BUILDING AND STANDARDS COMMISSION
STAFF REPORT

March 24, 2014

CITY OF BRYAN

Case #1988 – 2000 Kazmeier Plaza

LEGAL DESCRIPTION: Lot 8 in Block 2 of Greenfield Plaza and Associated BPP

STRUCTURE(S):

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

PROPERTY OWNER(S): Rowe Properties & Investment CO LLC

LIENHOLDER(S)/ MORTGAGEE(S): none

IMPROVEMENT VALUE(S) (AS APPRAISED BY THE BRAZOS COUNTY APPRAISAL DISTRICT): $747,120 (2013 tax year)

BACKGROUND: This multi-family apartment complex with 48 units (approximately 24 are occupied) came to the attention of City staff through a citizen complaint in July 2013. Upon inspection of the units, City staff noted that several areas of the apartment complex where in need of several major and minor repairs.

The Chief Building Official sent a notice to the property owner on August 14, 2013 asking for an engineer's report on the exterior stairs, balconies, and foundations to be submitted to the city within 30 days (by mid-September 2013). During this time, City staff also discussed other repairs that were planned by the owner to take place, such as stucco repairs to exterior walls. The owner obtained a repair permit for stucco repairs. Only one inspection was called in and it appears other areas where covered without required building inspections. The Fire Marshal's office received additional complaints from tenants in October 2013. In January 2014, City staff received additional complaints from tenants and a complaint from a former maintenance worker.

A hold was placed on the utilities for vacant units and those that become vacant and a notice was mailed to the listed property owner on November 26, 2013. Staff never received the requested engineer's report, or plans or estimates for repairs, so the Chief Building Official requested that the property be scheduled for consideration by the Commission.

ATTACHMENTS:

(1.) staff recommendation
(2.) pictures
(3.) building survey
(4.) dangerous structures survey reports

BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION

March 24, 2014

Case #: 1988
Building Address: 2000 Kazmeier Plaza
Record Owner(s): Rowe Properties & Investment CO LLC

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 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 building 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:

☒ **<u>the building</u> is occupied and poses a hazard to health, safety, or general welfare of the occupants and/or the general public and must be vacated.**

☒ **the building <u>may</u> feasibly be repaired so that it is no longer in violation of City ordinances.**

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

☒ **repair the buildings within 120 days, in accordance with the schedule below:**

Deadline	**Task**
30 Day	**Submit Signed and Sealed Engineer's detailed report and assessment for the following:** • **Roofs of apartment buildings** • **HVAC units on roofs of apartment buildings* (or can be by licensed HVAC contractor)** • **Exterior balconies at second floor of all units** • **Exterior second floor breezeways of all units** • **Exterior handrails and guardrails at all exterior balconies, stairs, and breezeways** • **Exterior stairs** • **Foundations (specifically where piers are exposed)** • **Drainage around apartment buildings** • **Retaining walls at parking lot along Kazmeier** • **Exterior stucco walls (some areas have been repaired and covered without city inspections).** • **Inspect all water heaters for any needed repairs or non – code compliant issues * (or can be by licensed plumbing contractor)** ***Engineer's report to be signed and sealed by licensed Texas Engineer and should include detailed description of problems/unsafe issues as well as detailed description on what is needed to make all repairs and make safe.** ***Licensed HVAC contractor and licensed Plumber may submit reports for all roof top HVAC units and all Water heaters in attics.** **City will need a minimum of two days to review of all reports once submitted.** **General Contractor needs to apply for building permit.** **Install approved required Fire Extinguishers in all apartment units or on exterior of all apartment buildings as approved by Fire Department.** **Install smoke detectors in all occupied apartment units (in each bedroom and area outside each bedroom per manufacturer's installation instructions.**

Property owner to make sure all tenants are not storing items on breezeways or balconies. All BBQ pits must be 10' from the buildings.

45 days

General Contractor to obtain building permit for all repairs to roofs, breezeways, balconies, stairs, handrails, and guardrails as outlined in engineer's report after city review and approval of engineer's report.

Licensed HVAC contractor to obtain mechanical repair permit for any repairs needed for roof top units. Also, HVAC contractor needs to verify that all HVAC units in each apartment units have working heat and coils, etc. are clean and all components working correctly.

Licensed Electrician to obtain electrical repair permit for any repairs to HVAC roof top equipment or any repairs needed in units.

Licensed Plumber to obtain plumbing repair permit for any repairs to water heaters or any other plumbing system as identified in engineer's report.

General Contractor to obtain building permit for repairs to foundation (if needed per approved engineer's report).

General Contractor to obtain building permit for repairs to exterior retaining wall per engineer's report.

General Contractor to obtain building permit for exterior stucco repair on all buildings.

90 days

General Contractor to complete repairs to roofs, breezeways, balconies, stairs, handrails and guardrails as outlined in engineer's report and per city plan review comments. General Contractor to call for inspections prior to covering structural framing and framing repairs.

Licensed HVAC contractor to complete all repairs needed for roof top units and call for inspections. Contractor will need to provide safe OSHA approved access to roof for city inspector.

Licensed Electrician to complete all repairs needed to HVAC roof top equipment or any repairs needed in apartment units and call for inspections. Contractor will need to provide safe OSHA approved access to roof for city inspector.

