

No

City of La Porte DANGEROUS BUILDING INSPECTION FORM

DATE: 4/3/2024

STREET ADDRESS: 704 W. Main

OWNER: Darius A. Meza

DEED OWNER: _____

HCAD: 023-187-000-0022

LEGAL: Lts 22 - 23 Blk 54 La Porte

OCCUPANCY TYPE: Commercial ZONING: MSDO

NON-CONFORMING ISSUES: _____

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

NUMBER OF DWELLING UNITS: _____

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 appears to be structurally sound.

X  4/24/24
BUILDING OFFICIAL'S OFFICE DATE

X  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	NIA	
2. Pier & Beam		
a. Footings	NIA	
b. Sills		
c. Joists		
B. Walls		
1. Exterior	D	Damage, missing siding, exposed
2. Interior	NIA	
C. Means of Egress		
1. Doors		
a. Interior		
b. Exterior		
2. Porches, Steps, Stairs		
3. Windows	D	boarded up
D. Roof		
1. Rafters	D	
2. Deck, Shingles	D	sagging sagging shingles weathered
E. Ceilings		
1. Joists	NIA	
2. Ceiling		
F. Floors		
1. Floor Joists	NIA	
2. Decking		

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		

3. **PROPERTY CONDITIONS**

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

N/A		
D		rubbish/debris, exterior storage

COMMENTS: _____

No

City of La Porte
DANGEROUS BUILDING INSPECTION FORM

DATE: 4/3/24

STREET ADDRESS: 2426 S. Broadway

OWNER: Donna Stroud Francis

DEED OWNER: _____

HCAD: 024-279-037-0017

LEGAL: Lts 17 thru 22 Blk 1337 La Porte

OCCUPANCY TYPE: Commercial ZONING: Neighborhood Commercial

NON-CONFORMING ISSUES: _____

FACILITIES AVAILABLE: WATER: _____ SEWER: _____

ELECTRICAL: _____ 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:

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- _____ 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:

from the exterior, this structure does not appear
dangerous. -RG

X  4/22/24
BUILDING OFFICIAL'S OFFICE DATE

X  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	D	
2. Interior	N/A	
C. Means of Egress		
1. Doors		
a. Interior	N/A	
b. Exterior	D	Boarded up
2. Porches, Steps, Stairs	A	
3. Windows	D	Windows boarded up
D. Roof		
1. Rafters	A	
2. Deck, Shingles	N/A	
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	_____	_____
	_____	_____

3. PROPERTY CONDITIONS

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

D	_____	_____
A	_____	_____
N/A	_____	_____

corroded metal structure

COMMENTS: This structure, while unsightly, does not appear dangerous.

No

City of La Porte
DANGEROUS BUILDING INSPECTION FORM

DATE: 4/13/24
STREET ADDRESS: 531 S. Shady Ln.
OWNER: Nancy L. Kasper
DEED OWNER: _____
HCAD: 077-275-004-0008
LEGAL: Lt 8D Shady Oaks
OCCUPANCY TYPE: Residential ZONING: R-1
NON-CONFORMING ISSUES: _____
FACILITIES AVAILABLE: WATER: SEWER:
ELECTRICAL: GAS: _____
NUMBER OF DWELLING UNITS: 1
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:

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FINDINGS AND CONCLUSIONS OF THE BOARD OF INSPECTION:

This building is unsightly but appears to be structurally sound.

