

**BUILDING AND STANDARDS COMMISSION  
STAFF REPORT**

**April 23, 2012**



**Case #1720 – 1800 South Texas Avenue**



**LEGAL DESCRIPTION:** Lots 1-5 of Block S in Hillcrest Subdivision

**STRUCTURE(S):**

- single-family residence
- multi-family residence
- mixed use
- commercial
- accessory structure(s)

**PROPERTY OWNER(S):** Shiraz Lakhani

**LIENHOLDER(S)/**

**MORTGAGEE(S):** none

**IMPROVEMENT VALUE(S)**

**(AS APPRAISED BY THE**

**BRAZOS COUNTY**

**APPRAISAL DISTRICT):** \$10 (2011 tax year)

**BACKGROUND:**

Property at 1800 S. Texas Avenue is occupied by 5 structures with a total of 22 units used for dwelling purposes. In addition, there are offices and laundry facilities for guests/tenants and housekeeping.

In August 2010, the Fire Department first inspected the property and left a list of items needing repairs, including the need for a licensed electrician to obtain an electrical permit and make electrical repairs to remove electrical hazards from the property. A re-roof was issued on August 10, 2010 but no inspections were ever called in. No electrical permits were obtained.

On February 3, 2011, the City of Bryan received complaints about tin roofing above units #20 and #21 and the office coming loose and blowing into Texas Avenue. The property owner, Shiraz Lakhani, was issued citation for un-permitted electrical work and un-repaired hazards and given 30 days to repair and advised to remove BBQ pits and trash that were stored close to buildings. In addition, the following discrepancies were found:

1. tin pulling loose from the built up roof over the office
2. un-permitted/ unsafe electrical work
3. inoperable vehicle filled with junk parked next to buildings
4. porch/roof over office rotten with holes and starting to fall
5. new stairs to 2<sup>nd</sup> floor unstable
6. safety rails missing at stair landing
7. ceiling falling down in upstairs apartment
8. wall on outside northwest corner has deviation
9. roof on several of the buildings has structural issues

On February 14, 2011, the Building and Fire Departments inspected the exterior of property with the following general observations:

1. Illegal electrical work in violation of city code, no permits obtained.
  - a. exposed wiring

- b. exposed undersized wiring
  - c. extension cords used to supply power to light fixtures
  - d. various missing dead panels at disconnects
  - e. various electrical connections exposed and not in proper junction box
2. Structural rot and decay at office building and at second floor balcony.
- a. re-roof permit issued in August 2010; owner was also asked to obtain electrician for electrical permits and repairs
    - i. no electrical permit obtained
    - ii. metal roofing installed last year was damaged in storms this year and partially blown off from improper install – city required removal
    - iii. stair at south side being replaced without approved plans, framing and anchoring/support does not meet code and stair is unsafe
  - b. stair at north side is not anchored to adequate foundation and supports are out of plumb
  - c. main entry to walk up payment window is not safe to occupy due to structural rot of second floor balcony above.
3. Sheetrock damaged at interior office area, repaired without permits and inspections.
4. Out of plumb walls and sagging roof at north side wing of motel.
5. Storage enclosure at north side wing of motel.
6. It appears when carports were closed in, the wood floor framing was installed directly in contact with ground.
7. It appears that some plumbing has been repaired without permits and inspections (some recent areas of excavation and other plumbing exposed).
8. Sewer cleanout caps missing various locations.
9. Various locations – metal exterior doors are installed upside down (door hardware cannot be higher than 48” off finished floor – not verified during site visit)
10. Unit numbers not on all units; some doors have numbers, but they are upside down.
11. Other wings of motel unit roofs have noticeable or considerable notice of deflection in roof ridge line.
12. Porches: various locations where porch beams are out of plumb or are twisting (overturning) due to out of plumb columns or overloading of structure.
13. No plumbing permits obtained since 2007.
14. No electrical permits obtained since at least 1998.

The property owner was given a list of minimum action required and advised that additional requirements may be forthcoming when the entire property is inspected in more detail. Few repairs are made. A deadline to repair electrical hazards by March 3, 2011 is ignored. An electrical permit is finally obtained on June 15, 2011 for the violations identified in August 2010.

On February 21, 2011, the City received a complaint about raw sewage running out onto Texas Avenue as sewer caps had been removed and trench made to direct sewage to drain to Texas Avenue. The City's plumbing inspector found a clogged main sewer line. The clean out caps had been removed to allow the sewer to drain onto the ground. There was a large amount of raw sewage on the ground and pooled up under the buildings. The line was cleaned out and the raw sewage was cleaned up. The inspector witnessed clean out caps being re-installed on the clean outs.

On March 4, 2011, a licensed plumber obtained a permit for a water leak in unit #8; the inspection is disapproved as a non-code compliant shower valve was installed. No re-inspection is called in and the permit expired without a correction being made.

On April 6, 2011, the City receives an engineer's estimate and time table for repairs. Repair costs are estimated at \$75,670; the proposed time frame for repair is 3 months. The City accepts the estimate and allows the issuance of building permits to begin with necessary repairs.

On May 27, 2011, a permit is obtained for exterior repairs, including the stairs, etc. No inspections are ever called in.

On July 12, 2011, the City receives an application for interior repairs. The permit is denied pending submittal of asbestos survey as required by State law.

On September 21, 2011, the Bryan Police Department reports that raw sewage is running out into Texas Avenue again. The City's plumbing inspector followed up on the report and saw that raw sewage covered the ground and a large amount was pooled up under the buildings again. Sewage was draining off of the property and running down Texas Avenue. As in February 2011, the main line was clogged up and the clean out caps had once again been removed to allow the sewage to drain onto the ground. It appeared that the leak had been going on for a while. All clean outs on the south side of the property had the caps removed. Raw sewage covered the ground around all clean outs and green grass was growing around each of the clean outs. On September 23, 2011, the City's Environmental Compliance Department issued a prohibited discharge notice. A licensed plumber obtained a plumbing permit and replaced a collapsed yard line.

On September 29, 2011, City inspectors observe that electrical violations first identified in August 2010 are still not addressed. Inspections are finally called in and approved in November 2011.

On October 5, 2011, a licensed electrician obtains an electrical permit to install lights at eaves. No inspections are called in as of April 11, 2012.

On December 16, 2011, the City notifies the property owner that an asbestos survey is still required for the interior repair building permit that was submitted on July 12, 2011.

On February 21, 2012, the City receives an anonymous complaint about a possible sewage leak, water under buildings, snakes, and rodents. The complainant stated the following issues:

1. At least 10 aggressive, feral cats live under the buildings.
2. There are rodents in the rooms.
3. There is a drainage problem that causes flooding in the rooms.
4. There is a raw sewage leak that runs into the street.
5. Snake on the property.

City inspectors investigated the complaints and found water standing under two buildings from either water leaks or recent rain events.

On February 24, 2012, the City notifies the owner that due to tenant complaints and lack of progress on obtaining permits and making substantial repairs, the property will be scheduled for Building and Standards Commission consideration.

On March 10, 2012, the City receives asbestos survey. However, no permits are issued as the property is already scheduled for Building and Standards Commission consideration.

On March 15, 2012 representatives from the Building Services, Fire and Code Enforcement Departments inspect the entire property (see attached surveys).

On April 5, 2012 Code Enforcement contacted the Brazos County Appraisal Office to check on the improvement value of the buildings on this property being listed at \$10 on the Appraisal District's website. The Appraisal District advises that the property owner had provided them with a cost estimate to repair for \$75,670 from Gessner Engineering and paperwork from the City of Bryan that this property was going through the Building and Standards Commission process, which is why the improvement value is listed at \$10.

**ATTACHMENTS:**

- (1.) staff recommendation
- (2.) March 15, 2012 inspection results overview (by unit)
- (3.) list of repair items needed for new certificate of occupancy
- (4.) pictures
- (5.) correspondence from ACH Associates, including cost estimate to repair from Gessner Engineering (dated April 6, 2011 and March 31, 2011)
- (6.) dangerous structures survey reports

**BUILDING AND STANDARDS COMMISSION  
STAFF RECOMMENDATION**



**April 23, 2012**

**Case #: 1720**

**Building Address: 1800 South Texas Avenue**

**Record Owner(s): S Lakhani**

**The City's Chief Building Official has requested this Commission hearing to discuss the buildings on this property, and all legal notices of the hearing were provided to record owners, lienholders, and mortgagees. They were also notified that if they wanted to repair the buildings that they needed to meet with City staff and come to the hearing with a detailed plan for repairs, including cost estimates. Based on the surveys, reports, photographs, and other evidence provided to the Commission, the City recommends that the Commission find the buildings unsafe based on the standards set forth in Bryan Code of Ordinances Section 14-224 subsection(s):**

- 1)  The building, structure, or any part thereof is likely to partially or fully collapse.
- 2)  The structure or any part thereof was constructed or maintained in violation of any provision of the City's Building Code, or any other applicable ordinance or law of the city, county, state or federal government.
- 3)  One or more walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third or its base.
- 4)  The foundation or the vertical or horizontal supporting members are twenty five percent (25%) or more damaged or deteriorated.
- 5)  The non supporting coverings of walls, ceilings, roofs, or floors are fifty percent (50%) or more damaged or deteriorated.
- 6)  The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.
- 7)  The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- 8)  The structure or any part thereof has inadequate means of egress as required by the City's Building Code.
- 9)  The structure does not have adequate light ventilation, or sanitation facilities as required by the City's Building Codes and Plumbing Code.

**The City further recommends that the Commission find that:**

- the buildings are occupied and pose a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated.**
- the accessory structure(s) is/are occupied and pose a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated.
- the building is unsecured and must be boarded up and/or fenced in such a manner to prevent unauthorized entry by a person, including a child, through missing or unlocked doors or windows or through other openings into the building.

- the accessory structure(s) is/are unsecured and must be boarded up and/or fenced in such a manner to prevent unauthorized entry by a person, including a child, through missing or unlocked doors or windows or through other openings into the structure(s).
- the building may feasibly be repaired so that it is no longer in violation of City ordinances.
- the buildings may not be feasibly repaired in compliance with City ordinances.**

**The City recommends that the Commission issue an order to the owner, lienholder, or mortgagee to:**

- vacate the buildings within 30 days.**
- secure the building  and accessory structure(s) from unauthorized entry within 30 days.
- demolish/remove the buildings within 60 days.**
- demolish/remove or  repair the building  and accessory structure(s) within \_\_\_ days, in accordance with the schedule below:

Deadline

Task

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- appear before the Commission at each regularly scheduled meeting to demonstrate compliance with the time schedule, until the preceding orders have been fulfilled.