Licensed Plumber to complete any repairs needed to water heaters or any other plumbing system as identified and call for inspections.

General Contractor to call for inspections prior to moisture barrier install for exterior stucco repairs (city needs to verify that any damaged framing or wall bracing or insulation was

repaired/replaced, prior to moisture barrier, exterior sheathing, exterior moisture barrier, or stucco material installation.

120 Days **General Contractor to obtain permits for interior repairs to specific units per the Building and Fire Department Surveys. Including but not limited to:**

- **Obtain building permits for apartment units with sheetrock damage – see Building Surveys – an asbestos survey is required to be submitted prior to interior repairs and prior to building permit issuance per state law.**
- **Obtain new Certificate of Occupancies for all apartment units needing repairs per Building Surveys.**
- **Install smoke detectors in all occupied apartment units (in each bedroom and area outside each bedroom per manufacturer's installation instructions.**
- **All units need to have unit numbers at exterior near or on doors in 4" tall numbers in contrasting colors.**
- **Install approved required Fire Extinguishers in all apartment units or on exterior of all apartment buildings as approved by Fire Department.**
- **All apartment units need to have all electrical plugs in working order, those replaced in bath rooms or kitchens must have GFI plugs, those replaced in bedrooms are required to be on arc-fault circuits.**

Complete exterior drainage improvements needed per approved engineer's report.

Complete all repairs to all outstanding issues as identified on plan reviews, engineer's reports, other licensed contractor reports, and Building Surveys.

☒ **appear before the Commission <u>during every other regularly scheduled</u> meeting to demonstrate compliance with the time schedule, until the preceding orders have been fulfilled.**

The City recommends that the Commission orders that in the event the owner, lienholder, or mortgagee fails to comply with this order, the City:

☒ **will disconnect water and electric utilities to the buildings; and**

☒ **may ensure the buildings are vacated and secure the buildings in accordance with Chapter 14 of the City of Bryan's Code of Ordinances.**

PICTURES: 2-5-14

TYPICAL WIRING DIAGRAM

February 5, 2014 (updated 2-21-14)

2000 Kazmeier Plaza – Saddle Ridge Apartments

General observations and repairs needed:

All apartment units:

- Electrical panels are in clothes closets – grandfathered until replaced or more than 60% rewire in units.
- Bathrooms originally had GFI breaker for bath plug – need to be checked for proper operation.
- Kitchens originally did not have GFI protection – plugs need to be upgraded to GFI . All kitchens need GFI protected outlets per current 2011 NEC.
- Smoke detectors missing, not installed in bedrooms or halls, or installed too low from ceilings. Battery powered smoke detectors need to be installed in all bedrooms and area outside bedrooms per state law in all units. Smoke detector location needs to be per manufacturer's instructions – some units need smoke detectors relocated due to being too low on walls from ceilings.
- Many tenants are using electrical space heaters – do all heating units work? Need report from HVAC contractor that all unit heaters are working.
- Water heaters missing covers – all water heaters need to be checked for compliance and covers.
- Interior HVAC unit missing covers over electrical wiring. All covers need to be re-installed.
- Fire extinguishers need to be provided in each unit or on exterior per current fire code.
- All units need unit numbers clearly visible and marked in contrasting color

<u>All exterior balconies and breezeways:</u>

- Breezeways – many issues – need structural engineer's report as soon as possible
- Railings around stairs at second floor are spaced more than 4" apart… about 5.25", railings around open side of balconies about 4" or more. All railings need to be in compliance with current codes for guards so children will not slip thru. Less than 4" spacing required.
- Loose columns at various locations in breezeways – need structural engineer's report
- Outdoor storage on breezeways – breezeways cannot be used for storage, tenants will have to find other storage.
- Ceiling opened at many breezeways, an engineer was supposed to evaluate breezeways and balconies and provide report to city – pass due – need structural engineer's report.

- Balcony railings need stiffening – guardrails too loose.

Stucco repairs:

- Exterior walls need stucco repairs, permit obtained but some walls covered without inspections – need engineer's report on all exterior walls.
- Building permit was obtained but some areas have been covered without inspections. Other walls need additional repairs, such as around electrical panels.

Misc. Exterior :

- Landscape timbers missing at parking lot along Kazmeier – used for retaining wall – need engineer's report for new retaining wall and retaining wall repairs.
- Foundation exposed and piers exposed at building #1 along South East Side – need engineer's report
- Latches on pool gates do not meet current code – need to upgrade latch, latch location, etc.
- Fence height around pool does not meet current city code – grandfather until replaced unless less than 48" high - Verify if at least 48" high
- Exterior lighting is damaged in some areas – licensed electrician to pull permits for repair and replacement.
- Drainage issues around some units – some tenants have reported water in units.

Roofs:

- Roof needs engineer report – engineer need to verify if decking and roof finish is ok. There are many signs of roof leaks throughout units and reports of roof leaks from tenants.
- Exterior HVAC units on roof – not inspected, need engineer's report
- Latches on pool gates do not meet current code – need to upgrade latch, latch location, etc.
- Fence height around pool does not meet current city code – grandfather until replaced unless less than 48" high - Verify if at least 48" high

Recap of Reports needed:

- Licensed state of Texas Engineer – report on breezeway framing, exterior balconies, all roofs, foundations, landscape retaining walls at parking lot, drainage, etc. Provide sealed and signed report to city on existing conditions and what is needed to make all areas safe.
- Licensed HVAC contractor needs to check all roof top units for any violations and all heating units for proper operation. Provide evidence to city on existing conditions and what is needed to make all units safe, code complaint, and operating properly.