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

X [Signature] 4.24.24
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	N/A	
2. Pier & Beam		
a. Footings	N/A	
b. Sills		
c. Joists		
B. Walls		
1. Exterior	D	missing siding
2. Interior		
C. Means of Egress		
1. Doors		
a. Interior		
b. Exterior	D	boarded up
2. Porches, Steps, Stairs	D	rotted wood
3. Windows		
D. Roof		
1. Rafters	N/A	
2. Deck, Shingles		
E. Ceilings		
1. Joists	N/A	
2. Ceiling		
F. Floors		
1. Floor Joists	N/A	
2. Decking		

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

3. PROPERTY CONDITIONS

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

D
D

rusted metal building
decaying tree front yard, debris

COMMENTS: _____

City of La Porte
DANGEROUS BUILDING INSPECTION FORM

DATE: 4/5/24

STREET ADDRESS: 201 Edgewood

OWNER: Giselle Allison

DEED OWNER: _____

HCAD: 061-061-003-0006

LEGAL: Lts 6 28 Blk 3 Crescent Shores

OCCUPANCY TYPE: Residential ZONING: R-1

NON-CONFORMING ISSUES: _____

FACILITIES AVAILABLE: WATER: ✓ SEWER: ✓

ELECTRICAL: ✓ GAS: _____







NUMBER OF DWELLING UNITS: _____

VACANT: _____ OCCUPIED: X

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FINDINGS AND CONCLUSIONS OF THE BOARD OF INSPECTION:

This structure should be considered dangerous. -RF

X  4/22/24
BUILDING OFFICIAL'S OFFICE DATE

X  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	N/A	
2. Pier & Beam		
a. Footings		
b. Sills		
c. Joists		
B. Walls		
1. Exterior	N/A	
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	damaged, holes
2. Deck, Shingles	D	damaged, holes
E. Ceilings		
1. Joists	D	weather exposure
2. Ceiling	D	weather exposure
F. Floors		
1. Floor Joists	N/A	
2. Decking		

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
|

3. PROPERTY CONDITIONS

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

D

rubbish

COMMENTS: Structure should be considered dangerous.

City of La Porte
DANGEROUS BUILDING INSPECTION FORM

DATE: 4/3/24

STREET ADDRESS: 203 Bay Oaks

OWNER: OHs D. Wright

DEED OWNER: _____

HCAD: 063-022-010-0010

LEGAL: Lts 10, 11, 12 TR 13 Blk. 10 Bay Oaks

OCCUPANCY TYPE: Residential ZONING: R-1

NON-CONFORMING ISSUES: _____

FACILITIES AVAILABLE: WATER: ✓ SEWER: ✓

ELECTRICAL: ✓ GAS: _____

NUMBER OF DWELLING UNITS: 1

VACANT: _____ OCCUPIED: X

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FINDINGS AND CONCLUSIONS OF THE BOARD OF INSPECTION:

This is an occupied property, but should be considered dangerous. RB

X  4/22/24
BUILDING OFFICIAL'S OFFICE DATE

X  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. STRUCTURAL

DETERMINATION

COMMENT / EXPLANATION

A. Foundation

1. Slab

N/A

2. Pier & Beam

a. Footings

N/A

b. Sills

N/A

c. Joists

D

wall leaning

B. Walls

1. Exterior

D

wall leaning

2. Interior

N/A

C. Means of Egress

1. Doors

a. Interior

A

b. Exterior

A

2. Porches, Steps, Stairs

D

Boarded up windows

3. Windows

D. Roof

1. Rafters

D

exposed missing sheathing/shingles

2. Deck, Shingles

D

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

3. PROPERTY CONDITIONS

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

D
A
A

Hole in Roof

COMMENTS: Structure should be considered dangerous.

most damage
713 W
Adams -
Duplex

City of La Porte
DANGEROUS BUILDING INSPECTION FORM

DATE: 4/5/2024

STREET ADDRESS: 711 W. Adams St.

OWNER: R L Brooks

DEED OWNER: _____

HCAD: 023-198-067-0001

LEGAL: Lts 1 & 2 Blk 67 Com. tted imp 2008-2011*0231980670033) La Porte

OCCUPANCY TYPE: Residential ZONING: R-2

NON-CONFORMING ISSUES: _____

FACILITIES AVAILABLE: WATER: SEWER:

ELECTRICAL: GAS: _____

NUMBER OF DWELLING UNITS: _____

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 property was previously listed as a dangerous building
and removed. Structure appears to have worsened and
should be considered dangerous.