**The City further recommends that the Commission order the City to demolish the buildings and remove the debris in accordance with Chapter 14 of the City of Bryan’s Code of Ordinances if the owner, lienholder, or mortgagee fails to comply with the Commission’s order.**

**TEXAS OAKS MOTEL**  
**1800 S. TEXAS AVENUE**  
**March 15, 2012 INSPECTION RESULTS**

OVERALL:

1. ALL UNITS: Need to change EXISTING ELECTRICAL OUTLETS to GFI plugs at all kitchens and bath room sinks.
  2. ALL UNITS: All water heaters need code updates (drain pans, electrical repairs, T&P plumbed to outside, etc.)
  3. ALL UNITS: Need working heaters per code
  4. Need siding repairs at all buildings to seal envelope
  5. ALL UNITS: Need working smoke detectors
  6. TENANT Laundry: need SD, need correct size fire extinguishers, remove gas cans and small engine equipment, CLEAN STORAGE AREA BEHIND TENANT LAUNDRY, REPAIR HOLES IN WALLS AND CEILINGS, REMOVE ITEMS NOT NEEDED, ETC. ELECTRICAL OUTLETS BEHIND DRYERS LOOSE, NEED NEW EXTERIOR DRYER VENT COVERS.
  7. HOUSEKEEPING LAUNDRY : need commercial grade washer and dryers. ELECTRICAL EQUIPMENT OUTSIDE – LABEL PANELS AND DISCONNECTS – CLOSE OPENING IN EXTERIOR WALL.
  8. Remove non-working bath heaters
  9. Install exhaust fans in baths without operable windows
  10. Re inspect fire extinguishers needing replacement
  11. Mercury lights at exterior have exposed wiring
  12. Replace electrical PVC piping in rooms with approved method (wiring to HVAC wall units)
  13. Asbestos survey received owner's contractor's needs to obtain "interior" building permits, electrical, plumbing, and mechanical permits.
  14. NEED TO MAKE SURE ALL PLUMBING VENTS ARE VENTED THRU ROOF AND HAVE PROPER ROOF CAPS OR BOOTS – SOME VENTS IF NOT ALL DO NOT HAVE BOOTS
  15. FACILITY NEEDS SEPARATE ON SITE STORAGE UNIT FOR LAWN EQUIPMENT STORAGE, PAINT STORAGE, ETC. REQUIRES CITY SITE PLAN REVIEW APPROVAL AND BUILDING PERMIT.
  16. SOME EXTERIOR REPAIRS UNDER WAY TO OVERHANGS AND SOFFITS, ROOF SHINGLES REPLACED ON NORTH BUILDING BUT ROOFER DID NOT INSTALL NEW VENT BOOTS – NEED TO VERIFY THAT ALL PLUMBING VENTS ARE THRU ROOF PER CODE AND NOT CUT OFF IN ATTIC.
  17. Existing grade is too high at back of property, grade is at or above crawl space/ floor of structures against the siding or exterior wall. Grade needs to be lowered and walls inspected/repaired.
  18. OLDER ROOFS ON SOUTHERN BUILDINGS – PROPER ROOF BOOTS WERE NOT INSTALLED AFTER SHINGLE REPLACEMENT YEARS AGO.
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19. SOUTHER BUILDING – NEED WORK TO ROOF STRUCTURE TO TAKE OUT LOW SPOTS AND WAVYNESS IN ROOF LINE AND OVERHANGS.
  20. SOUTHERN BUILDINGS – EXTERIOR SIDING NEEDS TO BE REPLACED – NEED FRAMING AND INSULATION INSPECTIONS. NEED CRAWL SPACE VENTS AND DRAINS – NEED TO REMOVE ALL STANDING WATER FROM SOUTHERN BUILDINGS, NEED TO FIX ALL WATER LEAKS AND VERIFY WHAT NEEDS TO BE DONE TO KEEP CRAWL SPACE AREA DRY – MAY NEED EXTERIOR GRADING AND DRAINS ADDED TO KEEP CRAWL SPACE DRY.
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- UNIT #1:
- A. SHOWER DRAIN MISSING STRAINER
  - B. WTR HTR – FASTEN RECEPTACLE TO WALL, TPV VALVE NOT PLUMBED PER CODE, ROMEX CONNECTOR MISSING AT TOP
  - C. SMOKE DETECTOR IN BABY BED ROOM NOT WORKING
  - D. UNPERMITTED ELECTRICAL WORK (non electrical pvc pipe)
  - F. BROKEN GLASS AT WINDOW
  - G. GFI PLUGS NEEDED IN KITCHEN
  - H. SOFT SOPTS IN FLOOR NEED TO BE REPAIRED. (FRONT BEDROOM AND BATHROOM)
  - I. RAFTERS AND OVERHANG REPAIRED OUT SIDE UNDER EXTERIOR PERMIT, ROOF REPAIRED. (NEED TO MAKE SURE ALL PLUMBING VENTS ARE VENTED THRU ROOF AND HAVE PROPER ROOF CAPS OR BOOTS – SOME VENTS IF NOT ALL DO NOT HAVE BOOTS).
- UNIT #2:
- A. TOILET LOOSE
  - B. SHOWER PAN LOOSE, SEAL AREOUND SHOWER WATER KNOBS
  - C. BATHROOM LITE NEEDS COVER
  - D. ADJUST PANEL COVER AT ELECTRICAL PANEL
  - F. PATCH HOLE IN SHEET ROCK AT WALL – BACKSIDE OF BATH
  - G. REMOVE WIRES AT BATH CEILING FROM REMOVED HEAT STRIP FIXTURE
  - H. BATH ROOM FLOOR IS SOFT AND SHOULD BE REPLACED, CHECK FLOOR FRAMING FOR DECAY OR DAMAGE.
- UNIT #3A
- A. SOFT FLOOR IN BATHROOM - SHOULD BE REPLACED, CHECK FLOOR FRAMING FOR DECAY OR DAMAGE.
  - B. CLOSET FLOOR SOFT – SHOULD BE REPLACE, CHECK FLOOR FRAMING FOR DAMAGE
  - C. ROTTEN WOOD AROUND A/C UNIT
  - D. OLD FIRE DAMAGED NOTICABLE AT EXISTING RAFTERS – BLACKENED AND CHARRED LUMBER NEEDS TO BE REPLACE OR REPAIRED AND TREATED WITH FIRE RESISTIVE PAINT.
- UNIT #3B
- A. A/C CORD RUNS ACROSS KITCHEN SINK
  - B. A/C UNIT BUILT INTO WALL ON ONE END.
  - C. SHOWER DRAIN MISSING STRAINER – NEEDS NEW SHOWER
  - D. MAJOR FOUNDATION CRACK – NEED FOUNDATION LOOKED AT SEWER CAP MISSING IN PARKING LOT

- E. WATER LEAK UNDER SINK
- F. BROKEN RAFTER TIE IN ATTIC, SHEET ROCK DRAFT STOP IN ATTIC NEEDS TO BE REPAIRED AT TENANT SEPARATION WALLS IN ATTIC.
- G. CEILIGN FINISH IS DAMAGED IN KITCHEN.

UNIT #4

- A. PREVIOUSLY USED FOR STORAGE
- B. WATER HEATER CLOSET NEEDS TO BE LINED WITH SHEETROCK, HAVE ELECTRICIAN REMOUNT OUTLET AFTER SHEET ROCK INSTALL. INSULATED WALL WITH R13, INSULATE ATTIC WITH R30.
- C. EXTERIOR GRADE IS TOO HIGH AT BACK EXTERIOR WALL, GRADE SHOULD BE LOWERED WITH SWALE TO DRAIN WATER AWAY. EXTERIOR SIDING NEEDS TO BE REMOVED TO CHECK FOR ROT OR DECAY AT EXTERIOR WALL. REPALCE / REPAIR ANY ROTTEN OR DECAYED FRAMING, REPLACE INSULATION IF DAMAGED OR MISSING WITH R13, INSTALL NEW EXTERIOR SHEATHING AND EXTERIOR MOISTURE BARRIER, THEN INSTALL NEW SIDING.
- D. REPLACE VENT FAN IN BATH ROOM OR REPAIR WINDOW TO BE OPERABLE.
- E. REPLACE BROKEN GLASS IN WINDOWS.

UNIT #5

- A. TOILET LOOSE, BATH ROOM MAY NEED NEW FLOOR, CHECK FLOOR FRAMING FOR DAMAGE.
- B. REPLACE VENT FAN IN REST ROOM (NOT WORKING)
- C. DAYLIGHT COMING IN AROUND OPENINGS AT WALL HAVC OPENING.
- D. EXTERIOR GRADE IS TOO HIGH AT BACK EXTERIOR WALL, GRADE SHOULD BE LOWERED WITH SWALE TO DRAIN WATER AWAY. EXTERIOR SIDING NEEDS TO BE REMOVED TO CHECK FOR ROT OR DECAY AT EXTERIOR WALL. REPALCE / REPAIR ANY ROTTEN OR DECAYED FRAMING, REPLACE INSULATION IF DAMAGED OR MISSING WITH R13, INSTALL NEW EXTERIOR SHEATHING AND EXTERIOR MOISTURE BARRIER, THEN INSTALL NEW SIDING.
- E. NO WINDOW IN EXISTING BEDROOM – ALL BEDROOMS NEED CODE COMPLIANT WINDOW TO EXTERIOR OR A DOOR TO MEET EMERGENCY MEANS OF EGRESS REQUIRMENTS. INSTALL NEW 3'X5' OPERABLE WINDOW.
- F. EXTERIOR DOOR NEEDS LEVEL LANDING AT THRESHOLD LEVEL, THEN CODE COMPLIANT STEPS TO SIDEWALK.

UNIT #6

- A. SOFT FLOOR IN KITCHEN / LIVING ROOM, REMOVE AND REPLACE – FLOOR IS BUILT UP WITH SECOND LAYER OF FRAMING.
- B. EXTERIOR GRADE IS TOO HIGH AT BACK EXTERIOR WALL, GRADE SHOULD BE LOWERED WITH SWALE TO DRAIN WATER AWAY. EXTERIOR SIDING NEEDS TO BE REMOVED TO CHECK FOR ROT OR DECAY AT EXTERIOR WALL. REPALCE / REPAIR ANY ROTTEN OR DECAYED FRAMING, REPLACE INSULATION IF DAMAGED OR MISSING WITH R13, INSTALL NEW EXTERIOR SHEATHING AND EXTERIOR MOISTURE BARRIER, THEN INSTALL NEW SIDING.
- C. TWO BEDROOMS – NO WINDOW IN THE EXISTING BEDROOMS. ALL BEDROOMS NEED CODE COMPLIANT WINDOW TO EXTERIOR OR A DOOR TO MEET EMERGENCY MEANS OF EGRESS REQUIRMENTS. INSTALL NEW 3'X5' OPERABLE WINDOW.
- D. T&P NOT PLUMBED AT WATER HEATER

