

**BUILDING AND STANDARDS COMMISSION
STAFF REPORT**

August 26, 2013



**Case #1906 & #1906A – 3130 East 29th Street and 3132 East 29th Street
(The Grove Apartments)**



LEGAL DESCRIPTION: Lots 1-3 in Block 1 of The Grove Subdivision – Phase 1

STRUCTURE(S):

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

PROPERTY OWNER(S): Wilshire Skyline Texas LLC

**LIENHOLDER(S)/
MORTGAGEE(S):**

none

**IMPROVEMENT VALUE(S)
(AS APPRAISED BY THE
BRAZOS COUNTY**

APPRAISAL DISTRICT): 3130 EAST 29TH STREET: \$1,603,407 (2012 tax year)
3132 EAST 29TH STREET: \$3,315,013 (2012 tax year)

BACKGROUND:

During its meeting on April 22, 2013, the Commission ordered buildings in this 17-building apartment complex to be repaired within 180 days, in accordance with the schedule below.

Deadline

Task

30 Days:

1. Submit sealed and signed engineer's report dated April 4th, 2013 on stone veneer walls of building "A" (stone veneer walls on South and North side of building showing signs of being out of plumb and cracks in some areas) and for foundation repairs and wall/floor repairs at building B. The "draft" notation needs to be removed. An additional foundation repair detail for the new footing for the column support needs to be designed by the engineer. An engineered sealed and signed foundation detail needs to be submitted.
2. Obtain exterior building permits per building for repair of all exterior siding issues where siding, trim, or other exterior finishes are loose, rotten, etc. - where water infiltration or other damage can occur. Also includes repairing wall on Building D where guy wire anchor is pulling out of wall (inspection of wall framing required prior to covering).
3. Licensed electrician to obtain electrical permit for electrical cleanup for both property addresses and repair of all damaged exterior light fixtures, exterior electrical boxes, disconnect

boxes, area lighting, conduit, electrical outlets, etc. Electrician to call for inspections after making repairs.

4. Submit additional engineer's report on foundation of building "B" and second floor structure of Unit #7 of building "B". Obtain building permit for repair of interior wall in unit #7 of building "B" and any other structural repairs needed. Obtain building permit for repair of foundation if required per Engineer's report. See item # 1.
5. Building "B" unit #8, obtain permit for repair of loose exterior balcony wall.

60 Days:

1. Obtain building permit to repair structural components and finishes of exterior decks, landings, and stairways per engineer's report (Dated December 4th, 2012 – see attachment) in addition to:
 - Bring vertical components of the guardrails into current code compliance by adding additional balusters. 2009 IBC Chapter 10 - guardrail (balusters) spacing less than 4" apart.
 - Replacing wood floors of exterior decks with approved deck grade materials on all decks.
 - Replacing all rotten wood and rusted metal components
 - Adding cross bracing to bottom side of all stair stringers
 - Insuring handrail at one side of all stairways with stone guards are replaced.
2. Obtain exterior building permits per building for repair of all exterior siding issues where siding, trim, or other exterior finishes are loose, rotten, etc. where water infiltration can occur.
3. Repair/replace all dilapidated fences on property and screening enclosure fences around dumpsters.
4. Repair / re secure /replace all missing / loose exterior handrails at buildings on 3130 E 29th Street.

150 Days:

1. Obtain interior building permits per building for all buildings for the repair of sheet rock damage in all occupied and unoccupied units.

Sheetrock is needed to be repaired where removed behind / above washer/dryers and in all units with interior stairs at the water heater closet where water heaters are under the stairs and sheetrock has been removed around the water heaters. (All past Southern Building Codes and current International Building Code requires sheetrock under stairs to allow fire resistant rating for stairs. State of Texas

requires an asbestos survey prior to work in apartments this large, and also requires the city to obtain a copy prior to issuing permits).

In addition, the area around the furnaces and duct work needs to be sealed off with sheetrock.

Framing inspections required in all areas with mold or water damage prior to covering framing.

2. Licensed electrician to obtain electrical permit and perform electrical check and cleanup of all interior units and water heaters.
3. Licensed plumber obtain plumbing permits for plumbing repairs and water heater installs, reinstalls, drain pan/drain lines, per building.
4. Interior handrails replaced or re-secured to walls at one side of all interior stairs.
5. Resolve all issues for all units in attached list labeled "3130 and 3132 E 29th Street inspection results and observations at The Grove Apartments" Call for inspections on all permits issued to properly close out permits.

The Commission also ordered the owner, lienholder or mortgagee to appear before the Commission at the August 26, 2013 regularly scheduled meeting to demonstrate compliance with the repair schedule.

Since February 2013, 39 units have been inspected by City staff, 6 of those 39 have not yet passed inspections yet. There are about 180 total units in the apartment complex. Staff has approved all exterior repairs except for the new footings at unit B7 and balconies with columns on blocks without anchors. Staff is still waiting for an engineer's report on these items. According to the management company, their engineer is still working on these items. No permits have been yet been issued for foundation and masonry repairs to Building A.

The City's Chief Building Official believes that this property is **currently not in compliance** with the time schedule for repairs that the Commission ordered for this structure on April 22, 2013. The City recommends that the Commission issue a **new order** to the owner, lienholder, or mortgagee to comply with a new time included in the recommendation on pages 7 to 9 of this staff report.

ATTACHMENTS:

- (1.) background information from February 25, 2013 staff report
- (2.) staff recommendation
- (3.) pictures
- (4.) engineer's report (by Norex Engineering, Inc.)
- (5.) 3130 and 3132 E 29th Street inspection results and observations at The Grove Apartments
- (6.) dangerous structures survey reports with recommendations

BACKGROUND INFORMATION FROM FEBRUARY 25, 2013 STAFF REPORT

On August 16, 2012, City of Bryan Code Enforcement received a complaint from tenant in her unit that the electrical plugs were falling out of the walls, the toilet was not flushing, the front door frame was loose, and handrails were missing at the stairs. She reported that management was not responsive to her repair requests. City staff contacted the tenant and apartment manager about needed repairs.

On September 14, 2012, the City of Bryan's Public Works Call Center received a complaint on dangerous hand rail at a porch at unit #83. Upon inspection by City staff, multiple hazards, safety concerns and issues were identified with the exterior guard rails, decks, and stairways throughout the property. The apartment complex has two addresses (3130 and 3132 East 29th Street) and consists of 17 apartment buildings, approximately 128 units (of which 79 units were vacant as of January 7, 2013). City staff inspected the exterior of the buildings and the apartment manager was contacted who informed City staff on September 17, 2012 that bids were being obtained for repairs.

On September 21, 2012, the Chief Building Official notified the apartment manager that measures needed to be taken to protect the welfare of the occupants and visitors of The Grove Apartments. He advised that a structural engineer needed to assess the exterior conditions and provide a report detailing needed repairs. City staff requested that the engineer's assessment be submitted within 10 days and that necessary building permits be obtained within 60 days. The apartment manager was further advised that the property would be tentatively scheduled for consideration by the Building and Standards Commission. An email of that same letter was sent to the apartment manager on September 24, 2012.

In or around early October 2012, City staff noticed that a contractor was repairing decks and guardrails throughout the apartment complex without prior approval of building permits and without submitting an engineer's report that the City had requested. City was advised that Norex Engineering, Inc. would be on site later in the week to do an assessment.

On October 2, 2012, Code Enforcement received a complaint from a father whose daughter lives at The Grove Apartments and who had mold in her apartment.

In early November 2012, the City of Bryan Building Official spoke with Norex Engineering, Inc. about the scope of inspections of the units.

On November 27, 2012, City Staff met with the property owner and inspected some vacant units with water damage. Several units were found unsecured. Hazards were again pointed out that were noted in the September 2012 letter and that still had not been taken care off, such as damaged exterior electrical devises, etc. The property owner was also reminded that the City never received an engineer's report. The Bryan Police Department noted that several vacant units have been found broken into and unsecured recently.

On December 16, 2012 City of Bryan Police Department discovered raw sewage from a sewer leak spewing out into the city street near building #7. Residents reported the leak had been going on for at least 24 hours. One apartment was reportedly flooded with sewage. Residents reported that it was an ongoing problem and management was not quick to respond. City staff from Water Services stated that it was an ongoing problem that had been identified to be on the private side and needed to be addressed by the property owner. The management however blames the city for the sewer blockage and reportedly leaves the sewer clean out cap open on the private side so sewer will not back up, but allows sewage to spill out into city street. A plumbing contractor was called by the apartment management on December 17, 2012 and cleared the blockage.

On or around December 31, 2012, City staff contacted Norex Engineering, Inc. who advised that the

property owner had received their report several weeks ago. The city then notified the property owner and apartment management that the City would hold utilities on vacant units and on those that become vacant until repairs were made to make each unit safe for occupancy. Management and property owner were again reminded that the engineer's report had not been submitted to the City.

In early January 2013, a tenant from apartment #47 complained that there had been many water leaks and management was not fixing the problem. City inspected the unit a few days later and found water stains on ceilings but tenant reported the management had just repaired the leaks and cleaned the carpets.

On January 7, 2013, the City received the engineer's report that had first been requested 4 months earlier from the property owner.

On January 9 and 10, 2013, City staff inspected approximately 79 vacant units all of which were found to be in need of some level of repair.

On February 5, 2013, a tenant living above unit #38 called and reported mold and an unsecured front door in unit #38. Management was contacted and City staff as told the mold would be cleaned/treated and the unit secured.

**BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION**



August 26, 2013

**Case #: 1906 and #1906A
Building Address: 3130 and 3132 East 29th Street
Record Owner(s): Wilshire Skyline Texas LLC**

The City's Chief Building Official has requested this Commission hearing to discuss the multi-family apartment 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 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 building(s) is/are occupied and pose(s) 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 buildings may feasibly be repaired so that it is no longer in violation of City ordinances.**
- the building 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 building within ____ days.
- secure the building and accessory structure(s) from unauthorized entry within 30 days.
- demolish/remove or repair the building and accessory structure(s) within 30 days.
- repair the buildings within 90 days, in accordance with the schedule below:**

Deadline

Task

30 Days:

1. Submit sealed and signed engineer's report dated April 4th, 2013 on stone veneer walls of building "A" (stone veneer walls on South and North side of building showing signs of being out of plumb and cracks in some areas) and for foundation repairs and wall/floor repairs at building B. The "draft" notation needs to be removed. An additional engineer's report needs to be submitted for repairs done to the footings/columns supporting unit B7. An engineered sealed and signed foundation detail needs to be submitted for Building A.
2. Licensed electrician (Daily Electric) needs to call for final inspections on permits obtained (13-774, 13-688, 13-2177) - electrical permit for electrical cleanup for both property addresses and repair of all damaged exterior light fixtures, exterior electrical boxes, disconnect boxes, area lighting, conduit, electrical outlets, etc. Electrician to call for inspections after making repairs.

90 Days:

1. Obtain interior building permits per building for all remaining units for the repair of sheet rock damage in all occupied and unoccupied units.

Sheetrock is needed to be repaired where removed behind / above washer/dryers and in all units with interior stairs at the water heater closet where water heaters are under the stairs and sheetrock has been removed around the water heaters. (All past Southern Building Codes and current International Building Code requires sheetrock under stairs to allow fire resistant rating for stairs. State of Texas requires an asbestos survey prior to work in apartments this large, and also requires the city to obtain a copy prior to issuing permits).

In addition, the area around the furnaces and duct work needs to be sealed off with sheetrock.

Framing inspections required in all areas with mold or water damage prior to covering framing.

2. Interior handrails replaced or re-secured to walls at one side of all interior stairs.
3. Resolve all issues for all units in attached list labeled "3130 and 3132 E 29th Street inspection results and observations at The Grove Apartments" Call for inspections on all permits issued to properly close out permits.

appear before the Commission during the first regularly scheduled meeting of 2014 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.

PICTURES:









NOREX ENGINEERING, INC.

**1220 East Main Street
League City, Texas 77573
281-474-2640**

December 4, 2012

Terry Henry
Asset Plus
5151 San Felipe
#2050
Houston, Texas 77056

Re: The Grove Apartments
3130 East 29th Street
Bryan, Texas 77802

Dear Mr. Henry,

Norex Engineering, Inc. performed an inspection on xx/xx/xxxx, of the above referenced property. The purpose of this inspection was to evaluate the basic design and construction of the stairways, landings and balconies of the structure listed above.

As observed during our inspection, many of the stairway landings have already been stabilized temporarily, however, these deficiencies as listed below will continue to be a problem and raise safety issues due to the instability of the stairways, balconies, handrails, and railings. Currently the trip hazards and the lateral instability of the balconies and staircases still exist.

The following items should be addressed and completed on all units.

- 1. We recommend replacing all screws attaching railings and pickets at the tab/column connection points with bolts. The existing screws have the tendency to work loose; installation of bolts, lock washers, and nuts will eliminate this issue.**
- 2. Add "X" style bracing to the underside of all stairways. Several stairways currently have this bracing. Similar bracing is recommended for all stairways.**
- 3. Refinish all rusted or corroded components to stairways, balconies, handrails, and railings. These rusted components can create a hazard by developing sharp edges as well as eventually completely rusting out the metal component. The 2x2 steel posts on the railings raise an inflated safety concern due to the deteriorating condition.**
- 4. Adjust all landings and stair treads for consistent step height. Raised or sinking treads create a trip hazard**

5. **Anchor all balcony support columns to the foundation. Support columns that are not secure increase staircase and balcony instability.**
6. **Scrape and paint all wood handrails. The wood is beginning to splinter, thus creating an additional hazard.**

Agreements and Limitations

The repairs listed above are intended to address only visible structural deficiencies and safety issues. Please be advised that the existing stairways, landings and balconies may still be in violation of current code.

It is my opinion that it may be more prudent to reconstruct the stairs entirely. The repairs listed may only address the issues as stated by the City of Bryan, and partially correct the stability. If that is not feasible, a repair plan incorporating the current design will need to address the overall stabilization, which may include setting new posts etc.

Limitations of Inspection and Liability: The inspection is offered for a fixed fee and is performed within a limited amount of time. Our liability, therefore, is limited, specifically by the following terms and conditions.

Limitation of Inspection: This report is neither an expressed nor implied warranty and/or guarantee as to future life and/or performance of the items inspected. Since the inspection procedure is visual only and is not intended or designed to be diagnostically and/or technically exhaustive, an inherent risk remains that undiscovered problems exist and/or future problems will develop. For these reasons, it is not intended to be, nor should it be implied, that the inspection process could or is intended to identify and/or discover all defects of whatever nature. Client agrees not to rely on the report as the basis for the establishment of property values, for the purchase of the building, or for obtaining any type of financial arrangements. Client acknowledges that I am not an insurer and it is not the intent and/or purpose of this inspection procedure to provide client with a risk free purchase or usage of the structure. The purpose of this inspection is to identify (if possible) those items (noted above) that appear in need of immediate repair and which lend themselves to discovery by a visual process; therefore, there are no expressed or implied warranties that all problems and/or existing defects of any and all nature have been discovered and noted in the report.

Maximum Liability: Since this is a preliminary visual inspection, it is not possible to eliminate all risks involved in the purchase and/or ownership of the subject property. Client agrees, to the fullest extent provided by law, that our liability for all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause(s), including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of the engineer to the client shall not exceed amount of the fee paid for the inspection and report. This limitation shall apply regardless of the cause of action or the legal theory pled or asserted specifically including, but not limited to negligence. This clause is a material inducement for you and me to enter into this agreement.

Please feel free to call me with any additional questions or concerns.

Sincerely,



Michael T. Scanlon, P.E.
President
Norex Engineering, Inc.

Recommended repairs to individual units

Please be advised that the items listed below contain individual unit specified repairs, however, there may be items not listed that do exist. Therefore, be sure to address all items listed above as well as specific concerns listed below.

Building #1

Balcony 9/10

1. Replace front fascia at left balcony
2. Repair lifted tread on landing at balcony
3. Secure the upper loose balconies
4. Level the landing and stair treads, and adjust as necessary
5. Replace 16' handrail
6. Adjust 2x2 steel brace
7. Reattach metal treads to foundation

Balcony 11/12

1. Outside railing is leaning out- straighten & re-secure both sides to base

Balcony 3/4

1. Replace 32' handrail
2. Add X bracing under north stair
3. Level lower left side by lifting opposite side
4. Replace pickets at balconies where fascia is decayed and replace fascia on right side

5. Straighten the 20' railing at parking lot in front of 3/4, inadequate clearance adjacent to 3/4 stair case
6. Replace hand rail on landing between 3/4 and 5/6

Balcony 5/6

1. Secure loose balconies
2. Add X bracing under stairs
3. Repair corrosion at base of concrete

Building #2

Balcony 15/16

1. 1st tread to high; replace
2. Level stair case by lifting right side and adjusting 1st step riser
3. Add X bracing
4. Repair 2x2 steel post at mid span

Balcony 17/18

1. Replace screws with 2 ½" bolts at tabs to lower rail
2. Secure lower railing

Balcony 21/22

1. Replace 10' of handrail
2. Repair 2x2 at base

Balcony 24/25

1. Add X bracing to secure staircase
2. Repair corroded 2x2
3. Right upper balcony wiggles
4. Replace 5 pickets on balcony
5. Caulk hand railing
6. Secure 2x2 to base

Building #3

No stairs

Building #4

No stairs

Building #5

Balcony 41/42

1. Add X bracing to secure staircase
2. Replace 20 pickets
3. Secure loose balcony
4. Replace front fascia on balconies

Balcony 39/40

1. Add X bracing
2. Add bolts at top of stair, drill new holes
3. Install lateral bracing from step

Balcony 45/46

1. Adjust top riser to make step correct
2. Replace 20' hand rail
3. Repair 2x2 posts at both bases
4. Straighten landing and stair railing vertically
5. Stiffen balconies with X brace
6. Replace 4x4 post curved on right balcony

Balcony 47/48

1. Secure railing
2. Replace 5 pickets
3. Repair steel stair
4. Secure horizontal stair and balcony movement
5. Replace fascia on right balcony
6. Repair railing at landing

Generic for building: Replace the temporary horizontal bracing installed at 45/46, 39/40 and at 47/48 from the balcony to the staircase

Building #6

Balcony 61/62

1. 1st and top riser out of dimension; repair or replace
2. Secure balcony right side railing
3. Add 4 bolts at top to deck framing

Balcony 63/64

1. Replace 20' handrail and 6 pickets
2. Replace side fascia on left balcony
3. Add X bracing for lateral support
4. Remove corrosion

Balcony 65/66

1. Attach at base
2. Repair 2x2 steel mid spans
3. X bracing

Balcony 52/53

1. Replace lower horizontal rail and secure 4' extension with 2"x2" posts
2. Installed horizontal bracing from stairs to right and left balconies
3. Secure and level hand rail at top of stair to balconies