X  4/24/24
BUILDING OFFICIAL'S OFFICE DATE

X  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	N/A	
2. Pier & Beam		
a. Footings	N/A	
b. Sills		
c. Joists		
B. Walls		
1. Exterior	D	Siding separating balcony falling, rotted wood
2. Interior		
C. Means of Egress		
1. Doors		
a. Interior	N/A	
b. Exterior		
2. Porches, Steps, Stairs	D	2nd floor stairs - rotted
3. Windows		
D. Roof		
1. Rafters	D	
2. Deck, Shingles	D	Sagging patio cover shingles
E. Ceilings		
1. Joists	N/A	
2. Ceiling		
F. Floors		
1. Floor Joists	N/A	
2. Decking		

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	_____
_____	_____

3. **PROPERTY CONDITIONS**

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

N/A	_____
N/A	_____
_____	_____

COMMENTS: _____

City of La Porte
DANGEROUS BUILDING INSPECTION FORM

2 photos

DATE: 9/5/24

STREET ADDRESS: 110 N. 3rd St.

OWNER: DJ Property Investments

DEED OWNER: _____

HCAD: 023-191-000-0001

LEGAL: Lts 1-5 : 34 Blk. 58 La Porte

OCCUPANCY TYPE: Commercial ZONING: MDD

NON-CONFORMING ISSUES: _____

FACILITIES AVAILABLE: WATER: _____ SEWER: _____

ELECTRICAL: _____ 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:

- ✓ 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 property has an approved building permit to be repaired. RG

X  4/22/24
BUILDING OFFICIAL'S OFFICE DATE

X  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	N/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	NA	
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, rust 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	_____	_____
	_____	_____

3. **PROPERTY CONDITIONS**

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

N/A	_____	_____
D	_____	rubbish
	_____	_____

COMMENTS: this property has an approved building permit for repair.

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:

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- 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:

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- 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  4/22/24
BUILDING OFFICIAL'S OFFICE DATE

X  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.

City of La Porte
DANGEROUS BUILDING INSPECTION FORM

DATE: 4/5/2024

STREET ADDRESS: 3217 Clarksville

OWNER: Estate of Charles P. Hail

DEED OWNER: _____

HCAD: 079-083-008-0116

LEGAL: Lts 116 117 118 & 119 Spencer Highway Estates

OCCUPANCY TYPE: Residential 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:

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- ✓ 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.
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- ✓ 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.

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- 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 should be considered a dangerous building - R.G.

X  4/22/24
BUILDING OFFICIAL'S OFFICE DATE

X  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. STRUCTURAL

DETERMINATION

COMMENT / EXPLANATION

A. Foundation

- 1. Slab
- 2. Pier & Beam
 - a. Footings
 - b. Sills
 - c. Joists

N/A
|

B. Walls

- 1. Exterior
- 2. Interior

D
D

leaving leaning, damaged
Compromised - exterior walls
siding missing leaning

C. Means of Egress

- 1. Doors
 - a. Interior
 - b. Exterior
- 2. Porches, Steps, Stairs
- 3. Windows

N/A
D
D
D

unsecure, damaged
rotted wood
Collapsing

D. Roof

- 1. Rafters
- 2. Deck, Shingles

D
D

exposure, rusted metal, damage
exposure, rusted metal, damage

E. Ceilings

- 1. Joists
- 2. Ceiling

D
D

exposure
exposure

F. Floors

- 1. Floor Joists
- 2. Decking

D
N/A

exposure

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
D

deteriorated, rusted
rubbish

COMMENTS: Should be considered dangerous.

City of La Porte
DANGEROUS BUILDING INSPECTION FORM

DATE: 4/5/2024

STREET ADDRESS: 122 S. 116th St.