Observations on specific buildings/units

Building #1 (office, storage, pool equipment, laundry)

- Exterior – various locations need stucco repair

Office Building:

- Missing lavatory in rest room for office – needs to be replaced so office manager has functional rest room with toilet and lavatory
- Exterior light fixtures need weather proof covers and plugs where open.

Laundry Room:

- Fix open hole in wall

Storage Room

- Hole in wall under wall a/c unit

- Wall a/c unit is missing cover and appears in bad condition
- Water heater vent is touching sheetrock
- Dryer vents are touching sheetrock
- Area drain missing grates by swimming pool equipment and other areas on property – need grates to prevent debris, leaves, etc. from entering storm drains

- Area drain missing cover by office (between pool and office)
- Flex on A/C swimming pool pump equipment needs repair

Building # 2

Unit #1: one bedroom apartment

- Vacant unit

- Large hole in sheetrock where oven would be

- Cracked window glass
- No GFI plug in kitchen (electrical panel has GFI breaker for bath)
- A/C ceiling access cover rotten in bath room – needs new A/C ceiling panel

- Fence around patio is loose – needs to be secured so it does not fall over or removed.
- Water spots on bath room ceiling (unit #2 above has signs of roof leaks)
- Ceiling fan missing light bulb cover - needs to be replaced/reinstalled.

Unit #2:

- Roof leak in kitchen – ceiling damage
- No GFI in kitchen/bathroom
- Missing plug cover on electrical outlet under the sink for disposal and dish washer

- Balcony railing is loose
- Rotten wood on balcony

Unit #3:

- SD in bedroom needs replacing
- Needs unit # replaced on door
- No GFI in kitchen/bathroom
- Ceiling damage in bath room
- Cracked plug in dining room
- Joist damage and deflection at breezeway

- Part of sub floor is rotten away at breezeway exposing concrete topping from above

Unit #4: Occupied by maintenance man and wife who is manager

- Ceiling water spots

Unit #5: Two bedroom unit

- SD too far from ceiling
- No GFI in kitchen /bathroom
- Missing joist at balcony – open framing

- Stucco repairs at exterior

Unit #6:

vacant, but has power

- Rotten wood on balcony

- Broken plug in kitchen
- GFI outlets in kitchen has paint on it and needs replacing
- Ceiling damage in dining room from roof leak
- Ceiling damage in bedroom from roof leak

Unit# 7:

- Needs new GFI in bath room

Unit #8:

- No unit number on door
- Needs new GFI in bath room
- Spot on ceiling in dining room from roof leak
- Spot on ceiling in bedroom from roof leak

Unit #9:

- Water leak in bath ceiling / mold

Unit #10: vacant unit

- Ceiling finish damage from water leaks
- Broken plug needs replacing

Unit #11:

- Recent repairs on exterior stucco walls
- Broken plug in dining room
- Ceiling damage in bath
- No SD in hall

Unit #12: **vacant**

- Ceiling finish damage

Unit #13: 2 bedrooms occupied but in process of moving out, owner is evicting …. Tenant says because owner found out they complained to city

- Hole in wall by sliding glass door, mold around door
- No SD in bedroom
- Breakers reportedly flip sometimes
- SD missing in hall
- Vent fan does not work in bath
- Water damage around back bedroom window
- Water leak under kitchen sink

Unit #14:

- Mold
- Ceiling damage in dining room
- No SD in hall
- Mold around windows
- Tub damage
- Hole around shower head
- Weak exhaust fan in bath room
- No SD in bedroom
- Ceiling damage in bedroom

Unit #15:

- Missing cover at plug under sink
- Gap around plug at vent hood
- Ceiling damage in bath
- Large portion of subfloor missing at breezeway, exposing concrete topping from above.

Unit #16:

- Front door is damaged and needs replacement

Unit #17:

- Bottom of sink cabinet is rotten thru
- Plug in bedroom is broken
- Questionable repairs to breezeway framing – need structural engineer's report

Unit #18: vacant – will require interior building permit and an asbestos survey

- Balcony railing loose
- Rotten framing from roof leaks – will require engineer's report on framing repairs

- Kitchen ceiling damaged
- Water heater missing cover
- Severe Ceiling damage from water heater leak

- Ceiling damage in all rooms
- Missing breakers in electrical panel - requires electrical permit and licensed electrician.