Balcony 54/55

1. Level the last railing at the top
2. Secure lower landing handrail (4 posts) 2"x2"
3. Replace handrails
4. Replace 15 pickets
5. Secure loose right balcony
6. Secure upper hand railing

Balcony 56/57

1. Replace 30' of handrail
2. Both balconies loose and have movement; re-secure
3. Replace 4'x4' (2) on right porch, extend to ground and anchor

Building #7

Balcony 70/71

1. Replace 6 pickets
2. Secure to flat work
3. Repair 2x2 metal posts
4. Secure left railing
5. Replace front fascia on right balcony
6. Replace 20' hand rail

Balcony 72/73

1. Stabilize two upper decks
2. Secure to flat work
3. Replace lower horizontal 20'
4. Replace 6 pickets

Balcony 74/75

1. Trip hazard at top left on deck, top metal tab is above wood *tread*
2. Anchor base to ground
3. Replace 20' of hand rail

4. Secure and replace the low 2x2 cedar rail on both sides
5. Replace screws on brackets with bolts

Balcony 79/80

1. Secure base with new anchors
2. Clean, prime, paint all corrosion
3. Repair top of landing posts
4. Replace landing railing pickets (4)
5. Replace railing landing to lower right

Balcony 81/82

1. Trip hazard at top of stairs (1")
2. Re-secure base at lower lift to foundation
3. Replace hand rail- 4 section and re-secure to posts
4. Repair, remove all corrosion and paint

Balcony 83/84

1. Repair 2x2 posts (2)
2. Replace 20' railing
3. Upper balconies are loose and need bracing on both sides

Building #8

No stairs

Building #9

No stairs

Building #10

No stairs

Building #11

Balcony 113/114

1. Replace 6 pickets
2. Replace 20' of hand rail
3. Add X bracing
4. Repair 2x2 posts at mid span
5. Secure loos balcony

Balcony 117/118

1. Replace 20' of handrail on the 2 upper balconies
2. Installed horizontal braces between stairs and balconies

3. Stiffen lower handrail to slab
4. Secure lower hand rail
5. Replace screws with bolts
6. Replace 2x2 steel posts

Balcony 119/120

1. Secure handrail from fascia on right balcony
2. Replace screws with bolts
3. Secure lower hand rail
4. Add 2 bolts at upper stairs to balcony

Balcony 111/112

1. Repair 2x2 posts at base
2. Replace hand rails
3. Repair 2x2 posts mid span
4. Secure right hand rail

Building #12

No stairs

Building A

1. Cracks over A7 in stone, pulling away from wall, expect foundation movement
2. Shore up balcony at stair landing
3. Replace flat roof type membrane that exists under the landing floor covering

Building B

1. Add bracing to staircase
2. Replace flat roof type membrane that exists under the landing floor covering

Building C

1. Trip hazard at the stair top, bend flashing C7
2. Replace flat roof type membrane that exists under the landing floor covering

Building D

1. Replace rotten plywood at D7 landing
2. Secure the cable pulling from the wall
3. Replace the stone pulling away from D3, it is cracked above the lintel and window
4. Replace flat roof type membrane that exists under the landing floor covering

Building E

No stairs

End of Engineer's Report

3130 and 3132 E 29th Street inspection results and observations at The Grove Apartments
by City of Bryan

Miscellaneous requirements for all buildings and units:

- Re paint fire lanes
- Dumpster fence enclosures need repairs or need to be rebuilt
- Clean dryer vents at exterior of all buildings
- Exterior decks, stairs, and guards need repairs per engineer's report
- Exterior siding needs repairs where damaged, loose, or allowing water infiltration
- City Permits and inspections need to be obtained for exterior work as required, interior work as required, electrical repairs, HVAC repairs, plumbing repairs, etc.
- Asbestos surveys are required per state law prior to city insuring repair permits for interior work
- All units need unit numbers in 4" letters and contrasting colors.
- All buildings need building numbers visible from roads in 4" letters and contrasting colors.
- All units need smoke detectors in all bedrooms or sleeping areas and areas directly outside of the bedrooms and / or sleeping areas
- All units with gas appliances or fire places need CO detectors.
- Repair or replace GFI outlets and covers
- Secure electrical disconnect boxes where loose or hanging
- Porch light fixtures missing covers need replacement or repairs.

1. Building "A":

- The North West and South East End walls – stone veneer has major cracks in mortar, North West side shows signs of deflection / out of plumb in one area. The engineer needs to evaluate these veneer walls for recommendations for stabilization and repair.
- Loose HVAC disconnect with open wiring on South wall – birds nest inside – wiring needs to be in box and disconnect re-secured – electrical permit required
- Open wiring at conduit
- Dryer vents need to be cleaned
- Missing handrails at exterior stairs
- Missing exterior HVAC condenser – needs city mechanical permit for replacement.
- Stair stringers not secured properly – missing bolts at bolt holes in stringer

- Unit #A-3: electrical plugs need replacement/repairs; water heater needs repairs (city electrical permit required for repairs). Needs city mechanical permit for missing exterior HVAC unit.
- Unit # A-5: Dryer plug/plate missing, handrails loose, plugs upstairs not working (short or weak breaker), need smoke detectors in bedrooms.
- Unit #A-6: Loose handrails at interior stairs, soffit pulling loose at exterior balcony on second floor, refrigerant lines need to be insulated per code at exterior HVAC unit, exterior electrical plug needs new code approved while in use cover. Coils need to be clean at interior HVAC unit. HVAC disconnect at exterior wall needs to be secured.
- Unit #A-7: oven plug pulling loose from wall, new cabinets being installed, tub surround needs repairs, exterior deck at top floor needs replacement, newer HVAC unit under exterior stairs (refrigerant lines need to be insulated per code).

2. Building “B”:

- Unit # B-2: Needs exterior HVAC unit and mechanical permit for install and inspections.
- Unit # B-4: Missing Smoke detector
- Unit # B-7: Fan motor wires exposed on top of exterior HVAC unit, loose handrail at exterior stair, exterior light (wall pack) pulling loose/ conduit open (requires city electrical permit), cracks in sheet rock need repairs. upstairs bedroom on South side has un level floor and hole in wall below window – wall is loose – sheetrock will need to be removed for inspections. A building permit and asbestos survey will be required for repairs. An engineer’s report is needed for the slope of the second floor and for foundation of building “B”.
- Unit #B-8: Remove duct tape on PVC drain pipe under sink – glue pipe together per code or repair, loose handrails at interior stairs, water heater needs wire clamp at cord, loose guard rail at exterior balcony & stone veneer has crack that needs repairs, soap holder missing at tub (hole in wall). Building permit and inspections of framing required for repair of exterior balcony wall.
- Unit #B-9: Cord at dishwasher spliced – needs new cord at proper length not spliced, loose handrails at interior stairs, missing handrail at interior stair
- Unit#B-10: Loose handrails at interior stairs

3. Building “C”:

- Loose HVAC disconnect boxes at exterior walls
- Window unit a/c with partial window boarded up – needs to be removed – why is interior HVAC unit not working?

- Dryer vents at exterior need to be cleaned out

Unit # C-2: Has window A/C unit blocking window – need to make sure this is not only window in bedroom – window needs to have weather proof finish where plywood is exposed.

Unit # C-6: interior HVAC coils need to be cleaned

Unit # C-8: Missing handrail at exterior stairs, siding repairs needed at balcony (siding replacement requires city building permit)

Unit # C-9: Closet ceiling needs new sheet rock (mold) – needs city building permit w/ asbestos survey – framing inspection req. prior to replacing sheet rock. Wire clamp needed at cord on top of water heater, missing handrail at interior stairs, missing smoke detector

Unit # C-11: foam insulation around fire place stone – needs to be removed and space filled

4. **Building “D”:**

- Guy wire pulling siding loose – siding needs to be removed for framing inspections, repair framing and call for city inspections for framing, insulation, exterior sheathing moisture barrier, and for final inspections – city building permit required.
- Loose HVAC disconnect boxes loose
- Holes in siding
- Plywood Landing needs replacing
- Stair upper landings need replacement

Unit # D-2: Water heater temperature and pressure relief drain line leaking at exterior

Unit # D-4: Stone veneer below window needs repairs

Unit # D-7: loose handrail at interior stairs, replace exterior decking, repair holes at exterior HVAC refrigerant lines, bolts missing at bottom of exterior stair stringers

5. **Building “E”:**

- Loose exterior siding
- Dryer vents need cleaning
- Loose HVAC disconnects
- Paint unit #4 and #9 (the unit number) contrasting color
- Trim and siding needs to be replaced were damaged.
-

Unit # E-1: foam insulation around fire place stone – needs to be removed and space filled with mortar or joint sealant.

Unit # E-5: loose exterior HVAC disconnect, water damage over living room at ceiling

Unit # E-11: loose HVAC disconnect near unit E-7, plumbing pipe loose under sink with mortar or joint sealant. Loose exterior light fixture.