- E. VENT BOOT CAPS MISSING AT PLUMBING VENTS THRU ROOF (RECENT ROOF REPLACEMENT).
  - F. ELECTRICAL WEATHER HEAD IS PULLING LOOSE AT BACK WALL. ELECTRICIAN NEEDED ASAP TO RE ATTACH WEATHER HEAD.
  - G. SIDING NEEDS TO BE REPLACED AT SIDE EXTERIOR WALL.
- UNIT # 7
- A. REPLACE VENT FAN IN BATH ROOM (NOT WORKING).
  - B. STRAINER MISSING ON SHOWER DRAIN.
  - C. FLOOR HAS SOFT SPOTS THROUGHOUT – REPLACE FLOOR AND CHECK FLOOR FRAMING FOR DAMAGE.
  - D. FLOOR SEPARATING AT INTERIOR WALL.
- UNIT # 8
- A. BATHROOM FLOOR HAS ROTTEN JOIST.
  - B. WATER HEATER NEEDS TO BE BROUGHT UP TO CODE.
  - C. ELEC PANEL NEEDS OPEN SPACES COVERED.
  - D. STRAINER MISSING ON SHOWER DRAIN.
  - E. STANDING WATER UNDER BUILDING.
- UNIT #9.
- A. Needs new bath room floor (needs building permit, inspections, and asbestos survey) - CURRENTLY OPEN / FLOOR REMOVED / STANDING WATER UNDER BUILDING.
  - B. STRAINER MISSING ON SHOWER DRAIN.
  - C. Holes TO EXTERIOR around HVAC wall unit
  - D. Kitchen floor has bad spots, needs subfloor replaced and removed for framing inspections
  - E. Water under building
  - F. Floor joist rotten
  - G. Closet wall needs repairs (need bldg permit)
  - H. Electrical receptacles need replacing
- UNIT #10.
- A. Bedroom floor has dip – loose floor joist or subfloor, remove / replace subfloor and joist.
  - B. T&P not plumbed
  - C. Romex clamp
  - D. Floor joist throughout
  - E. Adjust breaker box to close gaps
  - F. CLOSET HAS HOLE IN CEILING, FLOOR PROBLEMS
- UNIT #11.
- A. Rotten siding around a/c
  - B. Loose toilet – bath room floor needs to be replaced
  - C. Recaulking needed at exterior walls
  - D. Replace small closet floor and walls – seal holes
  - E. ADJUST ELECTRIC PANEL TO REMOVE SPACE BETWEEN COVER AND BREAKERS
  - F. WTR HTR TPV VALVE NEEDS TO BE PLUMBED AND NEEDS PROPER ELECTRICAL CONNECTOR, WATER HEATER CORD SPLICED WITH ELECTRICAL TAPE
  - G. CLOSET WALL NEEDS NEW SHEET ROCK.
  - H. ELECTRICAL OUTLET LOOSE AT INTERIOR WALL.

- UNIT #12.
- A. Loose plug on wall
  - B. Tape around wall heater
  - C. Wrong lid on toilet and seat
  - D. Shower floor NEEDS REPLACING.
  - E. Gap at bottom of front door
  - F. Need new threshold
- UNIT #13.
- A. Gaps around wall heater
  - B. Loose plug at oven
  - C. Toilet loose – REMOVE FLOOR AND CHECK FOR FLOOR FRAMING DMAGE / REPLACE
  - D. Replace bath floor – NEED TO CHECK FLOOR FRAMING.
  - E. NEEDS New LF in bath
  - F. Plug cover on LS NEEDS REPLACING.
  - G. NO GFI IN BATH, NO HEAT, CLOSET CEILING OPEN, ADJUST ELECTRIC PANEL
- UNIT #14.
- A. GAD at A/C with painters tape
  - B. Bigger window in bedroom needed
  - C. Need LS in closet instead of pull change (fixture loose)
  - D. Extension cords
  - E. Replace floor at WH
  - F. Shower bad – HAS holes need replacing
  - G. EVIDENCE OF CEILING LEAK IN CLOSET – DAMAGE TO CEILING – NEED TO CHECK ROOF FRAMING.
  - H. NO SMOKE DETECTOR IN 3<sup>RD</sup> BEDROOM
  - I. REMOVE SMALL EXTENSION CORDS,
  - J. ADJUST ELEC PANEL TO CLOSE GAP AT PANEL COVER AND BREAKERS
- UNIT #15
- A. ELECTRICAL CORD TO WALL HVAC UNIT IS SPLICED WITH TAPE.
  - B. CARPET IN CLOSET IS WET
  - C. NO WINDOW IN THE EXISTING BEDROOM. ALL BEDROOMS NEED CODE COMPLIANT WINDOW TO EXTERIOR OR A DOOR TO MEET EMERGENCY MEANS OF EGRESS REQUIRMENTS. INSTALL NEW 3'X5' OPERABLE WINDOW.
- UNIT #16.
- A. ROTTEN SIDING
  - B. Shower needs replacing
  - C. Need exhaust fan vent in bath (no window)
  - D. Need plug cover in bedroom
  - E. Kitchen sink leak
  - F. No heat (loose plug at front wall)
  - G. Loose floor at WH – TP not outside
  - H. ROMEX connector NEEDED AT WATER HEATER SUPPLY
  - I. Drain pan on WH
  - j. Closet has hole in Ceiling
  - K. Open spaces in electrical panel.
  - L. Open EVES.
  - M. BATH ROOM VENT FAN DOES NOT WORK.

- UNIT #17.
- A. Label disconnects across – need screws in gutter
  - B. Security light wires exposed
  - C. Shower valves are recessed too far in behind wall
  - D. Shower needs new ceiling
  - E. Toilet loose
  - F. Bad heater cord
  - G. T&P to outside
  - H. Drain pan needed at water heaters
  - I. Open wall below bathroom sink
  - J. STRAINER COVER ON SHOWER DRAIN,
  - K. A/C CORD IN BEDROOM SPLICED **DO NOT USE**,
  - L. WTR HTR TPV VALVE NOT PLUMBED, ELEC CORD CONNECTOR NEEDS PROPER CLAMP, WTR HTR CLOSET BLOCKED, SEAL VENT PIPE HOLE FROM OLD WTR HTR,
  - M. NEED SMOKE DETECTORS.
  - N. ELECTRICAL PANEL COVER OFF.
  - O. CLOSET FLOOR IS WET.
- UNIT #18.
- A. Shower – patch floor
  - B. Need new finishes at wall above
  - C. Need new HW valve
  - D. Fix hole in wall behind bath sink
  - E. No heat
  - F. Roof structure issues
  - G. Needs new siding
  - H. Seal hole in wall
  - I. EVIDENCE OF ROOF LEAK IN CLOSET – NEED TO CHECK FRAMING.
  - J. NO WINDOW IN THE EXISTING BEDROOM. ALL BEDROOMS NEED CODE COMPLIANT WINDOW TO EXTERIOR OR A DOOR TO MEET EMERGENCY MEANS OF EGRESS REQUIRMENTS. INSTALL NEW 3'X5' OPERABLE WINDOW.
  - K. TOILET VALVE IS LEAKING AND NEEDS REPLACEMENT.
- UNIT #20.
- A. NOTES FROM OCTOBER 2011 - UNDER CONSTRUCTION – needs building permit and asbestos survey. (AS OF 3-15-12 – WORK FINISHED AND UNTI OCCUPIED WITHOUT CITY PERMIT, INSPECTIONS, OR APPROVAL.
  - B. Remove wood guardrails from one window in sleeping areas.
  - C. NEED GFI PROTECTED OUTLETS IN KITCHEN.
  - D. NEED BLANKS AT ELECTRICAL PANEL
  - E. SOME ELCTRICAL OUTLETS ARE DAMAGED AND NEED REPLACING.
- UNIT #21.
- A. Needs electrical permit to install /GFI's in kitchen and bath
  - B. UNIT OCCUPPIED WITHOUT CITY APPROVAL – WAS VACANT IN OCTOBER 2011
  - C. Remove wood guardrails from one window in sleeping areas
  - D. SHOWER / TUB FAUCET RUNNING – WILL NOT SHUT OFF – NEEDS NEW VALVES.
  - E. NEED GFI OUTLETS IN KITCHEN.
- OFFICE
- A. CEILING REPAIRED FORM BATH REMODEL AT UNIT #20 WITHOUT INSPECTIONS – NEED TO OPEN CEILIGN FOR INSPECTIONS.

MANAGER'S APARTMENT (UNIT #19)

- A. NEEDS ELECTRICAL PERMIT FOR REPAIRS TO ELECTRICAL PANEL, NEEDS NEW LIGHT FIXTURE IN STORAGE / KITCHEN AREAS.
- B. REPAIRS TO CEILING UNDER BATH AT UNIT #21 – NEED TO OPEN CEILIGN FOR FRAMING INSPECTION.

**WHAT WOULD BE REQUIRED FOR PROPERTY AT 1800 S. TEXAS AVENUE  
TO BE APPROVED FOR A NEW CERTIFICATE OF OCCUPANCY**

*NOTE: As with any existing building, unknown conditions and additional items needing repair to make the structures safe may be found by city during additional future inspections and after repair work begins.*

**All units:**

- Interconnected smoke detectors installed in all units (i.e. in bedroom and area directly outside bedroom and interconnected within the unit).
- Repair draft stop above each tenant separation walls in all attics. Draft stop should be sealed to prevent gaps, each unit will need attic access or provide approved door in draft stop that is kept close with a spring.
- Install shower drain covers in all showers.
- Obtain electrical permits for each unit. Electrician to correct all safety issues in each unit, install smoke detectors, install GFI plugs near sinks where required by code, Install / repair exhaust fans in all bath rooms without operable windows to outside, replace damaged electrical devices, install dedicate outlets for window/wall ac/heating units. Pull chain light fixtures in closets need to be replaced with switched light fixtures.
- Water heaters – need drain pans, T&P plumbed per code or approved method, electrical per code, etc.
- Heaters – all units need working heaters capable of heating the unit per code requirements. These may be window units but they cannot block the only window in a sleeping area.
- Need siding repairs at all buildings to seal envelope per code.
- Remove non working bath heaters – add working exhaust fans to bath rooms without an operable window.
- Fire Extinguishers and inspected installed per Fire Code requirements.
- Exterior lighting, make sure electrician checks all exterior lighting and wiring is installed in conduit – electrical permit and city inspections required.
- All units with plastic electrical conduit – electrician to check and make sure it meets electrical code, obtain permits and inspections if needs to be replaced with code compliant conduit. Verify conduit is not subject to damage and has ground wire.
- Plumber to make sure all vents piped thru roofs. Need to make sure all roof terminations have caps and seals per code.
- Existing grade is too high along back wall of buildings along Maloney Street. One building has units 15-18 and Private Laundry Room, other building has units 4, 5, and Public laundry room. Grade needs to be lowered with swale cut in to allow water to drain away from buildings. Siding should be removed and framing checked for rot and decay. Replace / repair any rotten framing, replace or install insulation (R13), wall bracing, moisture barrier and new siding. Crawl space skirting and ventilation required per code.