- Missing exterior light fixture

Unit #19: vacant

- Exterior wall has stucco damage
- Used for storage
- Hole in wall behind where stove would go
- Missing pulg cover under sink
- Cover missing on HVAC unit
- No vent fan

- Missing parts of cabinets, sinks, etc.
- Fire damage at exterior balcony

- Damaged joist at exterior balcony

Unit #20: vacant

- Missing cover on A/C

Unit #21

- Needs stucco repairs at exterior walls
- Questionable repairs to support columns in breezeway – need structural engineer's report

- Exterior balcony is missing out rim board – need structural engineer's report

Unit #22:

- Hole around shower head
- Broken plug in living room
- Brunt plug in bedroom from space heater

Unit #23:

- Foundation and piers exposed on exterior
- Balcony missing exterior rim board, rotten joist and decking

Unit #24: vacant unit

- Loose balcony railing
- Ceiling leak in dining room
- Rotten wood on floor of balcony (need engineer's report)
- Ceiling deflection in bath room from water leak
- Water heaters – need electrical panel covers re-installed

- Questionable framing at breezeways – need structural engineer's report

Unit #25: **Will require building permit and asbestos survey for interior repairs**

- Hole in wall above stove area
- Mold under kitchen sink
- No sink
- No thermostat
- Ceiling damage in shower area – repairs started without permits
- Missing blanks/breakers in electric panel / front part gone **– requires electrical permit and licensed electrician**

Unit #26:

- Blanks missing in electric panel
- Ceiling damage in hall way

Unit #27:

- Ceiling damage in bathroom
- Ceiling damage in bedroom
- Fire Comment – a lot of electrical space heaters

Unit 28: vacant used for storage

- No apartment number
- Ceiling damage in dining, bathroom and bedroom
- Broken plugs in kitchen
- Mold under kitchen sink
- No cover on ac
- Holes in walls in living

Unit 29:

- Broken closet doors
- Possible heater issue
- Water damage in bath area

Unit 30: vacant requires building permit and asbestos survey

- No cover on plug under kitchen sink
- Mold damage under kitchen sink
- Broken plugs in bedroom
- Broken toilet
- Ceiling damage in bedroom

Unit 31: vacant, used for storage – requires building permit and asbestos survey

- Mold in kitchen ceiling
- Mold under kitchen sink
- Hole in wall by living room
- Many issues/repairs needed in bathroom
- Open walls

Unit 32:

- Ceiling damage in dining, bedroom
- No closet doors
- Water damage in bathroom
- No exhaust fan cover in shower area
- Floor issues in living room

Unit 33:

- Questionable framing repairs at breezeway – need structural engineer's report

Unit 34: vacant unit

- Broken plugs in living room, bedroom
- Fan/vent cover missing in shower area
- Ceiling issue in kitchen
- No light fixture in kitchen

Unit 35:

- Kitchen gutted
- No light fixture in bedroom
- Fan/vent cover missing in shower area
- Blanks missing

Unit 36:

- No GFI in kitchen/bathroom
- Ceiling damage in dining area

Unit 37:

- No GFI in kitchen

Unit 38: vacant

- No GFI in kitchen
- Ceiling issue in bathroom

Unit 39: was vacant

- No GFI in kitchen

Unit 40: vacant – requires building permit and asbestos survey

- Holes in walls behind stove area
- No shower head
- Blanks and breakers missing in electrical panel – requires electrical permit and licensed electrician

- Hole cut in wall for access to water heater

Unit 41:

- No notes on this unit

Unit 42:

- No notes on this unit

Unit 43: vacant unit

- Question if GFI in bathroom is working

Unit 44:

- No SD in bedrooms
- Ceiling damage in bedroom

Unit 45:

- Water leak under kitchen sink
- Ceiling leaks in hallway, bedroom and bathroom areas
- Damage to joists at exterior balconies / rot
- Questionable repairs at exterior balconies – need structural engineer's report

Unit 46:

- Ceiling damage in kitchen, bedroom
- Missing ac duct grill and cover at wiring
- Damage to front door jamb, missing trim, holes to exterior

Unit 47:

- No apartment numbers
- Rotten floor under kitchen sink, missing plug cover on electrical outlet under sink
- Hole in wall behind stove
- Ceiling damage in dining area
- Rotten floor decking above in breezeway

Unit 48:

- Water damage in bathroom

Dangerous Structures Survey Report

Chief Building Official

Case # 1988

CITY OF BRYAN
The Good Life, Texas Style.

A. **PROPERTY ADDRESS: 2000 Kazmeier Plaza, Greenfield Plaza, Block 2, Lot 8 & Associated BPP**

B. **SPECIFICATIONS**: No. Rooms_____ No. Stories 2 No. Structures 3/48 UNITS OFFICE STORAGE POOL

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
____ Residential/Single Family	____ Box	X Occupied
____ Mixed Use	X Frame	X Vacant 20 UNITS
____ Commercial	____ Masonry	____ Open
X Residential/Multi Family	____ Mobile Home	
____ Accessory Structure(s)		

C. **FINDINGS**

X 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, 2011 NEC, 2009 IPC

Main structure? X Accessory structure? ____

____ 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. Main structure? ____ Accessory structure? ____

X 03. The foundation or the vertical or horizontal supporting members are materially damaged or deteriorated. Main structure? X Accessory structure? ____

BREEZEWAYS

X 04. The non-supporting coverings of walls, ceilings, roofs, or floors are materially damaged or deteriorated. Main structure? X Accessory structure? ____

VARIOUS UNITS

X 05. The structure has improperly distributed loads upon the structural members, or they have insufficient strength to be reasonably safe for the purpose used.
Main structure? X Accessory structure? ____