6. Building "1":

- Building with exterior wood balconies, guards, and stairs needing repairs
- Guardrails at retaining wall need repairs and update on spacing to 2009 IBC.
- Missing dead fonts at HVAC unit disconnects
- Exterior outlet needs new cover
- Dumpster enclosure near building needs repairs
- Deck columns loose/not anchored properly
- Replace rotten handrails and guard rails
- Joist hangers required on all joist for decks
- Exterior GFI outlets need repairs and weather proof covers replaced
- Mid landing on back stairs needs leveling
- Deck floors need replacing

Unit #4: re sheetrock area under stair per code - needs city building permit w/ asbestos survey, stair steps loose, sheet rock needs repairs at washer / dryer area

Unit # 8: re sheetrock area under stair per code - needs city building permit w/ asbestos survey. Broken window open foundation

Unit #9: Wall hung sink loose, re sheetrock area under stair per code - needs city building permit w/ asbestos survey. Water heater needs repairs, cover off

7. Building "2":

- Lose siding or damaged siding
- exterior wood balconies, guards, and stairs needing repairs
- Loose siding
- Stairs not anchored properly
- Columns loose/not anchored properly
- Permit
- Bolts loose or not snug at stair stringers
- Guardrails need repairs/replacing
- Rusted supports on stairs or decks
- Loose HVAC disconnect boxes at exterior walls

- Sealtite loose on exterior HVAC units, some exterior HVAC units missing – need city permits for re-installation.

Unit #14: Sheetrock repairs needed from water leaks - needs city building permit w/ asbestos survey, exterior stairs need supports – clean mold . Missing blanks at electrical panel. Water heater needs drain pan with float cut off switch if drain pan cannot be plumbed outside.

Unit #15: re sheetrock area under stair per code - needs city building permit w/ asbestos survey, exterior stairs need supports

Unit #19: lose 220 V plug, no drain pan at water heater re sheetrock area under stair per code - needs city building permit w/ asbestos survey, need drain pan at water heater, re sheetrock area under stair per code - needs city building permit w/ asbestos survey, loose plug. Front door jamb needs repairs, signs of insect damage.

Unit #20: re sheetrock area under stair per code - needs city building permit w/ asbestos survey, temperature and pressure relief valve needed to be plumbed, need drain pan at water heater,

Unit #22: re sheetrock area under stair per code - needs city building permit w/ asbestos survey, Loose floor supports in upstairs bedroom, micro wave needs repairs, floor at top of stairs needs repairs.

Unit #23: Needs sheetrock repairs, clean area above ceiling, check for truss damage - - needs city building permit w/ asbestos survey, missing light fixture, water heater missing clamp at wire, water line pipe needs repairs, re sheetrock area under stair per code - needs city building permit w/ asbestos survey

Unit # 24: Exterior light fixture needs repairs, conduit loose on wall above dryer vent, siding needs repairs next to dryer vent,

8. Building #3:

Unit #26: re sheetrock area under stair per code - needs city building permit w/ asbestos survey, replace sheetrock with mold at water heater closet, electrical outlets need repairs.

9. Building “4”:

- Fence around dumpsters needs replacement, loose exterior siding (needs building permit)
- Loose / damaged siding needs
- Loose conduit at exterior
- Repaint fire lane
- Exterior security light on wall needs new cover
- Exterior GFI plugs need weather proof covers replaced
- Exterior surface mount conduits need re-securing

- Drainage issues at exterior of building

Unit #29: slab below grade – flooding issue, broken handrail & loose brackets, wires exposed at top of water heater, re sheetrock area under stair per code - needs city building permit w/ asbestos survey

Unit # 32: needs smoke detectors, needs drain pan and drain at water heater, re sheetrock area under stair per code - needs city building permit w/ asbestos survey. Replace damaged sheetrock in water heater area – tape and float.

Unit #33: needs siding repairs, no key for inspections

Unit # 36: needs smoke detectors, needs drain pan at water heater, re sheetrock area under stair per code - needs city building permit w/ asbestos survey. Missing blanks at electrical panel. Mold under sink, missing vent cover upstairs, water damage at sheet rock -needs repairs. Clean floor duct at upstairs bath and repair cover.

10. Building “5”:

- Building with exterior wood balconies, guards, and stairs needing repairs
- Guardrails at retaining wall need repairs and update on spacing
- Columns loose/not anchored properly
- Exterior deck floors need replacing
- Guards need replacing

Unit #37: no key – not inspected, guard rails need repairs at exterior deck

Unit # 38: sheetrock damage at living room / kitchen / bathroom - needs city building permit w/ asbestos survey – framing inspection req. prior to replacing sheet rock. Replace sheetrock at kitchen counters (& dishwasher area) - framing inspection required prior to replacing sheetrock, water heater needs drain pan and drain or float switch and cut off valve.

Unit #40: rotten exterior handrails, water damage – need sheetrock repairs - needs city building permit w/ asbestos survey, mold needs treated, missing vent cover, re sheetrock area under stair per code - needs city building permit w/ asbestos survey. Clean mold,

Unit #45: electrical plug needs repairs under sink – city electrical permit and inspections required. Seal around pipe at wall under sink. Seal gaps in sheetrock around water supply box to washer and dryer.

Unit #47: loose handrail, missing handrail, smoke detectors not working, and tenant reported carpet stains and stains at kitchen / hall ceiling from leaks

Unit #48: exterior deck needs replacement, loose interior handrails, loose top tread – needs repairs at interior stair.

11. Building “6”:

- Building with exterior wood balconies, guards, and stairs needing repairs
- Guardrails at retaining wall need repairs and update on spacing
- Columns loose/not anchored properly
- Loose siding
- Evidence of fire damage at deck – repairs not to code
- Rusted stair supports
- Bowed/warped columns

- Unit #58: Holes in sheet rock needs repairs, piping under bathroom sink needs repairs, water heater needs drain pan, dryer vent needs repairs at wall, need correct dryer vent connection at wall.
- Unit # 60: sheetrock damage in bath room - needs city building permit w/ asbestos survey – framing inspection req. prior to replacing sheet rock. Needs drain pan / drain and wire clamp at water heater.
- Unit #64: loose guard rails at exterior stairs, rotten rim board at exterior second floor deck (left of front door).
- Unit #66: Needs drain pan and wire clamp at water heater. Loose handrail at interior stair. Loose board (siding) on upstairs porch (needs building permit), missing smoke detectors, re sheetrock area under stair per code - needs city building permit w/ asbestos survey. Needs drain pan / drain at water heater.

12. Building “7”:

- Unit #68: Light fixture loose at exterior, smoke detectors missing, needs repairs to HVAC access in hall, water heater needs drain pan / drain, wire clamp needed at water heater,
- Unit #69: fill crack at exterior patio, dryer vent needs repairs, interior sheetrock with mold needs replacing (requires interior building permit w/ asbestos survey – framing inspections required prior to replacing sheetrock. Water heater needs drain pan / drain. Repair sheet rock at washer/dryer area, bath sink missing. Closet door needs repairs. Mold at oven area – remove sheetrock and replace, framing inspection required prior to replacing sheetrock.
- Unit #71: Loose panel on exterior HVAC unit, open wall behind dryer – needs sheetrock repairs - needs city building permit w/ asbestos survey, re sheetrock area under stair per code - needs city building permit w/ asbestos survey. Water heater needs drain pan and drain.
- Unit #72: rotten lumber on exterior porch landing, re sheetrock area under stair per code - needs city building permit w/ asbestos survey, clean water heater closet area, seal around refrigerant lines where penetrating floors or walls. Exterior deck floor needs replacing.

- Unit #73: mold in utility room, rotten lumber on exterior porch landing, re sheetrock area under stair per code - needs city building permit w/ asbestos survey, seal holes around pipes under sinks.
- Unit #77: re sheetrock area under stair per code - needs city building permit w/ asbestos survey. Needs dryer vent repairs, needs plug covers, front door needs replacement, clean mold from walls,
- Unit #81: sheetrock damage in unit - needs city building permit w/ asbestos survey – framing inspection req. prior to replacing sheet rock. Electrical permit required – loose or open wiring, handrails loose, needs HVAC repairs/permits
- Unit# 82: Front door needs replacement, screw needed at electrical panel cover, rag in bathroom floor HVAC register / missing grille, missing handrail at interior stairs, light fixture missing at exterior – exposed wires. Re sheetrock area under stair per code - needs city building permit w/ asbestos survey. Repair sheetrock damage at wall adjacent washer/dryer closet.
- Unit #83: Replace exterior deck, electrical permit required – exposed wires, loose handrails at interior stairs, Re sheetrock area under stair per code - needs city building permit w/ asbestos survey. Repair all holes and sheetrock damage.
- Unit # 84: loose handrails

13. Building “8”:

- Some exterior siding needs replacement or repairs

- Unit # 85: missing blanks in breaker box, mold in upstairs utility room, water heater needs drain pan.
- Unit # 93: Water heater needs pan, re sheetrock area under stair per code - needs city building permit w/ asbestos survey, light cover needed in bath room. Water heater needs an outlet and needs to meet all code requirements. Dryer plug pulling loose, Tape on sale tight (HVAC exterior cord). Water heater needs drain pan. Light fixtures need covers.

14. Building “9”:

- Unit#98: needs water heater pan, re sheetrock area under stair per code - needs city building permit w/ asbestos survey, repair leak in upstairs sink, water heater needs a drain pan. Water supply pipe needs repairs. Fix leak under sink,
- Unit #100: need water heater pan, re- sheetrock area under stair per code - needs city building permit w/ asbestos survey, repair holes in sheetrock in bedroom, repair broken window, replace sheetrock with mold in water heater closet.
- Unit #102: termite damage needs repairs, need water heater pan, re sheetrock area under stair per code - needs city building permit w/ asbestos survey, needs

light cover in bath room, repair cracks around bath tub, need vent cover in bathroom

15. Building # “10”:

- Loose brick at exterior
- meter pack pulling loose at exterior, needs re securing

Unit # 105: sheetrock damage in unit - needs city building permit w/ asbestos survey – framing inspection req. prior to replacing sheet rock. Dryer vent duct missing above kitchen – needs mechanical permit for repairs. Re sheetrock area under stair per code - needs city building permit w/ asbestos survey. Water heater needs drain pan and drain.

