

City of La Porte
DANGEROUS BUILDING INSPECTION FORM

DATE: 4/5/24

STREET ADDRESS: 201 N. 3rd

OWNER: Real American Real Estate LLC

DEED OWNER: _____

HCAD: 023-196-064-0017

LEGAL: Lts 17 thru 24 Blk. 64 La Porte

OCCUPANCY TYPE: Commercial ZONING: R-1

NON-CONFORMING ISSUES: Storage buildings in R-1

FACILITIES AVAILABLE: WATER: SEWER:
ELECTRICAL: GAS: _____

NUMBER OF DWELLING UNITS: 0

VACANT: OCCUPIED: _____

AS REQUIRED IN THE CITY'S CODE OF ORDINANCE, CHAPTER 82; ARTICLE VIII, THE BOARD OF INSPECTIONS MADE AN INSPECTION OF THE AFOREMENTIONED PROPERTY, AND DETERMINED THE BUILDING LOCATED THEREON, IN THEIR OPINION, IS IN FACT A DANGEROUS BUILDING, FOR THE FOLLOWING REASONS:

SEC. 82-473. DECLARATION OF PUBLIC NUISANCE AND HAZARD

A. Dangerous or substandard buildings or structures. A building or structure shall be considered dangerous or substandard whenever it is determined by the Board, that any or all of the following is applicable:

- 1: A building that is vacant, and is not up to current building code standards. These vacant buildings can be either open to trespass or boarded up.
- 2: Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the building code for new buildings of similar structure, purpose or location.
3. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
4. Whenever the building or structure, or any portion thereof, because of (a) dilapidation, deterioration, or decay; (b) faulty construction; (c) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting the building; (d) the deterioration, decay, or inadequacy of its foundation, or (e) any other cause, is likely to partially or completely collapse.
5. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose of which it is being used.
6. Whenever the building or structure has been so damaged by fire, wind, earthquake, or flood, or has become so dilapidated or deteriorated as to become (a) a public nuisance, (b) a harbor for vagrants, or as to (c) enable persons to resort thereto for the purpose of committing unlawful acts.
7. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air, or sanitation facilities, or otherwise, is determined by the Board to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
8. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections, or heating apparatus or other cause, is determined by the Board to be a fire hazard.

B. Dangerous or substandard electrical, plumbing, or mechanical installations. A building or structure shall be considered dangerous or substandard whenever it is determined by the Board, that any or all of the following is applicable:

- 1. Whenever any protective or safety device specified in The Electrical Code and of this title is not provided or is inoperative, defective, dilapidated, or deteriorated so as to threaten to fail or function as originally intended.
- 2. Whenever any installation or portion thereof because of (a) dilapidation, deterioration, or decay; (b) faulty construction; (c) obsolescence; (d) inadequate maintenance, which in relation to existing use constitutes a hazard to life, health, property or safety.
- 3. Whenever any installation or any portion thereof which is damaged by fire, wind, earthquake, flood or any other cause so as to constitute a potential hazard to life, health, property, or safety.
- 4. Whenever any installation or any portion thereof was constructed, installed, altered or maintained in violation of the Building Code and/or Fire Code so as to constitute a potential hazard to life, health, property or safety.

FINDINGS AND CONCLUSIONS OF THE BOARD OF INSPECTION:

This structure should be considered dangerous

X [Signature] 4/22/24
BUILDING OFFICIAL'S OFFICE DATE

X [Signature] 4.29.24
FIRE MARSHAL'S OFFICE DATE

X _____
FIRE CHIEF'S OFFICE DATE

BUILDING EVALUATION CHECKLIST

A= Adequate

D- Deficient

N/A= Not Applicable

1. <u>STRUCTURAL</u>	<u>DETERMINATION</u>	<u>COMMENT / EXPLANATION</u>
A. Foundation		
1. Slab	A	
2. Pier & Beam		
a. Footings	N/A	
b. Sills		
c. Joists		
B. Walls		
1. Exterior	A	
2. Interior	D	damaged
C. Means of Egress		
1. Doors		
a. Interior	N/A	
b. Exterior	D	damaged
2. Porches, Steps, Stairs	N/A	
3. Windows	N/A	
D. Roof		
1. Rafters	D	damaged
2. Deck, Shingles	D	damaged, rusted metal
E. Ceilings		
1. Joists	N/A	
2. Ceiling	N/A	
F. Floors		
1. Floor Joists	N/A	
2. Decking	N/A	

2. **MECHANICAL SYSTEMS**

A. Electrical

- 1. Service & Panel
- 2. Wiring
- 3. Lights, Switches
- 4. Outlets
- 5. Other

N/A	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____

B. Plumbing

- 1. Fixtures
 - a. Sink
 - b. Lavatories
 - c. Water/Closets
 - d. Tub/Shower
 - e. Water Heater
- 2. Water Piping
- 3. Drain Waste & Vent
- 4. Sewer/Septic Tank
- 5. Gas System

N/A	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____

C. Heating & A/C

- 1. Heating
- 2. Air Conditioning

N/A	_____	_____
N/A	_____	_____

3. **PROPERTY CONDITIONS**

- 1. Accessory Structures
- 2. Condition of Grounds
- 3. Other

N/A	_____	_____
D	_____	rubbish
N/A	_____	_____

COMMENTS: Should be considered dangerous.
