

311 MCCUNE ROAD



**BUILDING AND STANDARDS BOARD AGENDA ITEM #2 FOR
WEDNESDAY, NOVEMBER 20, 2013**

**ENVIRONMENTAL SERVICES DEPARTMENT
CODE COMPLIANCE DIVISION**

MEMORANDUM
November 15, 2013

TO: The Honorable Chairman and Board Members

THROUGH: Elda Hefner-Rodriguez, Division Manager, Code Compliance Department

FROM: Ron Roth, C.B.O., Deputy Building Official

SUBJECT: 311 McCune, El Paso, Texas, 79915-3315

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

- 1) First investigated on or about May 27, 2004 and again on February 26, 2013. The structures were found to be in an advanced state of disrepair. The single-family 2-story dwellings (main structure #1) was built on or about 1939, structure #2 built on or about 1953, and structure #3 built on or about 1959, constructed of adobe and wood framing with plaster covering. The structures were found open, abandoned and being used as harborage by unwanted persons. The structures show signs of collapse due to structural deficiencies and deterioration due to lack of maintenance and exposure to the elements. The plaster covering is deteriorated exposing the underlying adobe walls and dry rot wood members. The roof and ceiling assembly shows exposed decaying wood members. The electrical, plumbing and mechanical systems are noncompliant. The property is full of weeds, trash and debris throughout the property.
- 2) A certified condemnation letter was mailed to Gonzalez, Jesus S. on March 4, 2013.
- 3) Certified notices of the public hearing scheduled for November 20, 2013, were mailed to the owners and all interested parties on November 4, 2013.
- 4) As of November 4, 2013, \$552.70 is owed in taxes.

The owner has been notified of the property violations at this property, to date there has been no response or corrective action taken, and 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 cannot be rehabilitated; and
- 5) That the structures be demolished within thirty (30) days; and
- 6) That the accessory carport be demolished; and

- 7) That the “The Diplomat II” RV and 1995 Grand Cherokee Laredo and a Ford mini-van (yr n/a) and 1970 “Starcraft” travel trailer and 3 miscellaneous homemade trailers must be removed from premises within thirty (30) days; and
- 8) That the premises be cleaned and maintained clean of all weeds, trash, and debris within 30 days; and
- 9) 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.

Code Compliance Division
February 28, 2013
NOTICE OF VIOLATION

Gonzalez Jesus S
311 McCune Dr
El Paso, Texas 79915-3315

Re: 311 McCune Dr
Blk: 2 North Loop Gardens
Lot: #2 NW PT OF 39 (134.085 FT ON PAYNE DR X
189.50 FT X 133.3 FT) 0.206 ACRE
Zoned: R4
ENHS13-00097
9171999991703076195167

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.

18.50.020 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.

18.50.020 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 **311 McCune Dr** 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. 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]
- c. 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]
- d. 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,]
- e. 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]
- f. 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]
- g. 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]
- h. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]

- i. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]
- j. 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]
- k. 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]
- l. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]
- m. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- n. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- o. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- p. 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]
- q. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- r. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- s. 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]
- t. 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]
- u. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- v. 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]
- w. 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]

- x. 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]
- y. 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]
- z. 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 Environmental Services Department, Code Compliance Division.

As a result of the aforementioned violations, the following action may be taken:

- a. This case is being submitted to the City Prosecutor's Office for court proceedings. The court 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 Environmental Services Department, Code Compliance 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 Code Compliance Division office, 7969 San Paulo Dr., El Paso, Texas, 79907, 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 599-6290.

Rodolfo Huerta Jr
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 Chamber, 300 N. Campbell, 1st Floor, El Paso, Texas 79901

DATE: November 20, 2013

TIME: 5:30 p.m.