16. Building “11”:

- Loose brick at header “soilder” course
- Building with exterior wood balconies, guards, and stairs needing repairs
- Siding loose or damaged
- Stair needs cross bracing to prevent from shaking

Unit # 109: Water heater needs drain pan and drain

Unit # 112: No lag bolts at deck, damaged HVAC duct under stair – needs HVAC permit, re sheetrock area under stair per code - needs city building permit w/ asbestos survey. Repair damaged sheetrock at all walls.

Unit # 113: trim gaps around electrical panel, 1st tread at stair need repairs

Unit # 115: Repair loose interior HVAC cover, water heater needs drain pan and drain, clean out trash. Repair holes in sheetrock above water heater.

Unit # 120: broken window glass, water heater has exposed wires at top, re-sheetrock area under stair per code - needs city building permit w/ asbestos survey. Clean floor duct and install new grille.

17. Building “12”:

- Dumpster enclosure needs new fence

Unit #122: needs electrical plug repair/replacement – need city electrical permit, install new pad under exterior HVAC unit to get out of dirt/mud

Unit #123: open hole in wall behind washer needs repairs, missing sheet rock, ant infestation, wiring clamp needed at wires on top of water heater. Missing sheetrock above water heater. Trash and debris inside. Smoke detectors need updating.

Unit #125: loose handrails, loose conduit at exterior, sheet rock needs repairs behind washer, mold at cabinets at dishwasher needs treatment. Porch light needs repairs, old smoke detectors need replacements.

Unit #126: missing and loose interior handrails, smoke detector damaged, missing plug cover in bed rooms, thermostat missing,
Unit #127: loose handrails, rotten trim at front door,
Unit #128: hole in sheet rock behind washer needs repairs; dryer duct needs repairs, needs apartment number

Swimming Pool

- **Repair damaged exterior light fixture on pole**
- **Verify swimming pool fence, gates, latches, and emergency phone meet local and state requirements**

End of City inspection results on units inspected.



Dangerous Structures Survey Report

Chief Building Official

Case #1906-DK

A. PROPERTY DESCRIPTION

Address: 3130 E 29TH STREET

Lot(s) 2 & 3 Block(s) 1 Addition(s) PH 1 THE GROVE (4 AC. GROVE APTS. PH 2)

Owner(s) WILSHIRE SKYLINE TEXAS, LLC

Mailing Address: 6404 WILSHIRE BLVD STE 800 LOS ANGELES, CA 90048-5530

B. SPECIFICATIONS BUILDINGS # A, B, C, D & E

Sq. Ft. _____ Rooms _____ Stories 2-3 Structures 5

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 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, IMC, IPC & 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
 - 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.
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 ATTACHMENT

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 & Corp GREGORY S. LUX 1-13-13
 Signature Printed Name Date

Case # _____

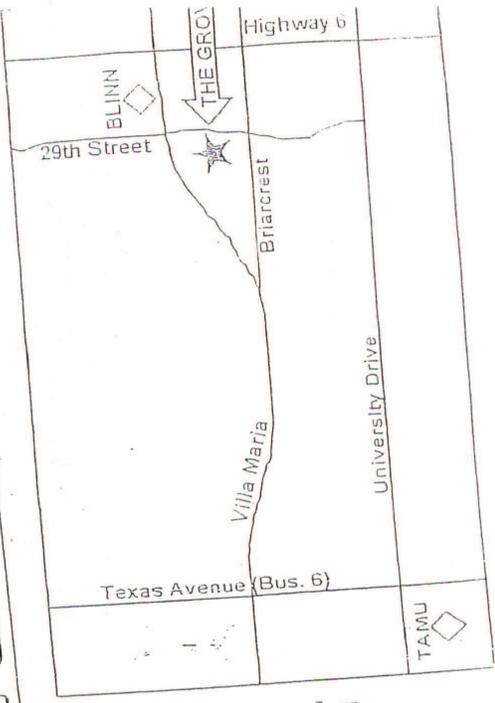
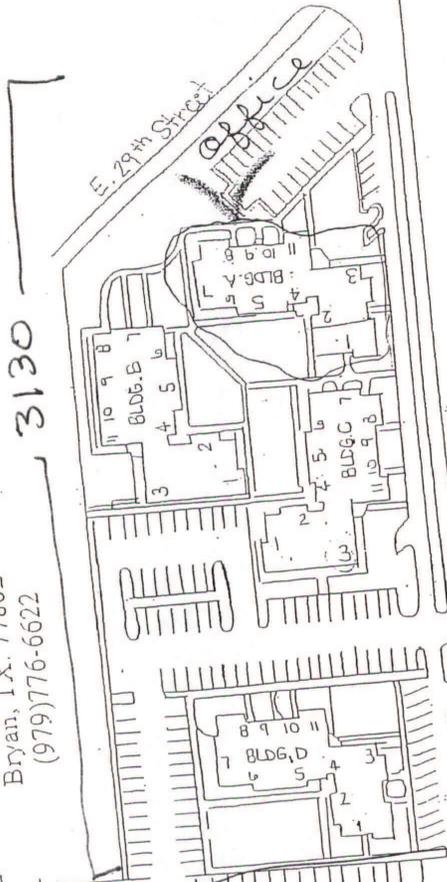
ACANT



The Grove Apartments

3130 E. 29th Street
Bryan, TX. 77802
(979)776-6622

3132



3132

November 27th, 2012

Limited Inspection Results of The Grove Apartments.

City staff met with property owner and apartment management and walked the site. Only some interiors were inspected as notes below:

1. Overall concerns: BBQ pits, junk vehicles, porches, stairs, guardrails, dilapidated siding, windows blocked by window A/C units, lack of fire extinguishers, mechanical unit replacements without permits, exposed or damaged electrical wiring or fixtures, cracks in exterior stone veneer, etc.
2. Building "A":
 - a. Missing handrails at exterior stairs
 - b. No unit #'s on upstairs exterior doors – apartment manager noted that these are second doors to two story apartment units – primary door is on first floor.
 - c. Cracks in stone veneer needs to be sealed
 - d. #9 has a broken window
 - e. #3 has an window a/c unit blocking second floor window – is this the only window in the bedroom? Possibly blocking code required emergency egress and rescue opening.
 - f. Some areas of siding need to be replaced or sealed.
3. Building "D":
 - a. Discussed guy wire pulling loose on side of building, damage to exterior siding. Need to apply for building permit for repairs. Framing inspection required prior to covering.
4. Building with unit #'s 81, 84, 82, 77 (units will need building, plumbing, mech, and possibly electrical permits and new Certificate of Occupancies before being occupied).
 - a. Discussed need for building permits to repair water damaged areas.
 - b. Asbestos survey required.
 - c. Need framing inspections prior to covering framing.
 - d. Need to secure vacant units better.
 - e. #81 – will need new sheetrock in kitchen, no water heater (will need plumbing permit)
 - f. #82- Missing handrail at stair – needs new front door – no water heater (will need plumbing permit)
 - g. #77 – missing HVAC unit – new exhaust fan on bath counter (will need mechanical and electrical permits)
 - h. Maintenance room – light fixture loose at exterior wall, A/C disconnect loose

Discussed overall condition of property with management and owner.

The original letter the city sent on 9-21-12 has not been fully complied with. An Engineer's report on the exterior stairs and balconies has not been received.

See attached letter dated 9-12-12.

End of comments.

January 14, 2013

Re-inspection of the Grove Apartments from week of January 7-11th.

Re paint fire lanes

Dumpster enclosures

1. Building "A":

The North West and South East End walls – stone veneer has major cracks in mortar, North West side shows signs of deflection / out of plumb in one area. The engineer needs to evaluate these veneer walls for recommendations for stabilization and repair.

- Unit #A-3: electrical plugs need replacement/repairs, water heater needs repairs (city electrical permit required for repairs). Needs city mechanical permit for missing exterior HVAC unit.
- Unit #A-7: oven plug pulling loose from wall, new cabinets being installed, tub surround needs repairs, exterior deck at top floor needs replacement, newer HVAC unit under exterior stairs (refrigerant lines need to be insulated per code).
- Unit #A-6: Loose handrails at interior stairs, soffit pulling loose at exterior balcony on second floor, refrigerant lines need to be insulated per code at exterior HVAC unit, exterior electrical plug needs new code approved while in use cover.

2. Building "B":

- Unit #B-7: fan motor wires exposed on top of exterior HVAC unit, water heater needs new drain pan, loose handrail at exterior stair, exterior light (wall pack) pulling loose / conduit open (requires city electrical permit), cracks in sheet rock need repairs.
- Unit #B-8: Remove duct tape on PVC drain pipe under sink – glue pipe together per code or repair, loose handrails at interior stairs, water heater needs wire clamp at cord, loose guard rail at exterior balcony & stone veneer has crack that needs repairs, soap holder missing at tub (hole in wall).
- Unit #B-9: Cord at dishwasher spliced – needs new cord at proper length not spliced, loose handrails at interior stairs, missing handrail at interior stair
- Unit#B-10: loose handrails at interior stairs

3. Building "D":

Guy wire pulling siding loose – siding needs to be removed for framing inspections, repair framing and call for city inspections for framing, insulation, exterior sheathing moisture barrier, and for final inspections – city building permit required.