- Roofs, finish roof replacements to all buildings, make sure plumbing vents have correct boots, etc. installed. If decking is replaced, call for city inspection.
- The Southernmost buildings (one with units 7, 8, 9, 10 and the other with units 11, 12, 13, 14,) will need crawl space ventilation and access required per code. There has been constant standing water under these two buildings for some time. All plumbing needs to be inspected by a licensed plumber and repaired with city permit and inspections. A means of allowing the draining the water from under the buildings needs to be installed, possibly at low side of grade facing Texas Avenue.
- Any cracked glass or missing glass in existing windows needs to be replaced
- All bedrooms or sleeping areas requires a window to the exterior, if no existing windows, new windows installed will have to meet current code.
- All toilets need to be inspected by a plumber and loose toilets re-secured to prevent movement.
- Remove extension cords and multi-plug adaptors, add more electrical receptacles if needed by tenants (requires licensed electrician, electrical permit, and inspections.
- All units need 4" tall unit numbers with contrasting color.
- All fire extinguishers need current inspection tags and mounted properly.
- Engineer's report dated March 31, 2011 stated rooms were occupied and thorough framing in these areas was not feasible. As finishes are removed for repairs, Engineer of record needs to inspect all framing repairs as well as city. Some roof decking was replaced without city inspections, Engineer should verify these repairs and provide follow up report.
- Engineer's report dated March 31, 2011 stated that a significant crack in the exterior vertical crack in the exterior veneer on the North face of the building needed repairs. City needs to verify that this repair is made per engineer's recommendation. This crack may be associated with floor slab crack in Unit #3B. See item #16 below.
- Damaged porch columns need to be replaced.

#### **Specific units:**

1. Units # 1, 2, 3a, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16 :
  - Remove wood subfloor in entire unit (bedroom, closets, baths, etc.). Repair any damaged floor joist, call for city framing inspection. Reinstall sub floor.
2. Unit #20 :
  - Remove wall and floor finishes at bath room for city inspections – covered without permit and inspections from around or after October inspections. \*Possible to remove ceiling in office for floor joist inspection see #4.
3. Unit #20 and 21:
  - Remove wood guards from exterior of at least one window in sleeping areas to comply with emergency egress and rescue requirements in current building and fire code.
4. Office:

- Ceiling repaired from unit above, if floor joist can be inspected from above in unit #20, no action needed. See #2.
5. Manager's apartment:
    - Remove sheet rock at ceiling area below bath room from second floor. Call for city framing inspection. (under #21)
  6. Unit # 2, 3B, 12, 14, 16, 17, 18
    - Shower needs to be replaced.
  7. Unit # 5, 6, 14, 15, 17, 18
    - Need new code compliant emergency egress and rescue window in sleeping area / bedroom.
  8. Unit #21
    - Shower/tub valves need replacing
  9. Unit #20, 17, 16, 19 (Manager's Apartment), 14, 11, 8, 2
    - Need adjustments or blanks at electrical panels
  10. Unit #18, 17, 16, 14, 11, 10, 7, 4 (water heater area), 3B, 2
    - Interior finishes need repairs to walls and ceilings, need framing inspections prior to replacing finishes.
  11. Unit# manager's apartment, 14 (closet), 13 (bath room), 2 (bathroom)
    - Need new light fixtures
  12. Unit # 15, 17
    - Has damaged a/c unit or a/c unit cord
  13. Unit #12, 5, 16 (frame)
    - Front door needs replacement
  14. Unit #3B
    - Broken rafter tie in attic
  15. Unit #3B
    - Find another location for a/c unit – remove from above sink
  16. Unit #3B
    - Engineer needs to access foundation crack – need to provide report to city
  17. Unit #3A
    - Paint fire damaged framing with Fire Stop 1 or 2 paint.
  18. Guest / Tenant Laundry:
    - Dryer vent covers needed at exterior
    - Electrician needs to pull electrical permit and repair/replace electrical outlets and call for inspections.
    - Close wall behind dryers with sheet rock
    - Need smoke detector
    - Need correct size fire extinguishers
    - Remove gas cans and small engine equipment
    - Clean storage area behind laundry
    - Repair holes in walls and ceilings in storage area behind laundry

19. House Keeping Laundry:
  - Label panels and disconnects on exterior wall
  - Replace/repair siding at exterior wall near electrical equipment
20. Unit # 5 (wall over A/C)
  - Water leak evidence, wall finish or ceiling finish needs to be removed for city inspections around area of leak, replace finishes.
21. Unit #8
  - Remove/clean mold from walls/ceiling
22. Unit #17
  - Water heater access is blocked, water head needs to be accessible
23. Unit #17
  - Porch light is loose and needs to be secured
24. Unit #19
  - Exposed wiring in closet needs to be installed in conduit or behind wall by licensed electrician with city electrical permit and inspections called in.
25. Unit #21, 20, 19, office:
  - Engineer's report dated March 31, 2011 stated that roof framing over balcony was insufficient. Inspections were not called in during or after repairs, city needs the Engineer of record to confirm that all items have been repaired per original report at balcony stairs.
26. Unit #8
  - March 2011 the shower valve was replaced with a non-code compliant valve, a code compliant valve needs to be installed under new plumbing permit since old plumbing permit expired.

**PICTURES:**







Marijuana found in this unit



Fire damage found under outside awning























Bathroom floor in shower







**PICTURES OF OUTSIDE OF BUILDINGS**



Utilities being supported by tree limb



April 6, 2011

Mr. Greg Cox  
Building Official  
City of Bryan  
P. O. Box 1000  
Bryan, Texas 77805

Re: Texas Oaks Motel, 1800 South Texas Avenue, Bryan, Texas

Dear Mr. Cox:

This correspondence is for the purpose of providing you with a strategic plan for getting the above referenced property into compliance with City of Bryan building codes and ordinances. Attached you will find a Project Scope and Plan of Work that has been prepared for review and approval by the Building Services Department and the Building Standards Commission.

The Project Scope and Plan of Work for the Texas Oaks Motel shall be based on the two following exhibits attached hereto:

1. Letter from Greg Cox, Building Official for City of Bryan, dated February 11, 2011, regarding inspections by City of Bryan Construction Services and City of Bryan Fire Marshal's Office.
2. Letter from Gessner Engineering regarding a cursory inspection performed Thursday, March 24, 2011 at the site with Art Hughes of ACH Associates.
3. Project Budget Summary for the completion of all contemplated work. These numbers could change based on what is encountered during the renovation work.
4. Project Scope and Plan of Work prepared by ACH Associates providing a concise overview of the project and details of how the project will be executed.
5. Project Schedule providing a general construction flow of the work included in the Project Scope.

The purpose of the Project Scope and Plan of Work submitted with this correspondence is to provide a general scope of the work to be done, and a reasonable time frame to complete the scope. We want to assure the City of Bryan that the Project Scope and Plan of Work shall be done to meet the requirements of the City of Bryan and the Owners of the Texas Oaks Motel.

It is our understanding, the existing building permit has expired, and the Building Standards Commission must approve any plan of work before a new permit can be issued. We further understand the BSC is scheduled to review this project at their May 23, 2011 meeting, but there is an attempt to move that up to the April meeting, which would most likely be April 18. The earlier date would be best for the Owner since it would enable us to proceed with the corrective measures contained in the Project Scope and Plan of Work sooner, upon issuance of the necessary permits.

Please contact me if you have any questions or concerns.

Sincerely,

A. C. (Art) Hughes

---

**ACH Associates**

## Cox, Gregory

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**From:** Cox, Gregory  
**Sent:** Monday, February 14, 2011 3:47 PM  
**To:** 'Shiraz2747@gmail.com'  
**Cc:** McFeron, Marc W; Hauke, Sharon L; Zimmermann, Martin; Fagan Jr, Joseph; Bouse, William F; Taylor, William F; Guindi, Lindsey  
**Subject:** 1800 South Texas - Oaks Motel

**Importance:** High

**Tracking:**                      **Recipient**    **Read**  
'Shiraz2747@gmail.com'  
McFeron, Marc W  
Hauke, Sharon L  
Zimmermann, Martin  
Fagan Jr, Joseph    Read: 2/15/2011 12:42 PM  
Bouse, William F  
Taylor, William F  
Guindi, Lindsey

Dear Mr. Lakhani,

City of Bryan inspected the property at 1800 South Texas last week. The following is of concern:

**General Observations:**

1. Illegal electrical work in violation of city code, no permits obtained.
  - a. Exposed wiring
  - b. Exposed undersized wiring
  - c. Extension cords used to supply power to light fixtures
  - d. Various missing dead panels at disconnects
  - e. Various electrical connections exposed and not in proper junction box  
\*See Fire Department Inspection Reports
2. Structural rot and decay at office building and at second floor balcony
  - a. Reroof permit issued IN August 2010 – owner asked to obtain electrician for electrical permits and repairs
    - i. No electrical permit obtained as of 2/14/2011
    - ii. Metal roofing installed last year was damaged in storms this year and partially blown off from improper install – city required removal
    - iii. Stair at South side being replaced without approved plans, framing and anchoring/support does not meet code and stair is unsafe.
  - b. Stair at North side is not anchored to adequate foundation and supports are out of plumb.
  - c. Main entry to walk up payment window is not safe to occupy due to structural rot of second floor balcony above.
3. Sheetrock damaged at interior office area, repaired without permits and inspections.
4. Out of plumb walls and sagging roof at North side wing of motel
5. Storage enclosure at North side wing of motel

6. It appears when carports were closed in the wood floor framing was installed directly in contact with ground
7. It appears that some plumbing has been repaired without permits and inspections (some recent areas of excavation and other plumbing exposed).
8. Sewer cleanout caps missing various locations.
9. Various locations – metal exterior doors are installed upside down. Door hardware cannot be higher than 48" off finished floor. Not verified during site visit.
10. Unit numbers not on all units..... some doors have numbers, but they are upside down.
11. Other wings of motel unit roofs have noticeable or considerable notice of deflection in roof ridge line.
12. Porches; various locations where porch beams are out of plumb or are twisting (overturning) due to out of plumb columns or overloading of structure.
13. No plumbing permits obtained since 2007.
14. No electrical permits obtained since at least 1998.

Minimum Action Required (additional requirements may be required when entire property is inspected):

1. Immediately secure stairs and area under second floor balcony to prevent occupation or use. Remove sheet metal blocking South stair and use appropriate construction fencing. Rooms above office not allowed to be occupied at this time.
2. Licensed electrician needs to be obtained by owner to evaluate all electrical systems, wiring, and devices on the property and within all structures to make assessment and provide plan for repairs to make electrical system safe and up to code for work performed without permits and inspections.

All illegal electrical systems, wiring, and devices identified during onsite inspections and by Fire Department need to be removed by a licensed electrician by February 21st, 2011 or citations may be issued. Repairs and reinstallation cannot be made until a decision is made by Building Standards Commission. An electrical demolition permit is required.

3. Licensed Texas engineer needs to evaluate all structures and provide a report on stability of all structures and an outline of what needs to be repaired along with details on repairs.

City of Bryan has currently tentatively scheduled this property for a Building Standards Commission hearing for May 23, 2011.

Permit #10-2027 has expired, additional permits for new work cannot be issued until the a decision is made by Building Standards Commission.

Below are sections of city code that apply:

#### **SECTION 116**

##### **UNSAFE STRUCTURES AND EQUIPMENT**

**116.1 Conditions.** Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down, removed or made safe, as the building official deems necessary and as provided for in Chapter 5, Article VIII (Dangerous Structures) City of Bryan Code of Ordinances. A vacant structure that is not secured against entry shall be deemed unsafe.