PROPERTY: 311 McCune Road, EL PASO, TEXAS also described as Lot 39, Block 2, NORTH LOOP GARDENS #2, an addition to the City of El Paso, El Paso County, Texas, according to the map thereof on file in Book 15, Page 20, 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, Jesus S. Gonzalez, 311 McCune Road, 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 Code Compliance Division of Environmental Services, 7969 San Paulo Drive, El Paso, Texas 79907, 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 February 26, 2013 an inspection of the Property was conducted by the Environmental Services Division and the following violations were identified:

- a. The floors have not been maintained in a safe manner. (Code Sec. 304.1.1.9 of the 2009 International Property Maintenance Code (IPMC))

- b. The walls have not been maintained in a safe manner free of holes and cracks. (Sec. 304.6 & Sec.305.2 of the 2009 IPMC)
- c. The roof structures have not been maintained free of defects that may cause leaks. (Sec. 304.7 of the 2009 IPMC)
- d. The means of egress is/are inadequate and do not meet minimum code requirements. (Sec. 702.4 of the 2009 IPMC)
- e. The plumbing system is inadequate and does not meet minimum code requirements. (Sec. 504.1 of the 2009 IPMC)
- f. The electrical system is inadequate and does not meet minimum code requirements. (Sec. 604.3 of the 2009 IPMC)
- g. The HVAC system is inadequate and does not meet minimum code requirements. (Sec. 603.1 of the 2009 IPMC)
- h. The structures are open and accessible to unauthorized entry. (Sec. 301.3 of the 2009 IPMC)
- i. The premises are full of weeds, trash, and debris (Sec. 302.1 & Sec. 302.4 of the 2009 IPMC)
- j. The structures need to be secured from unwanted entry and ongoing vandalism. (Sec. 108.2 of the 2009 IPMC)

The Owner is entitled to show cause that the Property is safe, does not constitute dangerous structures 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. A copy of the ordinance adopting the most current version of Chapter 2.38 is enclosed. The bylaws may be obtained at the Code Compliance Division of Environmental Services, 7969 San Paulo Drive, El Paso, Texas 79907 or by calling (915) 599-6290.

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

John R. Batoon
Assistant City Attorney

Ron Roth, C.B.O.
Deputy 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 311 McCune Road 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 _____, 2013 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 _____, 2013.

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 311 McCune Road, El Paso, Texas was PUBLISHED in the official City newspaper on the ___ day of _____, 2013.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 311 McCune Road was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Jesus S. Gonzalez
311 McCune Road
El Paso, Texas 79915-3315

Date: _____
Time: _____
Inspector: _____

I certify that a true and correct copy of the foregoing Notice regarding the property at 311 McCune Road 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 311 McCune Road 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 311 McCune Road 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 311 McCune Road 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 311 McCune Road 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 311 McCune Road, El Paso, Texas.

Date: _____

Time: _____

Inspector: _____



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: November 8, 2013

REP. DISTRICT: 7

ADDRESS: 311 McCune Rd El Paso, TX 79915-3315 (Main structure #1)

ZONED: R4

LEGAL DESCRIPTION: 2 North Loop Gardens #2 NW Pt Of 39 (134.085 Ft on Payne Dr X 189.50 Ft X 133.3 Ft) 0.206 Acre

OWNER: Jesus S Gonzalez

ADDRESS: 311 McCune Rd El Paso, TX 79915-3315

BUILDING USE: Abandoned single family, two story dwelling

TYPE OF CONSTRUCTION: V

FOOTINGS: N/A

CONDITION: Unable to determine condition of footings due to subterranean placement. A structural engineer should be hired to evaluate the condition of footings and submit a report to this department on all corrective actions required to bring the footings up to minimum code.

FOUNDATION WALL: N/A

CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade with some vinyl or carpet covering at ground level, 2nd story; 2x10 wood joists with subfloor wood decking.

CONDITION: Poor. Concrete slab on grade has several cracks and structural deficiencies. 2nd story floor has structural deficiencies and deflection. A structural engineer should be hired to evaluate the condition of both floor structures and submit a report to this department on all corrective actions required to bring the floor system up to minimum code.

