

City of La Porte
DANGEROUS BUILDING INSPECTION FORM

DATE: 12/15/2023

STREET ADDRESS: 9404, Carlow (Garage)

OWNER: San Jacinto Towing, Inc.

DEED OWNER: _____

HCAD: 084-296-000-0289

LEGAL: Lt. 289, BLK. 17, Spawick Place, Sec. 2

OCCUPANCY TYPE: _____ ZONING: R-1

NON-CONFORMING ISSUES: _____

FACILITIES AVAILABLE: WATER: X SEWER: X

ELECTRICAL: X GAS: _____

NUMBER OF DWELLING UNITS: _____

VACANT: X 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:

- X 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.
- X 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.
- X 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.
- X 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.
- X 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.
- X 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 a dangerous structure.

X  12/15/23
BUILDING OFFICIAL'S OFFICE DATE

X  12/19/23
FIRE MARSHAL'S OFFICE DATE

X  12/27/2023
FIRE CHIEF'S OFFICE DATE

940⁴/₆ Carlow (garage) - Exterior

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	_____	_____
2. Pier & Beam		
a. Footings	_____	_____
b. Sills	_____	_____
c. Joists	_____	_____
B. Walls		
1. Exterior	D	separation
2. Interior	N/A	_____
C. Means of Egress		
1. Doors		
a. Interior	N/A	_____
b. Exterior	_____	_____
2. Porches, Steps, Stairs	_____	_____
3. Windows	_____	_____
D. Roof		
1. Rafters	D	separation
2. Deck, Shingles	_____	_____
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

D	_____	_____
	_____	Debris on ground
	_____	_____

COMMENTS: This structure is in disrepair and has possible roof damage. Water infiltration on a metal structure could have potential structural issues.