CONDITION: Poor. Windows need replacing or repairs done to make them operational.

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

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

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

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

WARNING POSTED: Yes

BARRICADED: No

POLICE AID REQD.: No

REMARKS: This is an open and abandoned multifamily dwelling. The interior walls are showing signs of advanced deterioration. The structure should be secured and the property cleaned of all weeds, trash and debris.

Nellie Avalos

Building Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: September 14, 2007

REP. DISTRICT:

ADDRESS: 713 Nino Aguilera

ZONED: A3

LEGAL DESCRIPTION: Lots 1 through 10, Block 50, MAGOFFIN'S ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 14, Page 18, Plat Records of El Paso County, Texas

OWNER: El Paso Rivera Investments, LTD

ADDRESS: 1901 E. Yandell
El Paso, Texas 79903

BUILDING USE: Abandoned multifamily one story dwelling

TYPE OF CONSTRUCTION: V, Wood frame, brick veneer and CMU

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: N/A

CONDITION:

FLOOR STRUCTURE: Concrete slab on grade covered with asphalt tile and/or carpet

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

EXTERIOR WALLS: Brick and CMU

HEIGHT: 10' - 12' +/-

THICKNESS: 8" - 10" +/-

CONDITION: Fair. Due to lack of maintenance and exposure to the elements, some minor repairs and painting is recommended. A structural engineer should be hired to evaluate structural elements of the building and submit a report on the corrections required to make the building safe.

INTERIOR WALLS & CEILINGS: Wood frame, sheetrock w/plaster

CONDITION: Poor. Many holes and cracks on the walls due to vandalism and lack of maintenance

ROOF STRUCTURE: Flat roof, wood framing, built up rolled roof composition

CONDITION: Poor. A registered roofing contractor or building contractor must be hired to evaluate the roofing system and submit a report of required corrections to bring the roof system into code compliance.

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

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

MEANS OF EGRESS: Does not meet code requirements.

CONDITION: Poor. Windows need replacing or repairs done to make them operational.

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

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

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

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

WARNING POSTED: Yes

BARRICADED: No

POLICE AID REQD.: No

REMARKS: This is an open and abandoned multifamily dwelling. The interior walls are showing signs of advanced deterioration. The structure should be secured and the property cleaned of all weeds, trash and debris.

Nellie Avalos

Building Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: September 14, 2007

REP. DISTRICT:

ADDRESS: 717 Nino Aguilera

ZONED: A3

LEGAL DESCRIPTION: Lots 1 through 10, Block 50, MAGOFFIN'S ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 14, Page 18, Plat Records of El Paso County, Texas

OWNER: El Paso Rivera Investments, LTD

ADDRESS: 1901 E. Yandell
El Paso, Texas 79903

BUILDING USE: Abandoned multifamily one story dwelling

TYPE OF CONSTRUCTION: V, Wood frame, brick veneer and CMU

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: N/A

CONDITION:

FLOOR STRUCTURE: Concrete slab on grade covered with asphalt tile and/or carpet

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

EXTERIOR WALLS: Brick and CMU

HEIGHT: 10' - 12' +/-

THICKNESS: 8" - 10" +/-

CONDITION: Fair. Due to lack of maintenance and exposure to the elements, some minor repairs and painting is recommended. A structural engineer should be hired to evaluate structural elements of the building and submit a report on the corrections required to make the building safe.

INTERIOR WALLS & CEILINGS: Wood frame, sheetrock w/plaster

CONDITION: Poor. Many holes and cracks on the walls due to vandalism and lack of maintenance

ROOF STRUCTURE: Flat roof, wood framing, built up rolled roof composition

CONDITION: Poor. A registered roofing contractor or building contractor must be hired to evaluate the roofing system and submit a report of required corrections to bring the roof system into code compliance.

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

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

MEANS OF EGRESS: Does not meet code requirements.

CONDITION: Poor. Windows need replacing or repairs done to make them operational.

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

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

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

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

WARNING POSTED: Yes

BARRICADED: No

POLICE AID REQD.: No

REMARKS: This is an open and abandoned multifamily dwelling. The interior walls are showing signs of advanced deterioration. The structure should be secured and the property cleaned of all weeds, trash and debris.

Nellie Avalos

Building Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: September 14, 2007

REP. DISTRICT:

ADDRESS: 719 Nino Aguilera

ZONED: A3

LEGAL DESCRIPTION: Lots 1 through 10, Block 50, MAGOFFIN'S ADDITION, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof on file in Volume 14, Page 18, Plat Records of El Paso County, Texas

OWNER: El Paso Rivera Investments, LTD

ADDRESS: 1901 E. Yandell
El Paso, Texas 79903

BUILDING USE: Abandoned multifamily two story dwelling

TYPE OF CONSTRUCTION: V, Wood frame and CMU

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: N/A

CONDITION:

1ST FLOOR STRUCTURE: Concrete slab on grade covered with asphalt tile

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

2ND FLOOR STRUCTURE: Wood framing covered with hardwood

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

EXTERIOR WALLS: CMU and brick.

HEIGHT: 25' +/-

THICKNESS: 8" - 10" +/-

CONDITION: Fair. Due to lack of maintenance and exposure to the elements, some minor repairs and painting is recommended. A structural engineer should be hired to evaluate structural elements of the building and submit a report on the corrections required to make the building safe.

INTERIOR WALLS & CEILINGS: Wood frame, sheetrock w/plaster

CONDITION: Poor. Many holes and cracks on the walls due to vandalism and lack of maintenance

ROOF STRUCTURE: Gable roof, wood framing, built up with rolled roof composition

CONDITION: Poor. A registered roofing contractor or building contractor must be hired to evaluate the roofing system and submit a report of required corrections to bring the roof system into code compliance.

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

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

MEANS OF EGRESS: Does not meet code requirements.

CONDITION: Poor. Windows need replacing or repairs done to make them operational.

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

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

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

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: None

WARNING POSTED: Yes

BARRICADED: No

POLICE AID REQD.: No

REMARKS: This is an open and abandoned multifamily dwelling. The interior walls are showing signs of advanced deterioration. The structure should be secured and the property cleaned of all weeds, trash and debris.

Nellie Avalos

Building Inspector