EXTERIOR WALLS: Adobe with stucco veneer.

HEIGHT: 8' - 10' +/-

THICKNESS: 12" - 16" +/-

CONDITION: Poor. The exterior walls contain some structural cracks and show signs of complete failure. Stucco veneer is badly cracked and falling away, exposing the underlying adobe, compromising the structural integrity of the remaining walls. A structural engineer should be hired to evaluate the condition of both structures and submit a report to this department on all corrective actions required to bring the wall system up to minimum code

INTERIOR WALLS & CEILINGS: Walls are of Adobe construction with plaster finish coating
Ceilings are wood lath and plaster system.

CONDITION: Poor. Roof rafters and ceiling joists are exposed, allowing entrance of natural light. Interior walls contain graffiti and are showing signs of severe deterioration from lack of maintenance and moisture accumulation. A structural engineer should be hired to evaluate the condition of wall and ceiling structures and submit a report to this department on all corrective actions required to bring the wall and ceiling systems up to minimum code.

ROOF STRUCTURE: Wood frame with composition shingle roof covering

CONDITION: Poor. A registered roofing or building contractor should be hired to evaluate condition of roof system and submit a report to this department on all corrective actions required to bring the roof system up to minimum code.

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

CONDITION: Poor. Doors and window glass are broken; the doors and windows will need to be replaced to meet minimum code compliance

MEANS OF EGRESS: Does not meet means of egress

CONDITION: Poor. Windows, doors and window glass will need to be repaired or replaced to make them operational to meet minimum code requirements

PLUMBING: Noncompliant

CONDITION: Poor. A licensed plumbing contractor should be hired to evaluate the plumbing system condition and submit a report to this department on all corrective actions required to bring the plumbing system up to minimum code.

ELECTRICAL: Noncompliant

CONDITION: Poor. A licensed electrical contractor should be hired to evaluate the electrical system condition and submit a report to this department on all corrective actions required to bring the electrical system up to minimum code.

MECHANICAL: Noncompliant

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

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 0

WARNING POSTED: N

BARRICADED: N

POLICE AID REQD.: N

REMARKS: The abandoned single family, two story dwelling, built on or about 1939, was found open and abandoned. The dwelling structure is in an advanced state of disrepair and has experienced significant wall and roof failures. The stucco veneer has fallen exposing the underlying adobe and there are numerous large structural cracks. There is an accumulation of trash, weeds and debris throughout the property. The department recommends that the structures be demolished within thirty (30) days and that the property should be cleaned of all weeds, trash and debris within thirty (30) days.

Rodolfo Huerta Jr
Building Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: November 8, 2013

REP. DISTRICT: 7

ADDRESS: 311 McCune Rd El Paso, TX 79915-3315 (Structure #2)

ZONED: R4

LEGAL DESCRIPTION: 2 North Loop Gardens #2 NW Pt Of 39 (134.085 Ft on Payne Dr X 189.50 Ft X 133.3 Ft) 0.206 Acre

OWNER: Jesus S Gonzalez

ADDRESS: 311 McCune Rd El Paso, TX 79915-3315

BUILDING USE: Abandoned single family dwelling

TYPE OF CONSTRUCTION: V

FOOTINGS: N/A

CONDITION: Unable to determine condition of footings due to subterranean placement. A structural engineer should be hired to evaluate the condition of footings and submit a report to this department on all corrective actions required to bring the footings up to minimum code.

FOUNDATION WALL: N/A

CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade, with some vinyl floor covering,

CONDITION: Poor. Concrete slab on grade has several cracks and structural deficiencies. A structural engineer should be hired to evaluate the condition of the floor system and submit a report to this department on all corrective actions required to bring the floor system up to minimum code.

EXTERIOR WALLS: Adobe.