March 31, 2011

Mr. Art Hughes  
ACH Associates  
P.O. Box 6023  
Bryan, TX 77805

Re: Site Inspection  
Texas Oaks Motel: Shirazali Lakhani  
1800 South Texas  
Bryan, Texas  
Gessner Engineering Job No.: 11-0131

Dear Mr. Hughes:

Gessner Engineering was requested to inspect the above referenced motel on March 24, 2011. The inspection was requested by Mr. Art Hughes to evaluate numerous structural deficiencies cited by the City of Bryan. Gessner Engineering provided a cursory visual inspection of these items. This report addresses these items only and references the City of Bryan (COB) email from Greg Cox dated February 14, 2011. The items listed are not meant to represent a total or exhaustive list of defects which may be present. I neither extend nor imply any warranty as a result of this inspection or any repair performed upon this facility. The results of this inspection are provided in the following paragraphs and are provided for the exclusive use of ACH Associates.

- "2. Structural rot and decay at office building and at second floor balcony
- a. Reroof permit issued IN August 2010 - owner asked to obtain electrician for electrical permits and repairs.....
    - iii. Stair at South side being replaced without approved plans, framing and anchoring / support does not meet code and stair is unsafe.
  - b. Stair at North side is not anchored to adequate foundation and supports are out of plumb
  - c. Main entry to walk up payment window is not safet to occupy due to structural rot of second floor balcony above."

Based on visual inspection, numerous framing items will require remedial work. The roof framing over the balcony is insufficient, most notably the double 2x4 headers. The stair framing is not sufficient for egress loading. The stringer beams on this stair are inadequately sized and have been overcut, further weakening this element. There is significant rot and decay in the balcony floor framing. Both stairs lack adequate foundation and connections to that foundation. In addition, the framing for the stairs and



**Gessner  
Engineering**

2501 Ashford Drive

Suite 102

College Station, Texas 77840

P.O. Box 10763, 77842

979.680.8840

fax 979.680.8841

2204 S. Chappell Hill Street

Brenham, Texas 77833

979.836.6855

fax 979.836.6847

balcony will require bracing to be laterally stable. It is recommended that the balcony and roof frame and both stairs be removed, redesigned and rebuilt. Based on damage to columns on site, it is recommended that the reconstruction of these elements also include bollards or other means to protect them from vehicular damage.

- "4. Out of plumb walls and sagging roof at North side wing of motel.
5. Storage enclosure at North side wing of motel
6. It appears when carports were closed in the wood floor framing was installed directly in contact with ground"

Rooms in this area were occupied, thus a thorough inspection of the framing in this area was not feasible. Noted sag in the roofs and out of plumb walls were noted in this area. Based on the condition of the roof and exterior inspection of the walls, it is assumed that the framing system contains areas with damaged decking, rafters and walls. Likely a result of rot, the rafters and decking in these areas will need to be visually inspected and damaged materials removed and replaced. It is anticipated that the walls where original carports were enclosed are rotted at the base and will require removal and replacement. These new walls should be constructed on concrete curbs to minimize moisture exposure (note that this condition occurs throughout the complex). Also of note on this wing is a significant vertical crack in the exterior veneer on the north face of the building. Gessner Engineering recommends that this crack be saw cut to form a straight line joint, and sealed.

- "11. Other wings of motel unit roofs have noticeable or considerable notice of deflection in roof ridge line."

Although the inspection was limited, it is assumed that the buildings are similarly framed with light wood rafters and ceiling joists. In the available units, some evidence of roof leaks was noted. As noted previously, rot and decay due to water infiltration is anticipated in various locations throughout the facility. It is recommended that all of the roofs be inspected visually. Areas with damaged decking and/or framing members will require replacement.

- "12. Porches; various locations where porch beams are out of plumb or are twisting (overturning) due to out of plumb columns or overloading of structure."

Gessner Engineering noted numerous areas where the porch columns are damaged and bent; however, it appears that the damage is due to impact. It is recommended that these damaged columns be replaced with new steel columns. As with the stairs, bollards or other means shall be installed to protect the structure from vehicular damage. Minor additional framing on the porches shall also be provided to replace spliced or damaged joists noted during the inspection.

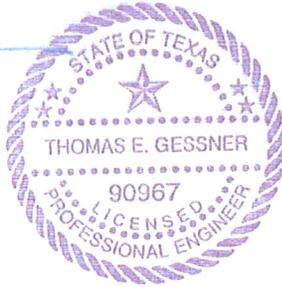


We trust that this letter is responsive to your project needs. Please contact us if you have any questions or if we can be of further assistance.

Sincerely,  
GESSNER ENGINEERING, LLC F-7451



Thomas E. Gessner, P.E.



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Gessner Engineering

PROJECT BUDGET SUMMARY  
TEXAS OAKS MOTEL, BRYAN, TX

ACH ASSOCIATES

CCST CODE	DESCRIPTION OF WORK	QTY	UM	UC MAT	TOTAL MAT COST	UC LAB	TOTAL LAB COST	UC SUB	TOTAL SUB COST	UC EQP	TOTAL EQP COST	UC MSC	TOTAL MSC COST	TOTAL COST
<b>02</b>	<b>SITEWORK</b>													
	Repair Dumpster Enclosure	1	LS		\$		\$	400	\$ 400		\$		\$	400
	Install Bollards/Pipe Railings to Protect Structure	12	EA		\$		\$	50	\$ 600		\$		\$	600
<b>02</b>	<b>DEMOLITION</b>													
	Remove Existing Stairs (N & S Side) to 2nd Floor	2	EA		\$		\$	500	\$ 1,000		\$		\$	1,000
	Demo the Canopy Cover on SE Area of Office Structure	1	LS		\$		\$	2,500	\$ 2,500		\$		\$	2,500
<b>03</b>	<b>CONCRETE</b>													
	Pour Footing/Pad for New Stairs at N & S of Office Bldg	140	SF		\$		\$	7	\$ 980		\$		\$	980
<b>04</b>	<b>MASONRY</b>													
	Sawcut and Seal Where Exterior Walls have Cracked	1	LS		\$		\$	2,500	\$ 2,500		\$		\$	2,500
<b>05</b>	<b>STRUCTURAL &amp; MISC STEEL</b>													
	Bollards/Pipe Rails to Protect Structure	12	EA		\$		\$	120	\$ 1,440		\$		\$	1,440
<b>06</b>	<b>ROUGH &amp; FINISH CARPENTRY</b>													
	Repair Roof Framing as Needed	1	LS		\$		\$	4,500	\$ 4,500		\$		\$	4,500
	Replace Roof Fascia as Needed	1	LS		\$		\$	1,800	\$ 1,800		\$		\$	1,800
	Replace Roof Framing as Needed per Pending Roof Inspection	1	LS		\$		\$	1,000	\$ 1,000		\$		\$	1,000
	Reinforce/Reframe Roof over 2nd Floor Deck	1	LS		\$		\$	4,150	\$ 4,150		\$		\$	4,150
	Rebuild Wood Stair Units on N & S Sides of Office Structure	2	EA		\$		\$	2,950	\$ 5,900		\$		\$	5,900
<b>07</b>	<b>MOISTURE &amp; THERMAL PROTECTION</b>													
	Insulate Walls/Ceilings when exposed during Repairs	1	LS		\$		\$	1,000.00	\$ 1,000		\$		\$	1,000
	Re-Roof Areas as Needed Based on pending Roof Inspection	1	LS		\$		\$	15,000	\$ 15,000		\$		\$	15,000
<b>08</b>	<b>DOORS, FRAMES &amp; HDWE</b>													
	Correct Installation of All Exterior Doors as Needed	1	LS		\$		\$	1,000	\$ 1,000		\$		\$	1,000
	Install All Missing Room Numbers as Needed	1	LS		\$		\$	350	\$ 350		\$		\$	350
	Adjust/Replace Doors Hardware As Needed	1	LS		\$		\$	750	\$ 750		\$		\$	750
<b>09</b>	<b>STOREFRONT, GLASS &amp; GLAZING</b>													
<b>09</b>	<b>BUILDING FINISHES</b>													
<b>10</b>	<b>MISCELLANEOUS SPECIALTIES</b>													
<b>11</b>	<b>FURNISHINGS</b>													
<b>12</b>	<b>EQUIPMENT</b>													
<b>13</b>	<b>SPECIAL CONSTRUCTION</b>													
<b>14</b>	<b>ELEVATORS AND LIFTS</b>													
<b>15</b>	<b>MECHANICAL</b>													
	Check Condition of HVAC Systems and Make Needed Repairs	1	LS		\$		\$	2,500	\$ 2,500		\$		\$	2,500
<b>16</b>	<b>ELECTRICAL</b>													
	Replace all improper wiring	1	LS		\$		\$	1,750	\$ 1,750		\$		\$	1,750
	Replace improper electrical service components/connectors	1	LS		\$		\$	1,500	\$ 1,500		\$		\$	1,500
	Replace (improperly) installed lighting fixtures	1	LS		\$		\$	1,000	\$ 1,000		\$		\$	1,000
	Inspect all electrical systems and repair deficiencies	1	LS		\$		\$	7,500	\$ 7,500		\$		\$	7,500
<b>17</b>	<b>DATA, CATV, TELE, SECURITY</b>													
	CONTINGENCY	1	LS											10,000
	TOTAL DIRECT COST													\$ 69,120
	CONSTRUCTION CONSULTING FEES													\$ 5,800
	ENGINEERING FEES													\$ 750
	TOTAL CONTRACT COST													\$ 75,670

# PROJECT SCOPE & PLAN OF WORK

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PROJECT NAME: Texas Oaks Motel, Bryan, Texas

## SUMMARY

- I. **Establish the Project Scope and Objectives**
  - A. ACHA Inspection of the Property
  - B. Structural Engineering Inspection & Report
  - C. Contact subcontractors and suppliers to determine logistics for getting the work done
  - D. Review Letter from City of Bryan Building Services and Structural Engineering Report and establish project objectives
  - E. Project scope shall be established to achieve all project objectives and meet the criteria established by the Owner
  
- II. **Preliminary Pricing for Project Scope**
  - A. Prepare a list of work items from the project scope and objectives
  - B. Prepare drawings and specification as needed for pricing purposes
  - B. Prepare a general quantity take-off of all known work items
  - C. Determine unit prices for building materials and building systems based on input from local subcontractors and suppliers
  - D. Prepare a Preliminary Budget for the determined scope of work and review with the Owner
  
- III. **Preliminary Project Schedule**
  - A. Based on the results of the above Plan of Work items, prepare a schedule of the preliminary work items to determine the projected duration of the Project.
  - B. Review the Preliminary Project Schedule with the Owner and make adjustments needed to meet Owner requirements, or provide explanation why certain requirements, if any, cannot be met.
  - C. Meet with the City of Bryan Building Department and the Building Standards Commission to present the Project Scope and Schedule and address any questions, or concerns, the Commission may have regarding the project.
  
- IV. **Preliminary Project Costs**
  - A. Prepare a preliminary estimate of the cost (based on preliminary quantities, unit prices and schedule) to complete the Project Objectives and Scope as established and agreed to by the Owner and the City of Bryan
  - B. Present preliminary project costs, and recommendations, to Owner for consideration and approval. Upon approval, begin firming up project costs through further on-site investigation, measurements, bidding, and negotiation.