Unit # D-7: loose handrail at interior stairs, replace exterior decking, repair holes at exterior HVAC refrigerant lines, bolts missing at bottom of exterior stair stringers

Unit # D-5: loose handrail at interior stairs, missing light fixture cover

Unit # D-4: Stone veneer below window needs repairs

Unit # D-2: Water heater temperature and pressure relief drain line leaking at exterior

4. Building "E":

Unit # E-11: loose HVAC disconnect near unit E-7, plumbing pipe loose under sink

Unit # E-5: loose exterior HVAC disconnect, water damage over living room at ceiling

Unit # E-1: foam insulation around fire place stone – needs to be removed and space filled with mortar or joint sealant.

5. Building "C":

Unit # C-11: foam insulation around fire place stone – needs to be removed and space filled with mortar or joint sealant.

Unit # C-9: Closet ceiling needs new sheet rock (mold) – needs city building permit w/ asbestos survey – framing inspection req. prior to replacing sheet rock.

Wire clamp needed at cord on top of water heater, missing handrail at interior stairs, missing smoke detector

Unit # C-8: Missing handrail at exterior stairs, siding repairs needed at balcony (siding replacement requires city building permit)

Unit # C-2: has window A/C unit blocking window – need to make sure this is not only window in bedroom – window needs to have weather proof finish where plywood is exposed.

6. Building "B":

Unit # B-1: Cord at dishwasher spliced – needs new cord at proper length not spliced,

Unit # B-2: Sheetrock damaged at ceiling in living room/kitchen - needs city building permit w/ asbestos survey – framing inspection req. prior to replacing sheet rock.

Unit # B-4: missing Smoke detector

7. Building "4":

Fence around dumpsters needs replacement, loose exterior siding (needs building permit)

Unit # 32: needs smoke detectors, needs drain pan at water heater, re sheetrock area under stair per code - needs city building permit w/ asbestos survey.

Unit # 36: needs smoke detectors, needs drain pan at water heater, re sheetrock area under stair per code - needs city building permit w/ asbestos survey. Missing blanks at electrical panel. Mold under sink, missing vent cover upstairs, water damage at sheet rock needs repairs

Unit #33: needs siding repairs, no key for inspections

Unit #29: slab below grade – flooding issue, broken handrail

8. Building "5":

Unit #48: exterior deck needs replacement, loose interior handrails, loose top tread – needs repairs at interior stair

Unit #37: no key – not inspected

Unit # 38: sheetrock damage at living room / kitchen / bathroom - needs city building permit w/ asbestos survey – framing inspection req. prior to replacing sheet rock.

Unit #47: loose handrail, missing handrail, smoke detectors not working, tenant reported carpet stains and stains at kitchen ceiling

Unit #45: electrical plug covers missing under sink

Unit #40: rotten exterior handrails, water damage – need sheetrock repairs - needs city building permit w/ asbestos survey, mold needs treated, missing vent cover, re sheetrock area under stair per code - needs city building permit w/ asbestos survey.

9. Building "6":

Unit # 60: sheetrock damage in bath room - needs city building permit w/ asbestos survey – framing inspection req. prior to replacing sheet rock. Needs drain pan and wire clamp at water heater.

Unit #66: Needs drain pan and wire clamp at water heater. Loose handrail at interior stair

Unit #64: loose guard rails at exterior stairs, rotten rim board at exterior second floor deck (left of front door).

Unit #66: loose board (siding) on upstairs porch (needs building permit), missing smoke detectors, re sheetrock area under stair per code - needs city building permit w/ asbestos survey.

Unit #58: holes in sheet rock needs repairs, piping under bathroom sink needs repairs, water heater needs drain pan,

10. Building "7":

Unit #71: loose panel on exterior HVAC unit, open wall behind dryer – needs sheetrock repairs - needs city building permit w/ asbestos survey, re sheetrock area under stair per code - needs city building permit w/ asbestos survey.

Unit #68: Light fixture loose at exterior, smoke detectors missing

Unit #69: fill crack at exterior patio, dryer vent needs repairs

Unit#83: replace exterior deck, electrical permit required – exposed wires, loose handrails at interior stairs,

Unit# 84: loose handrails

Unit# 82: Front door needs replacement, screw needed at electrical panel cover, rag in bathroom floor HVAC register / missing grille, missing handrail at interior stairs,

Unit #81: sheetrock damage in unit - needs city building permit w/ asbestos survey – framing inspection req. prior to replacing sheet rock. Electrical permit required – loose or open wiring, handrails loose, needs HVAC repairs/permits

Unit #77: re sheetrock area under stair per code - needs city building permit w/ asbestos survey. Needs dryer vent repairs, needs plug covers, front door needs replacement

Unit #72: rotten lumber on exterior porch landing

Unit #73: mold in utility room, rotten lumber on exterior porch landing

11. Building "11":

Loose brick at header "soilder" course

Unit # 120: broken window glass

Unit # 113: trim gaps around electrical panel, 1st tread at stair need repairs

Unit # 112: no lag bolts at deck, damaged HVAC duct under stair – needs HVAC permit, re sheetrock area under stair per code - needs city building permit w/ asbestos survey.

Unit # 109:

12. Building #10":

Loose brick at exterior, meter pack pulling loose at exterior

Unit # 105: sheetrock damage in unit - needs city building permit w/ asbestos survey – framing inspection req. prior to replacing sheet rock. Dryer vent duct missing above kitchen – needs mechanical permit for repairs

13. Building "2":

Lose siding – needs building permit

14. Building "12":

Dumpster enclosure needs new fence

Unit #125: loose handrails, loose conduit at exterior, sheet rock needs repairs behind washer, mold at cabinets at dishwasher needs treatment. Porch light needs repairs

Unit #126: missing and loose interior handrails, smoke detector damaged, missing plug cover in bed rooms, thermostat missing,

Unit #127: loose handrails, rotten trim at front door,

Unit #128: hole in sheet rock behind washer needs repairs, dryer duct needs repairs, needs apartment number

Unit #123: open hole in wall behind washer needs repairs, missing sheet rock, ant infestation

Unit #122: needs electrical plug repair/replacement – need city lectrical permit, install new pad under exterior HVAC unit to get out of dirt/mud

15. Building "8":

Unit # 85: missing blanks in breaker box, mold in upstairs utility room, water heater needs drain pan.

16. Building "1":

Unit # 8: re sheetrock area under stair per code - needs city building permit w/ asbestos survey. Broken window open foundation, WB

Unit #4: re sheetrock area under stair per code - needs city building permit w/ asbestos survey, stair steps loose, sheet rock needs repairs at washer / dryer area

17. Building "2":

Unit # 19: need drain pan at water heater, re sheetrock area under stair per code - needs city building permit w/ asbestos survey, loose plug

Unit #15: re sheetrock area under stair per code - needs city building permit w/ asbestos survey, exterior stairs need supports

Unit #20: temperature and pressure relief valve needed to be plumbed, need drain pan at water heater,

Unit # 22: Loose floor supports in upstairs bedroom, re sheetrock area under stair per code - needs city building permit w/ asbestos survey

Unit # 24: Exteiror light fixture needs repairs, conduit loose on wall

Address
3132 E 29TH ST # 1
3132 E 29TH ST # 4
3132 E 29TH ST # 8
3132 E 29TH ST # 9
3132 E 29TH ST # 14
3132 E 29TH ST # 15
3132 E 29TH ST # 19
3132 E 29TH ST # 20
3132 E 29TH ST # 22
3132 E 29TH ST # 23
3132 E 29TH ST # 26
3132 E 29TH ST # 29
3132 E 29TH ST # 32
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3132 E 29TH ST # 109
3132 E 29TH ST # 112
3132 E 29TH ST # 113
3132 E 29TH ST # 115
3132 E 29TH ST # 120

FOUNDATION ISSUE KITCHEN IN MULTIPLE
 NEAR NUMBER 36 COMPRESSOR DIRECTION
 W/TELECOM, NOT UP TO BLOG I

#8
 19 (2)
 EXPOSED 45 (S)
 STAIRS 44
 OPEN W/TRAFFIC 41
 OPEN FOUNDATION
 DRAIN?
 BROKEN WINDOW

#4 SAME
 STAIRS LOOSE
 OPEN SHUTTER W/D

19 STAIRS
 LOOSE 220V
 NO DRAIN

15 SAME UNDER STAIR
 BALCONY RAILING
 STAIRS SUPPORTS

20
 TEP DRAIN MULT COMM.?

22 LOSS OF FLOOR SUPPORT
 UP STAIRS BDRM
 SAME UNDER STAIRS

SAME UNDER STAIRS
 NO COMM. ELEC SOURCE W/TRAFFIC

24 OUTSIDE LT
 CONDUIT & PIPING LOOSE
 AT WALL

	3132 E 29TH ST # 122	
	3132 E 29TH ST # 123	
NK	3132 E 29TH ST # 125	PORCH LIGHT
	3132 E 29TH ST # 126	
	3132 E 29TH ST # 127	ROTTRIN @ FAT DOOR
NK	3132 E 29TH ST # 128	NEEDS NUMBERS

29 (BLDG 4)
 SLABS BELOW GRADE
 WTR LEAK INTO APT
 EXPOSED STAIRS
 ELCC COM. OUTSIDE
 WTR HBR
 BROKEN HANDRAIL

DUMPSTER ENCLOSURE
 BY 121 ROTTON, UNSTABLE
 BY 7 " "

REPAIR FIRE LANE

BELOW
 42 47 BEHIND

LAST YEAR
 FOOD
 BLACKMOLD
 RESP ISSUES
 IN KIDS

Address
3132 E 29TH ST # 1
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3132 E 29TH ST # 8
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3132 E 29TH ST # 115
3132 E 29TH ST # 120