HEIGHT: 8' - 10' +/-

THICKNESS: 12" - 16" +/-

CONDITION: Poor. The exterior walls contain some structural cracks and show signs of complete failure. Stucco veneer is badly cracked and falling away, exposing the underlying adobe, compromising the structural integrity of the remaining walls. A structural engineer should be hired to evaluate the condition of wall system and submit a report to this department on all corrective actions required to bring the wall system up to minimum code.

INTERIOR WALLS & CEILINGS: Walls are of Adobe construction with plaster finish coating
Ceilings are wood lath and plaster system.

CONDITION: Poor. The walls and ceilings are unfinished and missing in many areas exposing the underlying wood structural members. Ceiling is non-existent in some areas, roof rafters and ceiling joists exposed, allowing entrance of natural light. Interior walls are showing signs of severe deterioration from lack of maintenance and moisture accumulation. A structural engineer should be hired to evaluate the condition of wall system and submit a report to this department on all corrective actions required to bring the wall systems up to minimum code.

ROOF STRUCTURE: Wood frame with composition shingle roof covering

CONDITION: Poor. A registered roofing or building contractor should be hired to evaluate condition of roof system and submit a report to this department on all corrective actions required to bring the roof system up to minimum code.

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

CONDITION: Poor. Doors and window glass are broken; the doors and windows will need to be replaced to meet minimum code compliance

MEANS OF EGRESS: Does not meet means of egress

CONDITION: Bad. Windows, doors and window glass will need to be repaired or replaced to make them operational to meet minimum code requirements

PLUMBING: Noncompliant

CONDITION: Bad. 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 plumbing system up to minimum code compliance

ELECTRICAL: Noncompliant

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

MECHANICAL: Noncompliant

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

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 0

WARNING POSTED: N

BARRICADED: N

POLICE AID REQD.: N

REMARKS: The abandoned single family dwelling was found abandoned and in a state of deterioration. The dwelling structure is in an advanced state of disrepair and has experienced significant wall and roof failures. The stucco veneer has fallen exposing the underlying adobe and there are numerous large structural cracks. There is an accumulation of trash, weeds and debris throughout the property. The division recommends that the structures be demolished within thirty (30) days and that the property should be cleaned of all weeds, trash and debris within thirty (30) days.

Rodolfo Huerta Jr
Building Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: November 8, 2013

REP. DISTRICT: 7

ADDRESS: 311 McCune Rd El Paso, TX 79915-3315 (Structure #3)

ZONED: R4

LEGAL DESCRIPTION: 2 North Loop Gardens #2 NW Pt Of 39 (134.085 Ft on Payne Dr X 189.50 Ft X 133.3 Ft) 0.206 Acre

OWNER: Jesus S Gonzalez

ADDRESS: 311 McCune Rd El Paso, TX 79915-3315

BUILDING USE: Abandoned single family dwelling

TYPE OF CONSTRUCTION: V

FOOTINGS: N/A

CONDITION: Unable to determine condition of footings due to subterranean placement. A structural engineer should be hired to evaluate the condition of footings and submit a report to this department on all corrective actions required to bring the footings up to minimum code.

FOUNDATION WALL: N/A

CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade, with some vinyl floor covering,

CONDITION: Poor. Concrete slab on grade has several cracks and structural deficiencies. A structural engineer should be hired to evaluate the condition of the floor system and submit a report to this department on all corrective actions required to bring the floor system up to minimum code.

EXTERIOR WALLS: Adobe.

HEIGHT: 8' - 10' +/-

THICKNESS: 12" - 16" +/-

CONDITION: Poor. The exterior walls contain some structural cracks and show signs of complete failure. Stucco veneer is badly cracked and falling away, exposing the underlying adobe, compromising the structural integrity of the remaining walls. A structural engineer should be hired to evaluate the condition of wall system and submit a report to this department on all corrective actions required to bring the wall system up to minimum code.