# PROJECT SCOPE & PLAN OF WORK

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## SUMMARY (Continued)

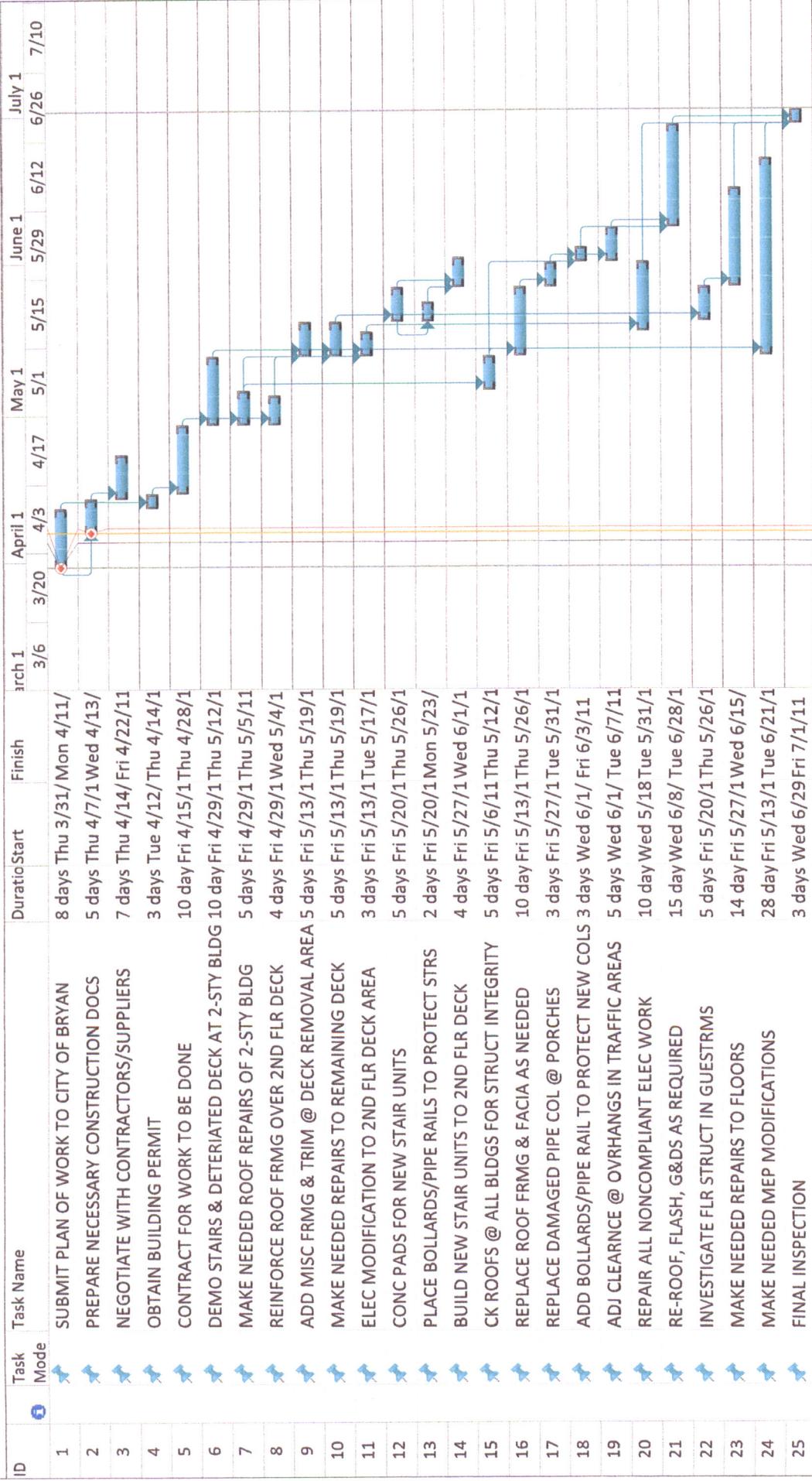
### V. **Approved Project Budget and Schedule**

- A. Upon completion of the Project Scope and Plan of Work, prepare a Project Budget assisted by pricing input from local subcontractors and suppliers.
- B. Prepare a Project Schedule for completing the work included in the Project Scope.
- C. Review Project Budget and Project Schedule with the Owners prior to publishing.

### VI. **Project Completion & Approval**

- A. The Project Schedule will include a estimated completion date of the Project Scope.
- B. Revisions to the Project Schedule will be made weekly based on work progress and any problems encountered necessitating changes in the Project Schedule.
- C. Project Schedule shall include all City of Bryan inspections and approvals.

PROJECT SCHEDULE  
TEXAS OAKS MOTEL, BRYAN, TX



Task: External Milestone, Inactive Task, Inactive Milestone, Inactive Summary, Manual Task, Duration-only

Split: Manual Summary Rollup, Manual Summary

Milestone: Start-only, Finish-only

Summary: Deadline, Progress

Project Summary, External Tasks

Project: PROJ SCHEDULE - TX OAK  
Date: Thu 4/7/11



# Dangerous Structures Survey Report

Chief Building Official

Case #1720

## A. PROPERTY DESCRIPTION

Address 1800 S Texas Avenue

Lot(s) 1-5 & Associated BPP Block(s) S Addition(s) Hillcrest

Owner(s) Home Suite Home Inns of America Inc % Lakhani

Mailing Address PO Box 2747, Bryan TX 77805-2747

## B. SPECIFICATIONS

Sq. Ft. 10,000 +/-

Rooms MAX  
21 UNITS

Stories 2

Structures 5

### STRUCTURAL USE

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

### CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

### OCCUPANCY

- Occupied
- Vacant
- Open

## C. FINDINGS

01. The structure or a part thereof was constructed or maintained in violation of a provision of the City's building code, other applicable ordinance, state law, or federal law. Specifically, the following:

2009 IBC, 2009 IPC, 2009 IFGC, 2009 IBC, 2005 NEC

02. Any wall or other vertical structural members list, lean, or buckle to an extent that a plumbline passing through the center of gravity falls outside of the middle third of its base.
03. The foundation or the vertical or horizontal supporting members are materially damaged or deteriorated.
04. The non-supporting coverings of walls, ceilings, roofs, or floors are materially damaged or deteriorated.
05. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.
06. The structure or any part thereof has inadequate means of egress as required by the city's building code.

Case # \_\_\_\_\_

- 07. The structure is unsanitary, unfit for human habitation, or likely to cause sickness due to damage, deterioration, or inadequate design/construction. Specifically the structure does not meet the city's requirements for:
  - light
  - ventilation STANDING WATER UNDER TWO BUILDINGS
  - sanitation facilities
- 08. Injury to persons or damage to property will result because portion, member or appurtenance is likely to fail, become detached or dislodged, or collapse. FLOORS
- 09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
  - Holes or cracks in the floor, exterior wall or roof
  - Loose, rotten, warped or protruding boards
- 10. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:
  - Defective materials
  - Structural deterioration
  - Interior walls or ceilings with holes, cracks or loose plaster

**COMMENTS**

*\* SEE ATTACHED NOTES \**

**D. DETERMINATION**

- 1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured and:
  - A.  Be vacated OR  remain unoccupied; and
  - B.  Be repaired OR  be demolished.
- 2. It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.

*Gregory S. Cox*  
Signature

GREGORY S. COX  
Printed Name

3-15-12  
Date

Case # \_\_\_\_\_

**TEXAS OAKS MOTEL**  
**1800 S. TEXAS AVENUE**  
**INSPECTION RESULTS**

**3-15-2012**

OVERALL:

1. ALL UNITS: Need to change EXISTING ELECTRICAL OUTLETS to GFI plugs at all kitchens and bath room sinks.
  2. ALL UNITS: All water heaters need code updates (drain pans, electrical repairs, T&P plumbed to outside, etc.)
  3. ALL UNITS: Need working heaters per code
  4. Need siding repairs at all buildings to seal envelope
  5. ALL UNITS: Need working smoke detectors
  6. TENANT Laundry: need SD, need correct size fire extinguishers, remove gas cans and small engine equipment, CLEAN STORAGE AREA BEHIND TENANT LAUNDRY, REPAIR HOLES IN WALLS AND CEILINGS, REMOVE ITEMS NOT NEEDED, ETC. ELECTRICAL OUTLETS BEHIND DRYERS LOOSE, NEED NEW EXTERIOR DRYER VENT COVERS.
  7. HOUSEKEEPING LAUNDRY : need commercial grade washer and dryers. ELECTRICAL EQUIPMENT OUTSIDE – LABEL PANELS AND DISCONNECTS – CLOSE OPENING IN EXTERIOR WALL.
  8. Remove non-working bath heaters
  9. Install exhaust fans in baths without operable windows
  10. Re inspect fire extinguishers needing replacement
  11. Mercury lights at exterior have exposed wiring
  12. Replace electrical PVC piping in rooms with approved method (wiring to HVAC wall units)
  13. Asbestos survey received owner's contractor's needs to obtain "interior" building permits, electrical, plumbing, and mechanical permits.
  14. NEED TO MAKE SURE ALL PLUMBING VENTS ARE VENTED THRU ROOF AND HAVE PROPER ROOF CAPS OR BOOTS – SOME VENTS IF NOT ALL DO NOT HAVE BOOTS
  15. FACILITY NEEDS SEPARATE ON SITE STORAGE UNIT FOR LAWN EQUIPMENT STORAGE, PAINT STORAGE, ETC. REQUIRES CITY SITE PLAN REVIEW APPROVAL AND BUILDING PERMIT.
  16. SOME EXTERIOR REPAIRS UNDER WAY TO OVERHANGS AND SOFFITS, ROOF SHINGLES REPLACED ON NORTH BUILDING BUT ROOFER DID NOT INSTALL NEW VENT BOOTS – NEED TO VERIFY THAT ALL PLUMBING VENTS ARE THRU ROOF PER CODE AND NOT CUT OFF IN ATTIC.
-

17. OLDER ROOFS ON SOUTHERN BUILDINGS – PROPER ROOF BOOTS WERE NOT INSTALLED AFTER SHINGLE REPLACEMENT YEARS AGO.
  18. SOUTHER BUILDING – NEED WORK TO ROOF STRUCTURE TO TAKE OUT LOW SPOTS AND WAVYNESS IN ROOF LINE AND OVERHANGS.
  19. SOUTHERN BUILDINGS – EXTERIOR SIDING NEEDS TO BE REPLACED – NEED FRAMING AND INSULATION INSPECTIONS. NEED CRAWL SPACE VENTS AND DRAINS – NEED TO REMOVE ALL STANDING WATER FROM SOUTHERN BUILDINGS, NEED TO FIX ALL WATER LEAKS AND VERIFY WHAT NEEDS TO BE DONE TO KEEP CRAWL SPACE AREA DRY – MAY NEED EXTERIOR GRADING AND DRAINS ADDED TO KEEP CRAWL SPACE DRY.
- 

- UNIT #1:
- A. SHOWER DRAIN MISSING STRAINER
  - B. WTR HTR – FASTEN RECEPTACLE TO WALL, TPV VALVE NOT PLUMBED PER CODE, ROMEX CONNECTOR MISSING AT TOP
  - C. SMOKE DETECTOR IN BABY BED ROOM NOT WORKING
  - D. UNPERMITTED ELECTRICAL WORK (non electrical pvc pipe)
  - F. BROKEN GLASS AT WINDOW
  - G. GFI PLUGS NEEDED IN KITCHEN
  - H. SOFT SOPTS IN FLOOR NEED TO BE REPAIRED. (FRONT BEDROOM AND BATHROOM)
  - I. RAFTERS AND OVERHANG REPAIRED OUT SIDE UNDER EXTERIOR PERMIT, ROOF REPAIRED. (NEED TO MAKE SURE ALL PLUMBING VENTS ARE VENTED THRU ROOF AND HAVE PROPER ROOF CAPS OR BOOTS – SOME VENTS IF NOT ALL DO NOT HAVE BOOTS).