OWNER: John Amos Jones

DEED OWNER: _____

HCAD: 024-092-025-0033

LEGAL: Lts 25:26 Blk 725 La Porte

OCCUPANCY TYPE: Residential ZONING: LI

NON-CONFORMING ISSUES: Residential in industrial

FACILITIES AVAILABLE: WATER: X SEWER: X

ELECTRICAL: X GAS: _____

NUMBER OF DWELLING UNITS: One

VACANT: _____ OCCUPIED: X

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 should be considered a dangerous building. RC

X  4/15/24
BUILDING OFFICIAL'S OFFICE DATE

X  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	N/A	
2. Pier & Beam		
a. Footings	N/A	
b. Sills	N/A	
c. Joists	N/A	
B. Walls		
1. Exterior	D	Missing pieces. Exposure
2. Interior	N/A	
C. Means of Egress		
1. Doors		
a. Interior	N/A	
b. Exterior	D	Rotted wood
2. Porches, Steps, Stairs	D	rotted wood
3. Windows	A	
D. Roof		
1. Rafters	D	exposure holes, damaged
2. Deck, Shingles	D	exposure, holes, damaged
E. Ceilings		
1. Joists	D	exposure, damaged
2. Ceiling	D	exposure, damaged
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

	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____
	_____	_____

C. Heating & A/C

- 1. Heating
- 2. Air Conditioning

	_____	_____
	_____	_____

3. **PROPERTY CONDITIONS**

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

	_____	_____
D	_____	rubdash
	_____	_____

COMMENTS: Should be considered dangerous.

Cover

City of La Porte
DANGEROUS BUILDING INSPECTION FORM

DATE: 4/5/2024
STREET ADDRESS: 9407 Montgomery
OWNER: E W Weatherford Const Comp
DEED OWNER: _____
HCAD: 081-083-000-0034
LEGAL: Lt 34 Blk 2 Spenwick Place Sec 1
OCCUPANCY TYPE: _____ ZONING: R-1
NON-CONFORMING ISSUES: Mobile homes in R-1
FACILITIES AVAILABLE: WATER: ✓ SEWER: ✓
ELECTRICAL: ✓ GAS: _____
NUMBER OF DWELLING UNITS: 3
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:

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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.
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- 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:

Cover over mobile home appears to be dangerous.

X  4/29/2024
BUILDING OFFICIAL'S OFFICE DATE

X  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	_____	_____
2. Pier & Beam		
a. Footings	_____	_____
b. Sills	_____	_____
c. Joists	_____	_____
B. Walls		
1. Exterior	D	unsecure - hole
2. Interior	_____	_____
C. Means of Egress		
1. Doors		
a. Interior	_____	_____
b. Exterior	D	boarded up
2. Porches, Steps, Stairs	_____	_____
3. Windows	_____	_____
D. Roof		
1. Rafters	D	rusted, exposed
2. Deck, Shingles	D	rusted, damaged, coming undone
E. Ceilings		
1. Joists	D	exposed
2. Ceiling	_____	_____
F. Floors		
1. Floor Joists	_____	_____
2. Decking	_____	_____

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
|

3. **PROPERTY CONDITIONS**

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

D
D

shed - roof damage
rubbish

COMMENTS: _____

City of La Porte
DANGEROUS BUILDING INSPECTION FORM

DATE: 4/3/2024
STREET ADDRESS: 9405 Montgomery
OWNER: E W Weatherford Const Comp
DEED OWNER: _____
HCAD: DFI-083-000-0033
LEGAL: Lt 33 Blk 2 Spenwick Place Sec 1
OCCUPANCY TYPE: _____ ZONING: R-1
NON-CONFORMING ISSUES: Mobile homes in R-1
FACILITIES AVAILABLE: WATER: SEWER:
ELECTRICAL: GAS: _____
NUMBER OF DWELLING UNITS: 2
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:

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- _____ 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 property has two mobile homes on site. One of the mobile homes should be considered dangerous. The other mobile home is under a dilapidated carport that is substandard.