BREEZEWAYS

____ 06. The structure or any part thereof has inadequate means of egress as required by the city's building code. Main structure? ____ Accessory structure? ____

X 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:

X light
X ventilation SOME UNITS
X sanitation facilities

Main structure? X Accessory structure? ____

X 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.
Main structure? X Accessory structure? ____
BALCONIES

X 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
X Loose, rotten, warped or protruding boards BALCONIES
Main structure? X Accessory structure? ____

X 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
X Structural deterioration BALCONIES & BREEZEWAY
___ Interior walls or ceilings with holes, cracks or loose plaster
Main structure? ____ Accessory structure? ____

X 11. The building, structure, or a part thereof, is unsecured and open.
Main structure? X Accessory structure? ____
SOME UNITS

COMMENTS

SEE ATTACHED REPORT

D. **FLOOR PLAN** (if necessary)

SEE ATTACHED MAP

E. **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 X remain unoccupied; and

B. X 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.

Signature	Printed Name	Date
	GREGORY S. COX	2-12-14

Case # _____

February 5, 2014

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<u>All exterior balconies and breezeways:</u>

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- Drainage issues around some units – some tenants have reported water in units.

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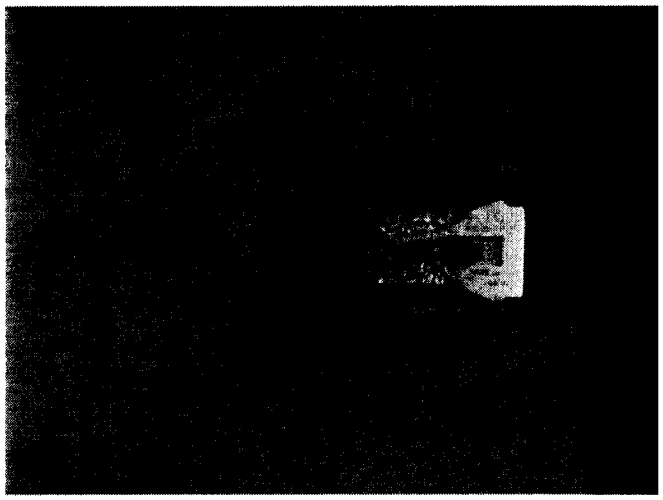
Building #1 (office, storage, pool equipment, laundry)

- Exterior – various locations need stucco repair

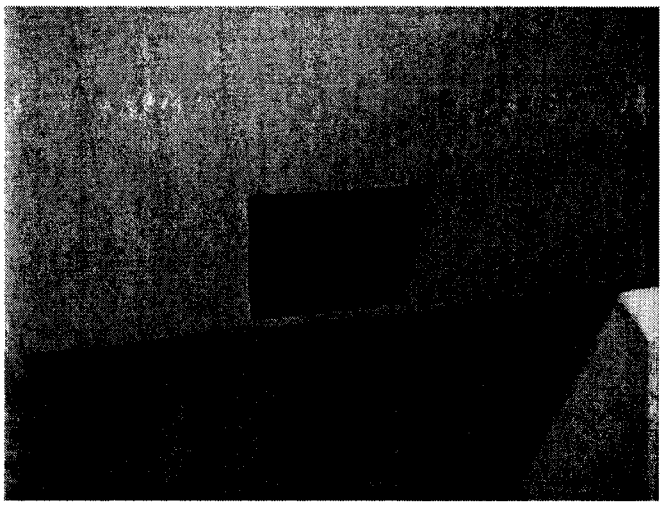
Office Building:

- Missing lavatory in rest room for office – needs to be replaced so office manager has functional rest room with toilet and lavatory
- Exterior light fixtures need weather proof covers and plugs where open.



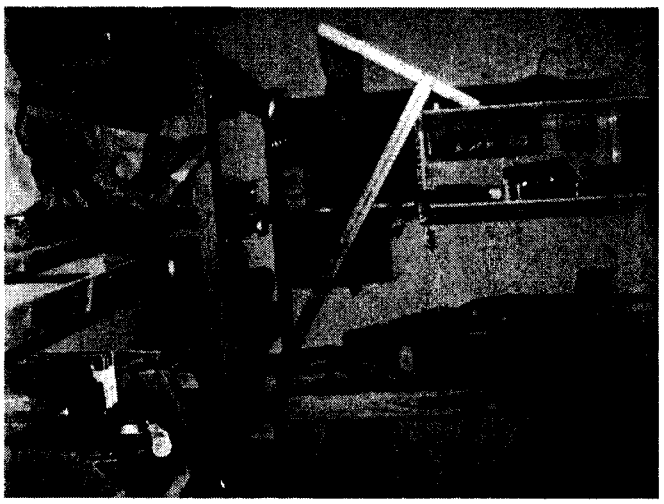
Laundry Room:

- Fix open hole in wall



Storage Room

- Hole in wall under wall a/c unit



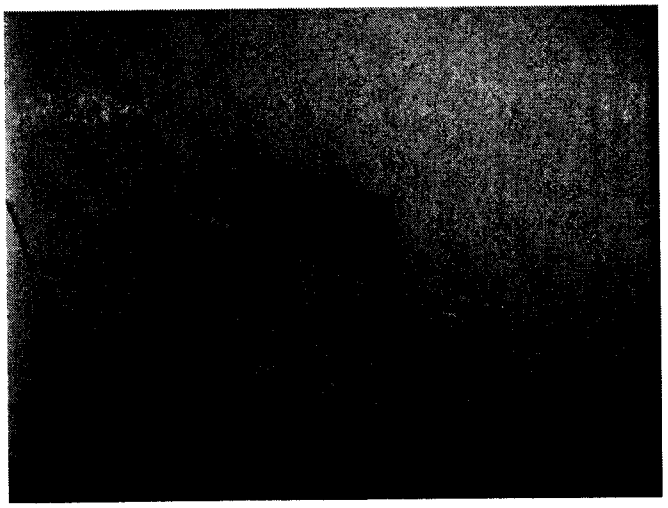
- Wall a/c unit is missing cover and appears in bad condition
- Water heater vent is touching sheetrock
- Dryer vents are touching sheetrock
- Area drain missing grates by swimming pool equipment and other areas on property – need grates to prevent debris, leaves, etc. from entering storm drains

- Area drain missing cover by office (between pool and office)
- Flex on A/C swimming pool pump equipment needs repair

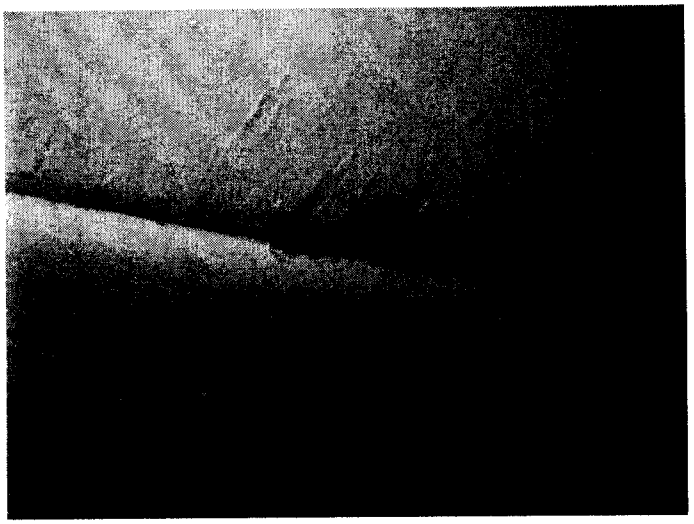
Building # 2

<u>Unit #1:</u> one bedroom apartment

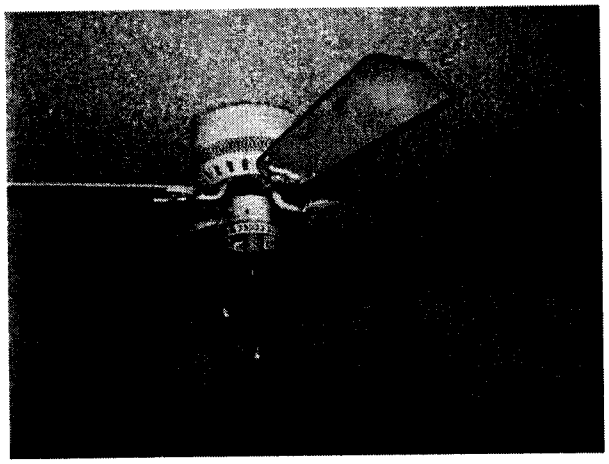
- Vacant unit
- Large hole in sheetrock where oven would be



- Cracked window glass
- No GFI plug in kitchen (electrical panel has GFI breaker for bath)
- A/C ceiling access cover rotten in bath room – needs new A/C ceiling panel

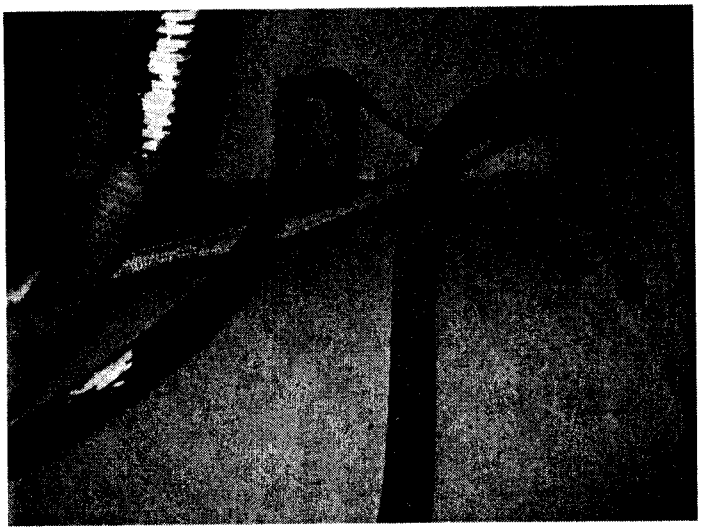


- Fence around patio is loose – needs to be secured so it does not fall over or removed.
- Water spots on bath room ceiling (unit #2 above has signs of roof leaks)
- Ceiling fan missing light bulb cover - needs to be replaced/reinstalled.