- UNIT #2:
- A. TOILET LOOSE
  - B. SHOWER PAN LOOSE, SEAL AREOUND SHOWER WATER KNOBS
  - C. BATHROOM LITE NEEDS COVER
  - D. ADJUST PANEL COVER AT ELECTRICAL PANEL
  - F. PATCH HOLE IN SHEET ROCK AT WALL – BACKSIDE OF BATH
  - G. REMOVE WIRES AT BATH CEILING FROM REMOVED HEAT STRIP FIXTURE
  - H. BATH ROOM FLOOR IS SOFT AND SHOULD BE REPLACED, CHECK FLOOR FRAMING FOR DECAY OR DAMAGE.

- UNIT #3A
- A. SOFT FLOOR IN BATHROOM - SHOULD BE REPLACED, CHECK FLOOR FRAMING FOR DECAY OR DAMAGE.
  - B. CLOSET FLOOR SOFT – SHOULD BE REPLACE, CHECK FLORO FRAMING
  - D. ROTTEN WOOD AROUND A/C UNIT
  - E. OLD FIRE DAMAGED NOTICABLE AT EXISTING RAFTERS – BLACKENED AND CHARRED LUMBER NEEDS TO BE REPLACE OR REPAIRED AND TREATED WITH FIRE RESISTIVE PAINT.

- UNIT #3B
- A. A/C CORD RUNS ACROSS KITCHEN SINK
  - B. A/C UNIT BUILT INTO WALL ON ONE END.
  - C. SHOWER DRAIN MISSING STRAINER – NEEDS NEW SHOWER

- D. MAJOR FOUNDATION CRACK – NEED FOUNDATION LOOKED AT
- E. SEWER CAP MISSING IN PARKING LOT
- F. WATER LEAK UNDER SINK
- G. BROKEN RAFTER TIE IN ATTIC, SHEET ROCK DRAFT STOP IN ATTIC NEEDS TO BE REPAIRED AT TENANT SEPARATION WALLS IN ATTIC.
- H. CEILIGN FINISH IS DAMAGED IN KITCHEN.

UNIT #4

- A. PREVIOUSLY USED FOR STORAGE
- B. WATER HEATER CLOSET NEEDS TO BE LINED WITH SHEETROCK, HAVE ELECTRICIAN REMOUNT OUTLET AFTER SHEET ROCK INSTALL. INSULATED WALL WITH R13, INSULATE ATTIC WITH R30.
- C. EXTERIOR GRADE IS TOO HIGH AT BACK EXTERIOR WALL, GRADE SHOULD BE LOWERED WITH SWALE TO DRAIN WATER AWAY. EXTERIOR SIDING NEEDS TO BE REMOVED TO CHECK FOR ROT OR DECAY AT EXTERIOR WALL. REPALCE / REPAIR ANY ROTTEN OR DECAYED FRAMING, REPLACE INSULATION IF DAMAGED OR MISSING WITH R13, INSTALL NEW EXTERIOR SHEATHING AND EXTERIOR MOISTURE BARRIER, THEN INSTALL NEW SIDING.
- D. REPLACE VENT FAN IN BATH ROOM OR REPAIR WINDOW TO BE OPERABLE.
- F. REPLACE BROKEN GLASS IN WINDOWS.

UNIT #5

- A. TOILET LOOSE, BATH ROOM MAY NEED NEW FLOOR, CHECK FLOOR FRAMING FOR DAMAGE.
- B. REPLACE VENT FAN IN REST ROOM (NOT WORKING)
- C. DAYLIGHT COMING IN AROUND OPENINGS AT WALL HAVC OPENING.
- D. EXTERIOR GRADE IS TOO HIGH AT BACK EXTERIOR WALL, GRADE SHOULD BE LOWERED WITH SWALE TO DRAIN WATER AWAY. EXTERIOR SIDING NEEDS TO BE REMOVED TO CHECK FOR ROT OR DECAY AT EXTERIOR WALL. REPALCE / REPAIR ANY ROTTEN OR DECAYED FRAMING, REPLACE INSULATION IF DAMAGED OR MISSING WITH R13, INSTALL NEW EXTERIOR SHEATHING AND EXTERIOR MOISTURE BARRIER, THEN INSTALL NEW SIDING.
- E. NO WINDOW IN EXISTING BEDROOM – ALL BEDROOMS NEED CODE COMPLIANT WINDOW TO EXTERIOR OR A DOOR TO MEET EMERGENCY MEANS OF EGRESS REQUIRMENTS. INSTALL NEW 3'X5' OPERABLE WINDOW.
- F. EXTERIOR DOOR NEEDS LEVEL LANDING AT THRESHOLD LEVEL, THEN CODE COMPLIANT STEPS TO SIDEWALK.

UNIT #6

- A. SOFT FLOOR IN KITCHEN / LIVING ROOM, REMOVE AND REPLACE – FLOOR IS BUILT UP WITH SECOND LAYER OF FRAMING.
- B. EXTERIOR GRADE IS TOO HIGH AT BACK EXTERIOR WALL, GRADE SHOULD BE LOWERED WITH SWALE TO DRAIN WATER AWAY. EXTERIOR SIDING NEEDS TO BE REMOVED TO CHECK FOR ROT OR DECAY AT EXTERIOR WALL. REPALCE / REPAIR ANY ROTTEN OR DECAYED FRAMING, REPLACE INSULATION IF DAMAGED OR MISSING WITH R13, INSTALL NEW EXTERIOR SHEATHING AND EXTERIOR MOISTURE BARRIER, THEN INSTALL NEW SIDING.
- C. TWO BEDROOMS – NO WINDOW IN THE EXISTING BEDROOMS. ALL BEDROOMS NEED CODE COMPLIANT WINDOW TO EXTERIOR OR A DOOR TO MEET EMERGENCY MEANS OF EGRESS REQUIRMENTS. INSTALL NEW 3'X5' OPERABLE WINDOW.

- D. T&P NOT PLUMBED AT WATER HEATER
  - F. VENT BOOT CAPS MISSING AT PLUMBING VENTS THRU ROOF (RECENT ROOF REPLACEMENT).
  - G. ELECTRICAL WEATHER HEAD IS PULLING LOOSE AT BACK WALL. ELECTRICIAN NEEDED ASAP TO RE ATTACH WEATHER HEAD.
  - H. SIDING NEEDS TO BE REPLACE AT SIDE EXTERIOR WALL.
- UNIT # 7
- A. REPLACE VENT FAN IN BATH ROOM (NOT WORKING).
  - B. STRAINER MISSING ON SHOWER DRAIN.
  - C. FLOOR HAS SOFT SPOTS THROUGHOUT – REPLACE FLOOR AND CHECK FLOOR FRAMING FOR DAMAGE.
  - D. FLOOR SEPARATING AT INTERIOR WALL.
- UNIT # 8
- A. BATHROOM FLOOR HAS ROTTEN JOIST.
  - B. WATER HEATER NEEDS TO BE BROUGHT UP TO CODE.
  - C. ELEC PANEL NEEDS OPEN SPACES COVERED.
  - D. STRAINER MISSING ON SHOWER DRAIN.
  - F. STANDING WATER UNDER BUILDING.
- UNIT #9.
- A. Needs new bath room floor (needs building permit, inspections, and asbestos survey) - CURRENTLY OPEN / FLOOR REMOVED / STANDING WATER UNDER BUILDING.
  - B. STRAINER MISSING ON SHOWER DRAIN.
  - C. Holes TO EXTERIOR around HVAC wall unit
  - D. Kitchen floor has bad spots, needs subfloor replaced and removed for framing inspections
  - E. Water under building
  - F. Floor joist rotten
  - G. Closet wall needs repairs (need bldg permit)
  - H. Electrical receptacles need replacing
- UNIT #10.
- A. Bedroom floor has dip – loose floor joist or subfloor, remove / replace subfloor and joist.
  - B. T&P not plumbed
  - C. Romex clamp
  - D. Floor joist throughout
  - E. Adjust breaker box to close gaps
  - F. CLOSET HAS HOLE IN CEILING, FLOOR PROBLEMS
- UNIT #11.
- A. Rotten siding around a/c
  - B. Loose toilet – bath room floor needs to be replaced
  - C. Recaulking needed at exterior walls
  - D. Replace small closet floor and walls – seal holes
  - E. ADJUST ELECTRIC PANEL TO REMOVE SPACE BETWEEN COVER AND BREAKERS
  - F. WTR HTR TPV VALVE NEEDS TO BE PLUMBED AND NEEDS PROPER ELECTRICAL CONNECTOR, WATER HEATER CORD SPLICED WITH ELECTRICAL TAPE
  - G. CLOSET WALL NEEDS NEW SHEET ROCK.

- H. ELECTRICAL OUTLET LOOSE AT INTERIOR WALL.
- UNIT #12.
- A. Loose plug on wall
  - B. Tape around wall heater
  - C. Wrong lid on toilet and seat
  - D. Shower floor NEEDS REPLACING.
  - E. Gap at bottom of front door
  - F. Need new threshold
- UNIT #13.
- A. Gaps around wall heater
  - B. Loose plug at oven
  - C. Toilet loose – REMOVE FLOOR AND CHECK FOR FLOOR FRAMING DMAGE / REPLACE
  - D. Replace bath floor – NEED TO CHECK FLOOR FRAMING.
  - E. NEEDS New LF in bath
  - F. Plug cover on LS NEEDS REPLACING.
  - G. NO GFI IN BATH, NO HEAT, CLOSET CEILING OPEN, ADJUST ELECTRIC PANEL
- UNIT #14.
- A. GAD at A/C with painters tape
  - B. Bigger window in bedroom needed
  - C. Need LS in closet instead of pull change (fixture loose)
  - D. Extension cords
  - E. Replace floor at WH
  - F. Shower bad – HAS holes need replacing
  - G. EVIDENCE OF CEILING LEAK IN CLOSET – DAMAGE TO CEILING – NEED TO CHECK ROOF FRAMING.
  - H. NO SMOKE DETECTOR IN 3<sup>RD</sup> BEDROOM
  - J. REMOVE SMALL EXTENSION CORDS,
  - K. ADJUST ELEC PANEL TO CLOSE GAP AT PANEL COVER AND BREAKERS
- UNIT #15
- A. ELECTRICAL CORD TO WALL HVAC UNIT IS SPLICED WITH TAPE.
  - B. CARPET IN CLOSET IS WET
  - C. NO WINDOW IN THE EXISTING BEDROOM. ALL BEDROOMS NEED CODE COMPLIANT WINDOW TO EXTERIOR OR A DOOR TO MEET EMERGENCY MEANS OF EGRESS REQUIRMENTS. INSTALL NEW 3'X5' OPERABLE WINDOW.
- UNIT #16.
- A. ROTTEN SIDING
  - B. Shower needs replacing
  - C. Need exhaust fan vent in bath (no window)
  - D. Need plug cover in bedroom
  - E. Kitchen sink leak
  - F. No heat (loose plug at front wall)
  - G. Loose floor at WH – TP not outside
  - H. ROMEX connector NEEDED AT WATER HEATER SUPPLY
  - I. Drain pan on WH
  - j. Closet has hole in Ceiling
  - K. Open spaces in electrical panel.
  - L. Open EVES.