X  4/24/24
BUILDING OFFICIAL'S OFFICE DATE

X C. Mel 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. STRUCTURAL

DETERMINATION

COMMENT / EXPLANATION

A. Foundation

1. Slab

2. Pier & Beam

a. Footings

b. Sills

c. Joists

B. Walls

1. Exterior

D

unsecure - hdo

2. Interior

C. Means of Egress

1. Doors

a. Interior

D

boarded up

b. Exterior

2. Porches, Steps, Stairs

3. Windows

D. Roof

1. Rafters

D

rusted, exposed

2. Deck, Shingles

D

rusted, damaged, coming undone

E. Ceilings

1. Joists

D

exposed

2. Ceiling

F. Floors

1. Floor Joists

2. Decking

2. **MECHANICAL SYSTEMS**

A. Electrical

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

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 _____

C. Heating & A/C

- 1. Heating _____
- 2. Air Conditioning _____

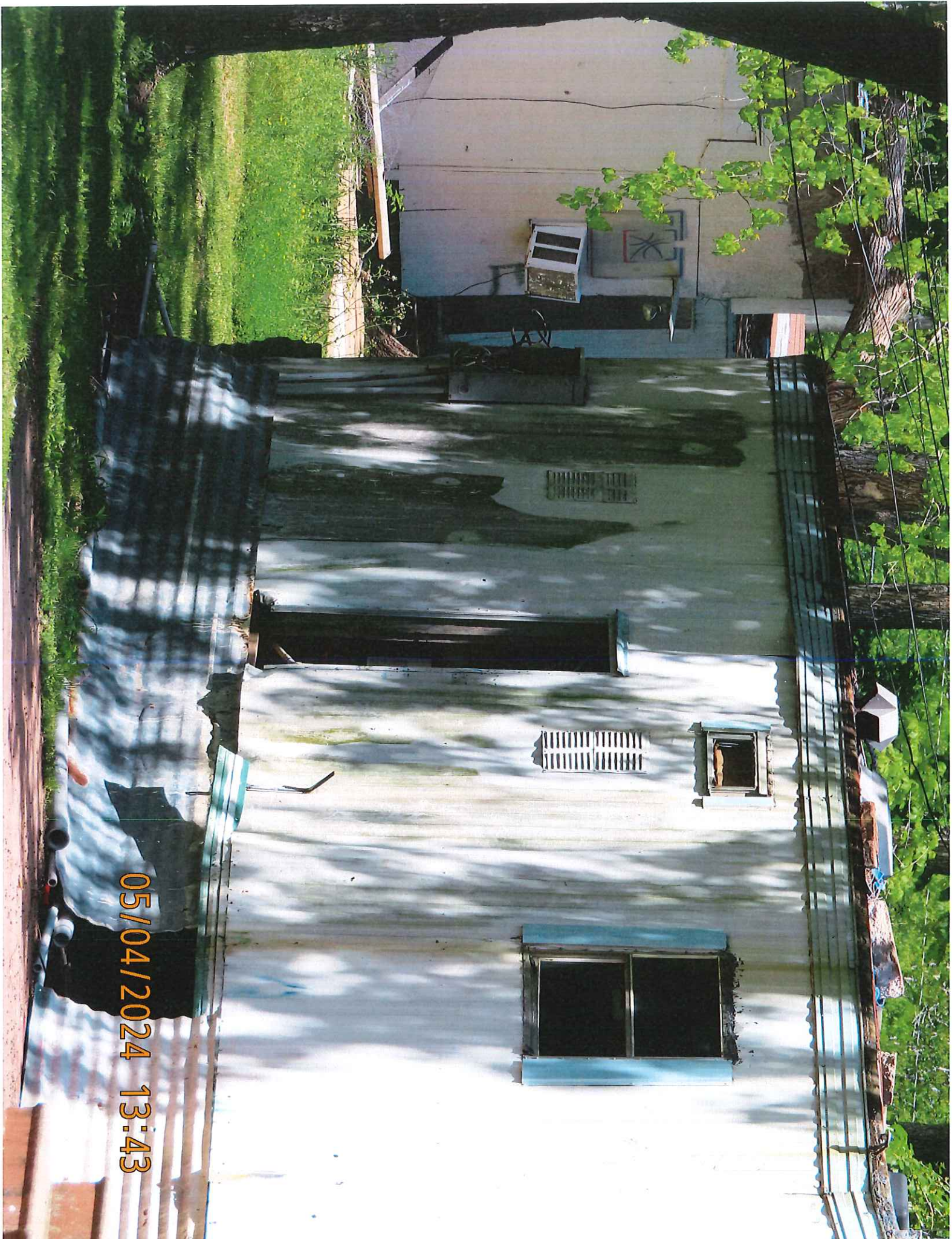
3. **PROPERTY CONDITIONS**

- 1. Accessory Structures D _____ shed - roof damage
- 2. Condition of Grounds D _____ rubbish
- 3. Other _____

COMMENTS: _____



05/04/2024 13:43



05/04/2024 13:43

City of La Porte
DANGEROUS BUILDING INSPECTION FORM

DATE: 4/5/2024

STREET ADDRESS: 9314 Spencer Hwy.

OWNER: Ronald Russo

DEED OWNER: _____

HCAD: 081-083-000-0025

LEGAL: Lt 25 Blk 2 Spennick Place Sec 1

OCCUPANCY TYPE: Commercial ZONING: GC

NON-CONFORMING ISSUES: _____

FACILITIES AVAILABLE: WATER: _____ SEWER: _____

ELECTRICAL: _____ 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:

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FINDINGS AND CONCLUSIONS OF THE BOARD OF INSPECTION:

This structure should be considered dangerous. - R.G.

X [Signature] 4/23/24
BUILDING OFFICIAL'S OFFICE DATE

X C. Melias 4.23.24
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	N/A	
C. Means of Egress		
1. Doors		
a. Interior	N/A	
b. Exterior	D	boarded up
2. Porches, Steps, Stairs	N/A	
3. Windows	A	
D. Roof		
1. Rafters	D	Exposed
2. Deck, Shingles	D	Exposed
E. Ceilings		
1. Joists	D	Exposed
2. Ceiling	D	Rot
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		