INTERIOR WALLS & CEILINGS: Walls are of Adobe construction with plaster finish coating
Ceilings are wood lath and plaster system.

CONDITION: Poor. The walls and ceilings are unfinished and missing in many areas exposing the underlying wood structural members. Ceiling is non-existent in some areas, roof rafters and ceiling joists exposed, allowing entrance of natural light. Interior walls are showing signs of severe deterioration from lack of maintenance and moisture accumulation. A structural engineer should be hired to evaluate the condition of wall system and submit a report to this department on all corrective actions required to bring the wall systems up to minimum code.

ROOF STRUCTURE: Wood frame with composition shingle roof covering

CONDITION: Poor. A registered roofing or building contractor should be hired to evaluate condition of roof system and submit a report to this department on all corrective actions required to bring the roof system up to minimum code.

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

CONDITION: Poor. Doors and window glass are broken; the doors and windows will need to be replaced to meet minimum code compliance

MEANS OF EGRESS: Does not meet means of egress

CONDITION: Bad. Windows, doors and window glass will need to be repaired or replaced to make them operational to meet minimum code requirements

PLUMBING: Noncompliant

CONDITION: Bad. 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 plumbing system up to minimum code compliance

ELECTRICAL: Noncompliant

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

MECHANICAL: Noncompliant

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

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 0

WARNING POSTED: N

BARRICADED: N

POLICE AID REQD.: N

REMARKS: The abandoned single family dwelling was found abandoned and in a state of deterioration. The dwelling structure is in an advanced state of disrepair and has experienced significant wall and roof failures. The stucco veneer has fallen exposing the underlying adobe and there are numerous large structural cracks. There is an accumulation of trash, weeds and debris throughout the property. The division recommends that the structures be demolished within thirty (30) days and that the property should be cleaned of all weeds, trash and debris within thirty (30) days.

Rodolfo Huerta Jr
Building Inspector

TAX REPORT

Appraisal & Collection Technologies - EL PASO

ORACLE

Account Status

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

EVAR 11/04/2013 12:01: ACT8006 v1.241 ACTEP

STATUS DETAIL **Expand Fees** Summary

Account Information

Account No. **N446-999-0020-8500** Roll Code REAL PROPERTY

Certified Owner GONZALEZ JESUS S

Parcel Address 311 MC CUNE RD

Amount Due as of 11/04/2013 CAD No. 215156

Tax Units

Tax Unit Description

List of Tax Units

1 5 6 7 8 8062

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	Excodes	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2013	\$53,150	Y	Y			Excodes	\$552.70	\$0.00	\$0.00	\$552.70	\$0.00	\$0.00	\$552.70
2012	\$53,150	Y	Y			Excodes	\$493.48	\$493.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$53,150	Y	Y			Excodes	\$420.47	\$420.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$53,150	Y				Excodes	\$714.64	\$714.64	\$0.00	\$0.00	\$266.24	\$0.00	\$0.00
2009	\$53,150	Y				Excodes	\$597.20	\$597.20	\$0.00	\$0.00	\$126.24	\$0.00	\$0.00
2008	\$34,680	Y				Excodes	\$559.01	\$559.01	\$0.00	\$0.00	\$41.28	\$0.00	\$0.00
2007	\$34,680	Y				Excodes	\$574.19	\$574.19	\$0.00	\$0.00	\$178.26	\$0.00	\$0.00
2006	\$33,016	Y				Excodes	\$608.75	\$608.75	\$0.00	\$0.00	\$349.62	\$0.00	\$0.00
2005	\$33,016	Y				Excodes	\$654.87	\$654.87	\$0.00	\$0.00	\$232.98	\$0.00	\$0.00
Totals							\$11,114.32	\$10,561.62	\$0.00	\$552.70	\$1,648.12	\$0.00	\$552.70

Last Payment Date _____ Last Payer _____

Alert

11:01 AM 11/4/2013