FOUNDATION IS LOOSE KITCHEN MULTIPLE
 NESORNU 3 ON COMPRESSOR DIRECTION
 W/TECOM, NOT UTC? BLOG 1

#8
 EXPOSED 45 (S)
 STAIRWELL 44
 OPEN W/TRAFFIC 41
 OPEN FOUNDATION
 DRAIN?
 BROKEN WINDOW

#4 SAME
 STAIR STEPS LOOSE
 OPEN SHIRKAT W/D

19 STAIR
 LOOSE 220V
 NO DRAIN

15 SAME UNDER STAIR
 BALCONY RAILING
 STAIRS UNDER SUPPORTS

20 TEP DRAIN MULT COM.?

22 LOSS OF FLOOR SUPPORT
 UP STAIRS BORN
 SAME UNDER STAIRS

SAME UNDER STAIRS
 NO COM. ELEC SOURCE W/TRAFFIC

24 OUTSIDE LT
 CONDUIT ~~IN~~ LOOSE
 AT WALL



CITY OF BRYAN
The Good Life, Texas Style

Dangerous Structures Survey Report

Code Enforcement

Case #1906-DK

A. PROPERTY DESCRIPTION

Address: 3130 E 29TH STREET

Lot(s) 2 & 3 Block(s) 1 Addition(s) PH 1 THE GROVE (4 AC. GROVE APTS. PH 2)

Owner(s) WILSHIRE SKYLINE TEXAS, LLC

Mailing Address: 6404 WILSHIRE BLVD STE 800 LOS ANGELES, CA 90048-5530

B. SPECIFICATIONS

Buildings #A, B, C, D & E

Sq. Ft. _____ Rooms _____ Stories 2-3 Structures 5

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 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 # 1906-DK

COMMENTS see report

Lined area for handwritten notes or comments.

Dawn Katz
Signature

Dawn Katz / Code Enforcement
Printed Name/Title

1/18/13
Date

Case # 1906-DK



Dangerous Structures Survey Report

Fire Marshal

Case # 1906-DK

A. PROPERTY DESCRIPTION

Address: 3130 E 29TH STREET

Lot(s) 2 & 3 Block(s) 1 Addition(s) PH 1 THE GROVE (4 AC. GROVE APTS. PH 2)

Owner(s) WILSHIRE SKYLINE TEXAS, LLC

Mailing Address: 6404 WILSHIRE BLVD STE 800 LOS ANGELES, CA 90048-5530

B. SPECIFICATIONS

Sq. Ft. _____ Rooms _____ Stories 2 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 ____% 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.

Case # _____

Page 1 of 3

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.

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

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.

COMMENTS

SEAL Tite pulled loose on A/C

Rotten siding

Improperly installed water hts, open elec wiring on water hts

Broken windows

stair bolts pulling loose

Rotten stairs

Holes in street rock

open interior walls

Open wiring on A/C units

Broken security likes

open ceiling

rotten/molden

Bats missing from panels

cracked porches

Holes in floors

[Signature] FRED TAYLOR Deputy Fire MARSHAL 1-15-13

Case # _____



Dangerous Structures Survey Report

Chief Building Official

Case #1906A-DK

A. PROPERTY DESCRIPTION

Address: 3132 E 29TH STREET

Lot(s) 1 Block(s) 1 Addition(s) PH 1 THE GROVE (4 AC. GROVE APTS. Touches Goessler Road)

Owner(s) WILSHIRE SKYLINE TEXAS, LLC

Mailing Address: 6404 WILSHIRE BLVD STE 800 LOS ANGELES, CA 90048-5530

B. SPECIFICATIONS BUILDINGS # 1-12

Sq. Ft. _____ Rooms _____ Stories 2-3 Structures 12

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, IPC, IMC, & 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.

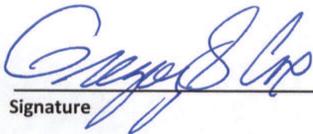
Case # _____

- 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
 - 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.
- 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 ATTACHMENT

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.



Signature

CLEBURN S. COX 1-18-13

Printed Name

Date

Case # _____

November 27th, 2012

Limited Inspection Results of The Grove Apartments.

City staff met with property owner and apartment management and walked the site. Only some interiors were inspected as notes below:

1. Overall concerns: BBQ pits, junk vehicles, porches, stairs, guardrails, dilapidated siding, windows blocked by window A/C units, lack of fire extinguishers, mechanical unit replacements without permits, exposed or damaged electrical wiring or fixtures, cracks in exterior stone veneer, etc.
2. Building "A":
 - a. Missing handrails at exterior stairs
 - b. No unit #'s on upstairs exterior doors – apartment manager noted that these are second doors to two story apartment units – primary door is on first floor.
 - c. Cracks in stone veneer needs to be sealed
 - d. #9 has a broken window
 - e. #3 has an window a/c unit blocking second floor window – is this the only window in the bedroom? Possibly blocking code required emergency egress and rescue opening.
 - f. Some areas of siding need to be replaced or sealed.
3. Building "D":
 - a. Discussed guy wire pulling loose on side of building, damage to exterior siding. Need to apply for building permit for repairs. Framing inspection required prior to covering.
4. Building with unit #'s 81, 84, 82, 77 (units will need building, plumbing, mech, and possibly electrical permits and new Certificate of Occupancies before being occupied).
 - a. Discussed need for building permits to repair water damaged areas.
 - b. Asbestos survey required.
 - c. Need framing inspections prior to covering framing.
 - d. Need to secure vacant units better.
 - e. #81 – will need new sheetrock in kitchen, no water heater (will need plumbing permit)
 - f. #82- Missing handrail at stair – needs new front door – no water heater (will need plumbing permit)
 - g. #77 – missing HVAC unit – new exhaust fan on bath counter (will need mechanical and electrical permits)
 - h. Maintenance room – light fixture loose at exterior wall, A/C disconnect loose

Discussed overall condition of property with management and owner.

The original letter the city sent on 9-21-12 has not been fully complied with. An Engineer's report on the exterior stairs and balconies has not been received.

See attached letter dated 9-12-12.

End of comments.

January 14, 2013

Re-inspection of the Grove Apartments from week of January 7-11th.

Re paint fire lanes

Dumpster enclosures

1. Building "A":

The North West and South East End walls – stone veneer has major cracks in mortar, North West side shows signs of deflection / out of plumb in one area. The engineer needs to evaluate these veneer walls for recommendations for stabilization and repair.

Unit #A-3: electrical plugs need replacement/repairs, water heater needs repairs (city electrical permit required for repairs). Needs city mechanical permit for missing exterior HVAC unit.

Unit #A-7: oven plug pulling loose from wall, new cabinets being installed, tub surround needs repairs, exterior deck at top floor needs replacement, newer HVAC unit under exterior stairs (refrigerant lines need to be insulated per code).

Unit #A-6: Loose handrails at interior stairs, soffit pulling loose at exterior balcony on second floor, refrigerant lines need to be insulated per code at exterior HVAC unit, exterior electrical plug needs new code approved while in use cover.

2. Building "B":

Unit #B-7: fan motor wires exposed on top of exterior HVAC unit, water heater needs new drain pan, loose handrail at exterior stair, exterior light (wall pack) pulling loose / conduit open (requires city electrical permit), cracks in sheet rock need repairs.

Unit #B-8: Remove duct tape on PVC drain pipe under sink – glue pipe together per code or repair, loose handrails at interior stairs, water heater needs wire clamp at cord, loose guard rail at exterior balcony & stone veneer has crack that needs repairs, soap holder missing at tub (hole in wall).

Unit #B-9: Cord at dishwasher spliced – needs new cord at proper length not spliced, loose handrails at interior stairs, missing handrail at interior stair

Unit#B-10: loose handrails at interior stairs

3. Building "D":

Guy wire pulling siding loose – siding needs to be removed for framing inspections, repair framing and call for city inspections for framing, insulation, exterior sheathing moisture barrier, and for final inspections – city building permit required.

Unit # D-7: loose handrail at interior stairs, replace exterior decking, repair holes at exterior HVAC refrigerant lines, bolts missing at bottom of exterior stair stringers

Unit # D-5: loose handrail at interior stairs, missing light fixture cover

Unit # D-4: Stone veneer below window needs repairs

Unit # D-2: Water heater temperature and pressure relief drain line leaking at exterior

4. Building "E":

Unit # E-11: loose HVAC disconnect near unit E-7, plumbing pipe loose under sink

Unit # E-5: loose exterior HVAC disconnect, water damage over living room at ceiling

Unit # E-1: foam insulation around fire place stone – needs to be removed and space filled with mortar or joint sealant.

5. Building "C":

Unit # C-11: foam insulation around fire place stone – needs to be removed and space filled with mortar or joint sealant.

Unit # C-9: Closet ceiling needs new sheet rock (mold) – needs city building permit w/ asbestos survey – framing inspection req. prior to replacing sheet rock.

Wire clamp needed at cord on top of water heater, missing handrail at interior stairs, missing smoke detector

Unit # C-8: Missing handrail at exterior stairs, siding repairs needed at balcony (siding replacement requires city building permit)

Unit # C-2: has window A/C unit blocking window – need to make sure this is not only window in bedroom – window needs to have weather proof finish where plywood is exposed.

6. Building "B":

Unit # B-1: Cord at dishwasher spliced – needs new cord at proper length not spliced,

Unit # B-2: Sheetrock damaged at ceiling in living room/kitchen - needs city building permit w/ asbestos survey – framing inspection req. prior to replacing sheet rock.