3. **PROPERTY CONDITIONS**

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

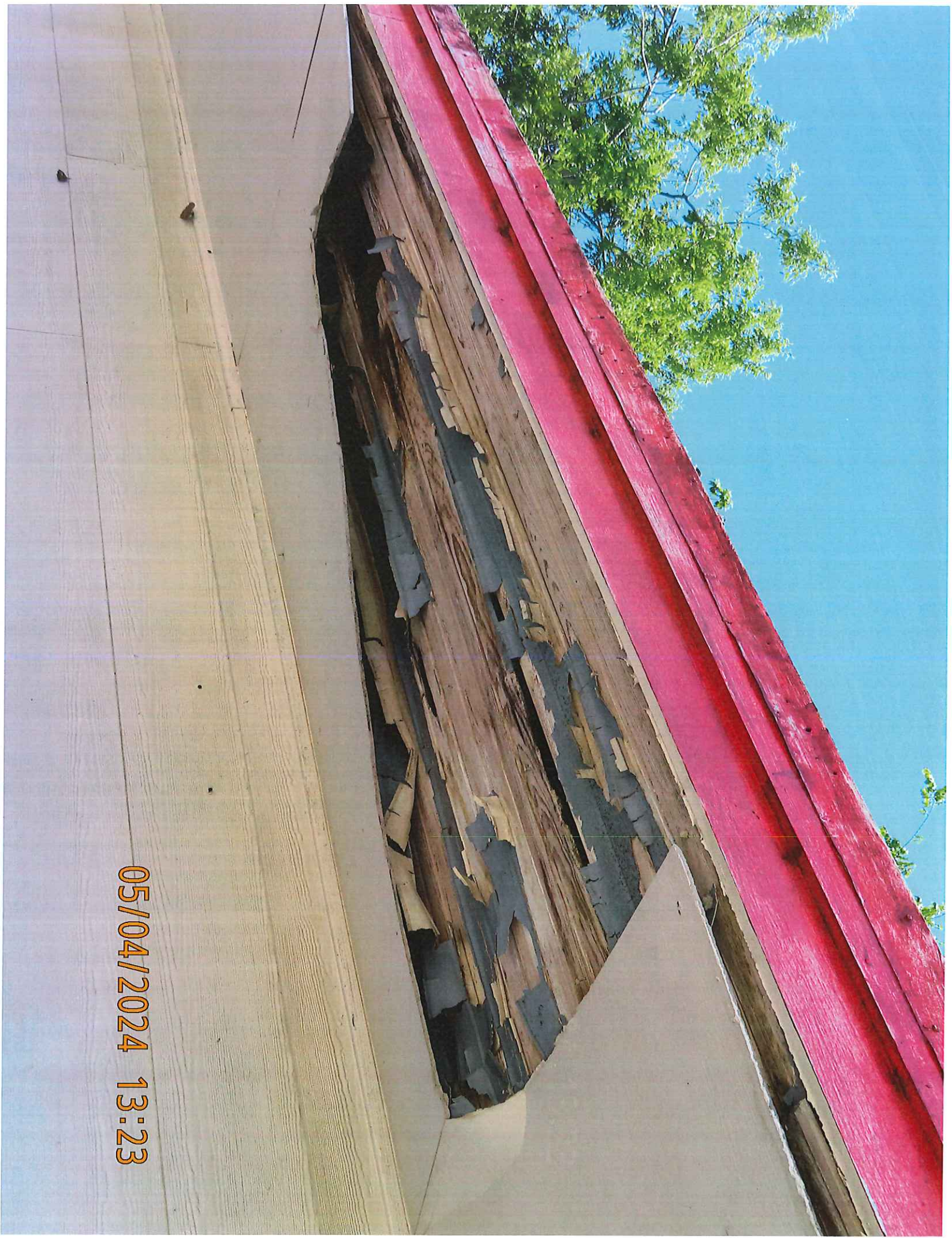
A		
D		rubbish
N/A		

COMMENTS: Structure should be considered dangerous.



05/04/2024 13:22

05/04/2024 13:23



Old Grocery Store

City of La Porte
DANGEROUS BUILDING INSPECTION FORM

DATE: 4/3/24

STREET ADDRESS: 301 W. Fairmont PKwy.

OWNER: 1900 Strawberry Corp.

DEED OWNER: _____

HCAD: 024-187-008-0001

LEGAL: Lts 1 thru 32 Blk 1608 : Alley La Porte

OCCUPANCY TYPE: Commercial ZONING: GC

NON-CONFORMING ISSUES: _____

FACILITIES AVAILABLE: WATER: SEWER:

ELECTRICAL: GAS: _____

NUMBER OF DWELLING UNITS: _____

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:

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FINDINGS AND CONCLUSIONS OF THE BOARD OF INSPECTION:

The entryway is unsafe and collapsing. Also appears to
be possible water penetration.

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	N/A	
C. Means of Egress		
1. Doors		
a. Interior	N/A	
b. Exterior	A	
2. Porches, Steps, Stairs	A	
3. Windows	A	
D. Roof		
1. Rafters	D	<i>termite damage, exposed metal beams</i>
2. Deck, Shingles	N/A	
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	_____	_____
A	_____	_____
N/A	_____	_____

COMMENTS: Staff has some concern over the condition of the roof and a possible collapse.

03/04/2024 14:21



03/04/2024 14:21