- M. BATH ROOM VENT FAN DOES NOT WORK.
- UNIT #17.
- A. Label disconnects across – need screws in gutter
  - B. Security light wires exposed
  - C. Shower valves are recessed too far in behind wall
  - D. Shower needs new ceiling
  - E. Toilet loose
  - F. Bad heater cord
  - G. T&P to outside
  - H. Drain pan needed at water heaters
  - I. Open wall below bathroom sink
  - J. STRAINER COVER ON SHOWER DRAIN,
  - K. A/C CORD IN BEDROOM SPLICED **DO NOT USE**,
  - L. WTR HTR TPV VALVE NOT PLUMBED, ELEC CORD CONNECTOR NEEDS PROPER CLAMP, WTR HTR CLOSET BLOCKED, SEAL VENT PIPE HOLE FROM OLD WTR HTR,
  - M. NEED SMOKE DETECTORS.
  - N. ELECTRICAL PANEL COVER OFF.
  - O. CLOSET FLOOR IS WET.
- UNIT #18.
- A. Shower – patch floor
  - B. Need new finishes at wall above
  - C. Need new HW valve
  - D. Fix hole in wall behind bath sink
  - E. No heat
  - F. Roof structure issues
  - G. Needs new siding
  - H. Seal hole in wall
  - I. EVIDENCE OF ROOF LEAK IN CLOSET – NEED TO CHECK FRAMING.
  - J. NO WINDOW IN THE EXISTING BEDROOM. ALL BEDROOMS NEED CODE COMPLIANT WINDOW TO EXTERIOR OR A DOOR TO MEET EMERGENCY MEANS OF EGRESS REQUIRMENTS. INSTALL NEW 3'X5' OPERABLE WINDOW.
  - K. TOILET VALVE IS LEAKING AND NEEDS REPLACEMENT.
- UNIT #20.
- A. NOTES FROM OCTOBER 2011 - UNDER CONSTRUCTION – needs building permit and asbestos survey. (AS OF 3-15-12 – WORK FINISHED AND UNTI OCCUPIED WITHOUT CITY PERMIT, INSPECTIONS, OR APPROVAL.
  - B. Remove wood guardrails from one window in sleeping areas.
  - C. NEED GFI PROTECTED OUTLETS IN KITCHEN.
  - D. NEED BLANKS AT ELECTRICAL PANEL
  - E. SOME ELCTRICAL OUTLETS ARE DAMAGED AND NEED REPLACING.
- UNIT #21.
- A. Needs electrical permit to install /GFI's in kitchen and bath
  - B. UNIT OCCUPIED WITHOUT CITY APPROVAL – WAS VACANT IN OCTOBER 2011
  - C. Remove wood guardrails from one window in sleeping areas
  - D. SHOWER / TUB FAUCET RUNNING – WILL NOT SHUT OFF – NEEDS NEW VALVES.
  - E. NEED GFI OUTLETS IN KITCHEN.

OFFICE

- A. CEILING REPAIRED FORM BATH REMODEL AT UNTI #20 WITHOUT INSPECTIONS  
– NEED TO OPEN CEILIGN FOR INSPECTIONS.

MANAGER'S APARTMENT

- A. NEEDS ELECTRICAL PERMIT FOR REPAIRS TO ELECTRICAL PANEL, NEEDS NEW  
LIGHT FIXTURE IN STORAGE / KITCHEN AREAS.
- B. REPAIRS TO CEILING UNDER BATH AT UNIT #21 – NEED TO OPEN CEILIGN FOR  
FRAMING INSPECTION.



CITY OF BRYAN  
The Good Life, Texas Style.

# Dangerous Structures Survey Report

Code Enforcement

Case #1720

A. PROPERTY DESCRIPTION

Address 1800 S Texas Avenue

Lot(s) 1-5 & Associated BPP Block(s) S Addition(s) Hillcrest

Owner(s) Home Suite Home Inns of America Inc % Lakhani

Mailing Address PO Box 2747, Bryan TX 77805-2747

B. SPECIFICATIONS

Sq. Ft. \_\_\_\_\_

Rooms \_\_\_\_\_

Stories 2

Structures 5

STRUCTURAL USE

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

CONSTRUCTION

- Box
- Frame
- Masonry
- Mobile Home

OCCUPANCY

- Occupied
- Vacant
- Open

C. FINDINGS

- 01. The building, structure, or a part thereof is unsecured and open.
- 02. The building, structure, or a part thereof is being used by criminals, vagrants, or squatters for the purpose of suspected illegal activity.
- 03. The building, structure, or a part thereof presents an attractive nuisance to children.

D. DETERMINATION

- 1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured or has been secured and must remain so.
- 2. It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.

Case # 12-701

COMMENTS

soft spots in floor, smoke detectors missing, broken rotten loose siding, ~~the~~ some unit address numbers not posted or visible. Electrical + plumbing violations that need to be repaired. Shower strainers missing, shower floors in several units are cracked + rotten.

Dawn Kaatz Dawn Kaatz - Code Officer 3/15/12

Signature

Printed Name/Title

Date

Case # 12-701



# Dangerous Structures Survey Report

Fire Marshal

Case #1720

A. PROPERTY DESCRIPTION

Address 1800 S Texas Avenue

Lot(s) 1-5 & Associated BPP Block(s) S Addition(s) Hillcrest

Owner(s) Home Suite Home Inns of America Inc % Lakhani

Mailing Address PO Box 2747, Bryan TX 77805-2747

B. SPECIFICATIONS

Sq. Ft. \_\_\_\_\_ Rooms \_\_\_\_\_ Stories 1 Structures \_\_\_\_\_

STRUCTURAL USE

CONSTRUCTION

OCCUPANCY

- Residential/Single Family
- Mixed Use
- Commercial
- Residential/Multi Family
- Accessory Structure

- Box
- Frame
- Masonry
- Mobile Home

- Occupied
- Vacant
- Open

C. FINDINGS

- 01. The structure or a part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public health, safety, and welfare. I estimate that 50 % of the structure is considered a loss.
- 02. The structure or a part thereof has deteriorated to such an extent that it has become dangerous to the public health, safety, and welfare.
- 03. The structure or a part thereof does not have adequate means of egress as required by the City's building code, and poses a danger in case of fire or panic.
- 04. The structure or a part thereof lacks necessary fire-resistive construction, and the threat of a fire in the structure poses a risk to inhabitants, neighboring structures, and fire department personnel.
- 05. Obsolete, damaged, or deteriorated electric wiring, gas connections, heating apparatus, or other mechanical infrastructure present a risk of fire.
- 06. The proximity of the structure or a part thereof to other structures on this or neighboring properties constitutes a fire hazard for the other structures.

Case # \_\_\_\_\_

Page 1 of 3

✓  
D. 1 07. The structure or a part thereof is in violation of the City's fire code.  
DETERMINATION

- X 1. It has been determined upon inspection and investigation that the structure is dangerous, unsafe, or a hazard to public health and must be secured and:
- A. X Be vacated OR \_\_\_ remain unoccupied; and
- B. \_\_\_ Be repaired OR X be demolished.
- \_\_\_ 2. It has been determined upon inspection and investigation that the structure is not dangerous, unsafe, or a hazard to public health as defined by the City's Code of Ordinances.

COMMENTS

- ① Exit issues - windows blocked
- ② missing inoperable smoke detectors
- ③ rotten floors
- ④ unapproved <sup>elec</sup> ~~code~~ connection to water heaters
- ⑤ unpermitted electrical work
- ⑥ non working - open bathroom heaters
- ⑦ spliced A/C Cords
- ⑧ holes in exterior walls, walls separating
- ⑨ ~~grout~~ several showers have pans + walls cracked broken
- ⑩ remodeled units are occupied without inspections or C.O.s
- ⑪ rebuilt roof/porch has charred lumber visible from fire many years ago

These are basically the SAME issues we have been looking at for more than 2 year. WITH THE LACKADAISICAL APPROACH AT REPAIR and lack of maintenance history. I recommend VACATE AND DEMOLISH

Case # \_\_\_\_\_

Page 2 of 3



FRGD TAYLOR DFM

3-18-12



**CITY OF BRYAN**  
*The Good Life, Texas Style.™*

**BUILDING DIVISION  
PLANNING AND DEVELOPMENT SERVICES**

VIA FIRST CLASS AND CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Case#: 1720

March 20, 2012

HOME SUITE HOME INNS OF AMERICA, INC  
% LAKHANI  
PO BOX 2747  
BRYAN TX 77805-2747

MR. ART HUGHES  
ACH ASSOCIATES  
PO BOX 6023  
BRYAN TX 77805

**RE: NOTICE OF PUBLIC HEARING REGARDING YOUR PROPERTY**

Dear Property Owner(s):

According to records of the Brazos County, Texas Appraisal District, you are the responsible owner(s) of property located at **1800 S. Texas Avenue** in Bryan, Brazos County, Texas.

City of Bryan staff has continued to receive complaints on the property and have been waiting to issue an interior repair building permit pending your submission of an asbestos survey to satisfy state law. From previous inspections staff found that one or more of said structures appear to be unsafe and believes said structure(s) to be in violation of one or more of the minimum building standards specified in the City of Bryan's Code of Ordinances Sections 14-224 and 14-225.

The City of Bryan's Building and Standards Commission is composed of five citizens appointed by the City Council to hear and make determinations regarding unsafe structures. Consideration of the allegedly unsafe structure(s) on the above-referenced property by that Commission has been scheduled for a public hearing on **Monday, April 23, 2012 at 6:00 pm**. The meeting will be held in the **City Council Chambers on the first floor of the Bryan Municipal Office Building** located at **300 S. Texas Avenue**. At the hearing, the Commission will make a determination whether or not the structure(s) on the above-referenced property is/are unsafe and, if found unsafe, consider any and all available remedies, including, but not limited to, ordering repair or demolition, vacation of the property and/or the assessment of civil penalties.