Unit # B-4: missing Smoke detector

7. Building "4":

Fence around dumpsters needs replacement, loose exterior siding (needs building permit)

Unit # 32: needs smoke detectors, needs drain pan at water heater, re sheetrock area under stair per code - needs city building permit w/ asbestos survey.

Unit # 36: needs smoke detectors, needs drain pan at water heater, re sheetrock area under stair per code - needs city building permit w/ asbestos survey. Missing blanks at electrical panel. Mold under sink, missing vent cover upstairs, water damage at sheet rock needs repairs

Unit #33: needs siding repairs, no key for inspections

Unit #29: slab below grade – flooding issue, broken handrail

8. Building "5":

Unit #48: exterior deck needs replacement, loose interior handrails, loose top tread – needs repairs at interior stair

Unit #37: no key – not inspected

Unit # 38: sheetrock damage at living room / kitchen / bathroom - needs city building permit w/ asbestos survey – framing inspection req. prior to replacing sheet rock.

Unit #47: loose handrail, missing handrail, smoke detectors not working, tenant reported carpet stains and stains at kitchen ceiling

Unit #45: electrical plug covers missing under sink

Unit #40: rotten exterior handrails, water damage – need sheetrock repairs - needs city building permit w/ asbestos survey, mold needs treated, missing vent cover, re sheetrock area under stair per code - needs city building permit w/ asbestos survey.

9. Building "6":

- Unit # 60: sheetrock damage in bath room - needs city building permit w/ asbestos survey – framing inspection req. prior to replacing sheet rock. Needs drain pan and wire clamp at water heater.
- Unit #66: Needs drain pan and wire clamp at water heater. Loose handrail at interior stair
- Unit #64: loose guard rails at exterior stairs, rotten rim board at exterior second floor deck (left of front door).
- Unit #66: loose board (siding) on upstairs porch (needs building permit), missing smoke detectors, re sheetrock area under stair per code - needs city building permit w/ asbestos survey.
- Unit #58: holes in sheet rock needs repairs, piping under bathroom sink needs repairs, water heater needs drain pan,

10. Building "7":

- Unit #71: loose panel on exterior HVAC unit, open wall behind dryer – needs sheetrock repairs - needs city building permit w/ asbestos survey, re sheetrock area under stair per code - needs city building permit w/ asbestos survey.
- Unit #68: Light fixture loose at exterior, smoke detectors missing
- Unit #69: fill crack at exterior patio, dryer vent needs repairs
- Unit#83: replace exterior deck, electrical permit required – exposed wires, loose handrails at interior stairs,
- Unit# 84: loose handrails
- Unit# 82: Front door needs replacement, screw needed at electrical panel cover, rag in bathroom floor HVAC register / missing grille, missing handrail at interior stairs,

- Unit #81: sheetrock damage in unit - needs city building permit w/ asbestos survey – framing inspection req. prior to replacing sheet rock. Electrical permit required – loose or open wiring, handrails loose, needs HVAC repairs/permits
- Unit #77: re sheetrock area under stair per code - needs city building permit w/ asbestos survey. Needs dryer vent repairs, needs plug covers, front door needs replacement
- Unit #72: rotten lumber on exterior porch landing

Unit #73: mold in utility room, rotten lumber on exterior porch landing

11. Building "11":

Loose brick at header "soilder" course

Unit # 120: broken window glass

Unit # 113: trim gaps around electrical panel, 1st tread at stair need repairs

Unit # 112: no lag bolts at deck, damaged HVAC duct under stair – needs HVAC permit, re sheetrock area under stair per code - needs city building permit w/ asbestos survey.

Unit # 109:

12. Building #10":

Loose brick at exterior, meter pack pulling loose at exterior

Unit # 105: sheetrock damage in unit - needs city building permit w/ asbestos survey – framing inspection req. prior to replacing sheet rock. Dryer vent duct missing above kitchen – needs mechanical permit for repairs

13. Building "2":

Lose siding – needs building permit

14. Building "12":

Dumpster enclosure needs new fence

Unit #125: loose handrails, loose conduit at exterior, sheet rock needs repairs behind washer, mold at cabinets at dishwasher needs treatment. Porch light needs repairs

Unit #126: missing and loose interior handrails, smoke detector damaged, missing plug cover in bed rooms, thermostat missing,

Unit #127: loose handrails, rotten trim at front door,

Unit #128: hole in sheet rock behind washer needs repairs, dryer duct needs repairs, needs apartment number

Unit #123: open hole in wall behind washer needs repairs, missing sheet rock, ant infestation

Unit #122: needs electrical plug repair/replacement – need city lectrical permit, install new pad under exterior HVAC unit to get out of dirt/mud

15. Building "8":

Unit # 85: missing blanks in breaker box, mold in upstairs utility room, water heater needs drain pan.

16. Building "1":

Unit # 8: re sheetrock area under stair per code - needs city building permit w/ asbestos survey. Broken window open foundation, WB

Unit #4: re sheetrock area under stair per code - needs city building permit w/ asbestos survey, stair steps loose, sheet rock needs repairs at washer / dryer area

17. Building "2":

Unit # 19: need drain pan at water heater, re sheetrock area under stair per code - needs city building permit w/ asbestos survey, loose plug

Unit #15: re sheetrock area under stair per code - needs city building permit w/ asbestos survey, exterior stairs need supports

Unit #20: temperature and pressure relief valve needed to be plumbed, need drain pan at water heater,

Unit # 22: Loose floor supports in upstairs bedroom, re sheetrock area under stair per code - needs city building permit w/ asbestos survey

Unit # 24: Exteiror light fixture needs repairs, conduit loose on wall

Address
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FOUNDATION ISSUE KITCHEN MULTIPLE
 NESCORN 3 OR COMPRESSOR DIRECTION
 WTCORR. NOT U/C? BLOG 1

#8
 EXPOSED 45 (S)
 STAIRCASE 44
 OPEN WTR AT R
 OPEN FOUNDATION
 DRAW?
 BROKEN WINDOW

#4 SAME
 STAIRS LOOSE
 OPEN SHTR AT W/D

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 BALCONY RAIL
 STAIRS SUPPORTS

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22 LOSS OF FLOOR SUPPORT
 UP STAIRS BDRM
 SAME UNDER STAIRS

SAME UNDER STAIRS
 NO CORR. ELEC SOURCE WITH HORN

24 OUTSIDE LT
 CONDUIT & PIPING LOOSE
 AT WALL

Address
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FOUNDATION ISSUE KITCHEN MULTIPLE
 NESOR NUMBER 36 COMPRESSOR DIRECTION
 WTCOMM. NOT UTC 7 BLDG 1

#8
 19 (2)
 EXPOSED 45 (S)
 STAIRCASE 41
 OPEN WTR AT R
 OPEN FOUNDATION
 DRAW?
 BROKEN WINDOW

#4 SAME
 STAIRCASES LOOSE
 OPEN SHTR AT W/D

19 STAIRCASE
 LOOSE 220V
 NO DRAW

15 SAME UNDER STAIR
 BALCONY RAILING
 STAIRS W/ SUPPORTS

20
 TRIP DRAW MULT COMM. ?

22 LOSS OF FLOOR SUPPORT
 UP STAIRS BDRM
 SAME UNDER STAIRS

SAME UNDER STAIRS
 NO COMM. ELEC SOURCE WTR AT HTR

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 CONDUIT ~~R~~ LOOSE
 AT WALL

3132 E 29TH ST # 122
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NIC
NIC

PORCH LIGHT
ROOF TRIM @ FIRE DOOR
NEEDS NUMBERS

29 (BLDG 4)
SLAB BELOW GRADE
WTR LEAK INTO APT
EXPOSED STAIRS
ELCC COM. OUTSIDE
WTR HUB
BROKEN HANDRAIL

DUMPSTER ENCLOSURE
BY 121 ROTTEN, UNSTABLE
BY 7 " "

REPAIR FIRE LANE

BELOW
42 47 BEHIND

LAST YEAR
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BLACK MOLD
RESP ISSUES
IN KIDS



Dangerous Structures Survey Report

Code Enforcement

Case #1906A-DK

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Owner(s) WILSHIRE SKYLINE TEXAS, LLC

Mailing Address: 6404 WILSHIRE BLVD STE 800 LOS ANGELES, CA 90048-5530

B. SPECIFICATIONS

Buildings #1-12

Sq. Ft. _____

Rooms _____

Stories 2-3

Structures 12

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 #

1906A-DK

COMMENTS

see report.

Dawn Kaatz

Signature

Dawn Kaatz / Cook Enforcement

Printed Name/Title

Date

1/18/13

Case # 1906A-DK

Page 2 of 2



Dangerous Structures Survey Report

Fire Marshal

Case #1906A-DK

A. PROPERTY DESCRIPTION

Address: 3132 E 29TH STREET

Lot(s) 1 Block(s) 1 Addition(s) PH 1 THE GROVE (4 AC. GROVE APTS. (that touches Gosseler Road))

Owner(s) WILSHIRE SKYLINE TEXAS, LLC

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B. SPECIFICATIONS

Sq. Ft. _____ Rooms _____ Stories _____ Structures _____

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 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 _____% 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.

Case # _____

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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.

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

COMMENTS

Roten in interior walls
moist / mildew
Rotten siding
S/D missing - inoperative
Evidence of water leaks in ceiling
stair & rails unsecured, rotten
open exterior wall - bricks missing
Rusted out strips

Conducted by Fred Taylor Deputy Fire Marshal 01-14-13