Unit #2:

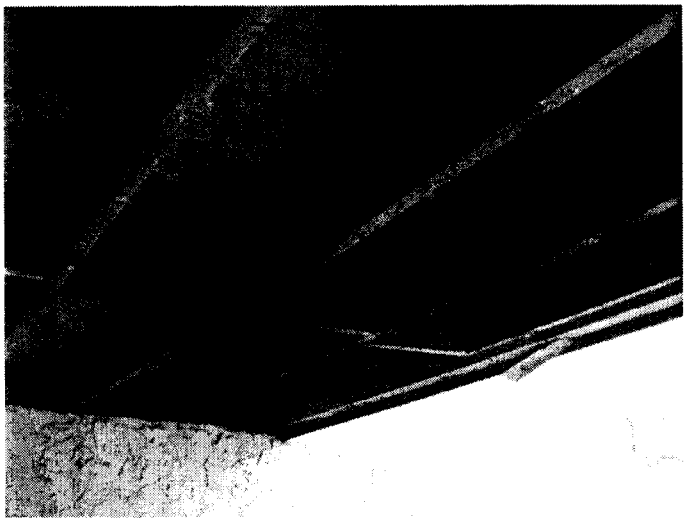
- Roof leak in kitchen – ceiling damage
- No GFI in kitchen/bathroom
- Missing plug cover on electrical outlet under the sink for disposal and dish washer



- Balcony railing is loose
- Rotten wood on balcony

Unit #3:

- SD in bedroom needs replacing
- Needs unit # replaced on door
- No GFI in kitchen/bathroom
- Ceiling damage in bath room
- Cracked plug in dining room
- Joist damage and deflection at breezeway



- Part of sub floor is rotten away at breezeway exposing concrete topping from above

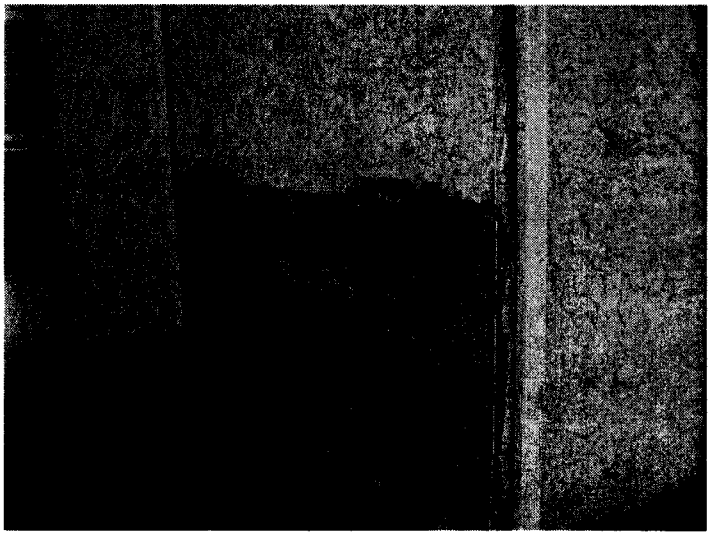
Unit #4: Occupied by maintenance man and wife who is manager

- Ceiling water spots

Unit #5: Two bedroom unit

- SD too far from ceiling
- No GFI in kitchen /bathroom
- Missing joist at balcony – open framing

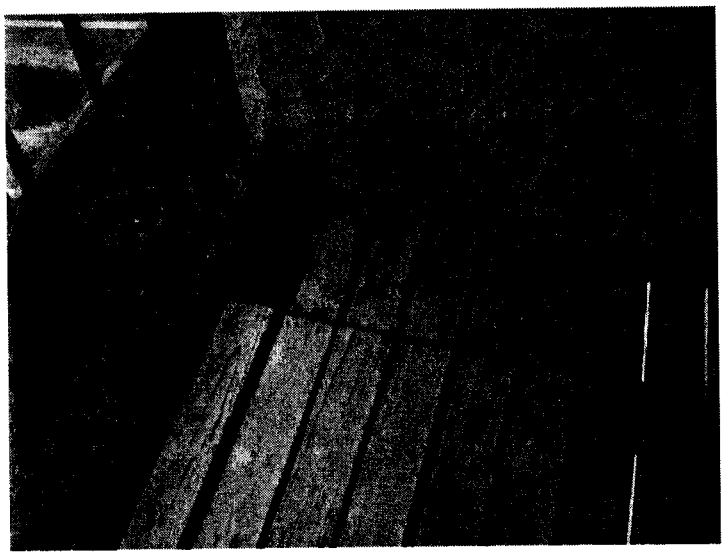
- Stucco repairs at exterior



Unit #6:

vacant, but has power

- Rotten wood on balcony



- Broken plug in kitchen
- GFI outlets in kitchen has paint on it and needs replacing
- Ceiling damage in dining room from roof leak
- Ceiling damage in bedroom from roof leak

Unit# 7:

- Needs new GFI in bath room

Unit #8:

- No unit number on door
- Needs new GFI in bath room
- Spot on ceiling in dining room from roof leak
- Spot on ceiling in bedroom from roof leak

Unit #9:

- Water leak in bath ceiling / mold

Unit #10: vacant unit

- Ceiling finish damage from water leaks
- Broken plug needs replacing

Unit #11:

- Recent repairs on exterior stucco walls
- Broken plug in dining room

- Ceiling damage in bath
- No SD in hall

<u>Unit #12:</u> vacant

- Ceiling finish damage

<u>Unit #13:</u> 2 bedrooms occupied but in process of moving out, owner is evicting .... Tenant says because owner found out they complained to city

- Hole in wall by sliding glass door, mold around door
- No SD in bedroom
- Breakers reportedly flip sometimes
- SD missing in hall
- Vent fan does not work in bath
- Water damage around back bedroom window
- Water leak under kitchen sink

<u>Unit #14:</u>

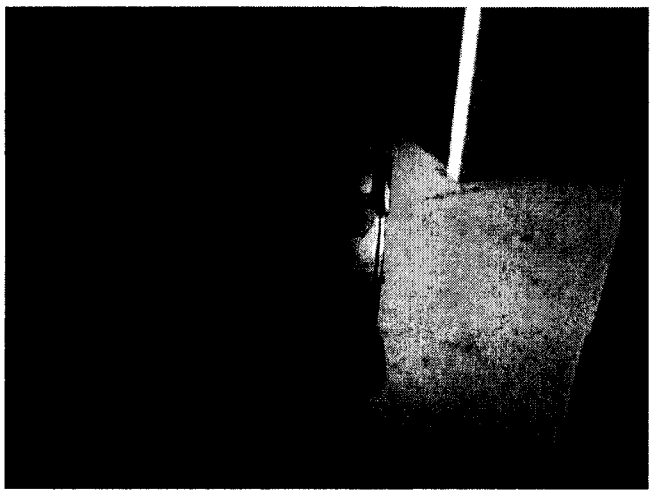
- Mold
- Ceiling damage in dinign room
- No SD in hall
- Mold around windows
- Tub damage
- Hole around shower head
- Weak exhaust fan in bath room
- No SD in bedroom
- Ceiling damage in bedroom

<u>Unit #15:</u>

- Missing cover at plug under sink
- Gap around plug at vent hood
- Ceiling damage in bath
- Large portion of subfloor missing at breezeway, exposing concrete topping from above.

Unit #16:

- Front door is damaged and needs replacement



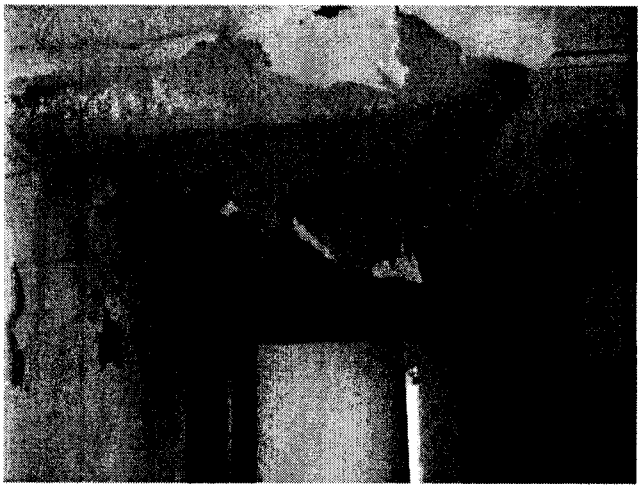
Unit #17:

- Bottom of sink cabinet is rotten thru
- Plug in bedroom is broken
- Questionable repairs to breezeway framing – need structural engineer's report

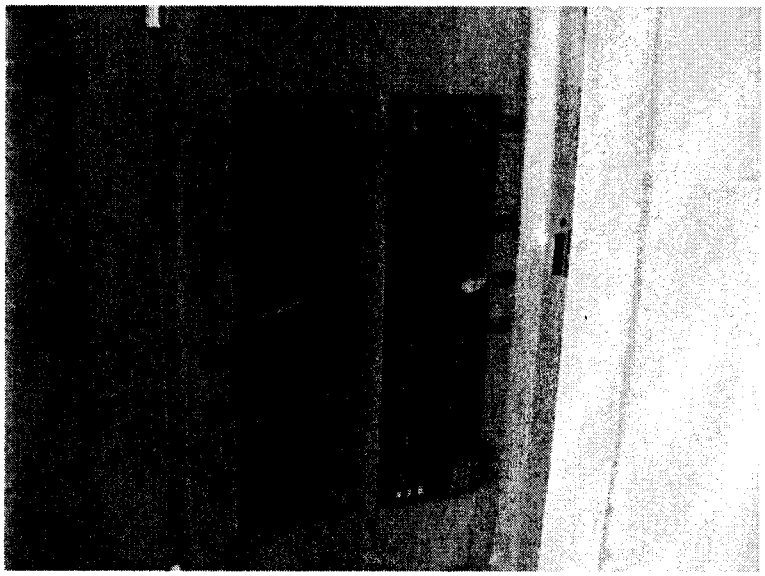
Unit #18: vacant – will require interior building permit and an asbestos survey

- Balcony railing loose
- Rotten framing from roof leaks – will require engineer's report on framing repairs

- Kitchen ceiling damaged
- Water heater missing cover
- Severe Ceiling damage from water heater leak



- Ceiling damage in all rooms
- Missing breakers in electrical panel - **requires electrical permit and licensed electrician.**

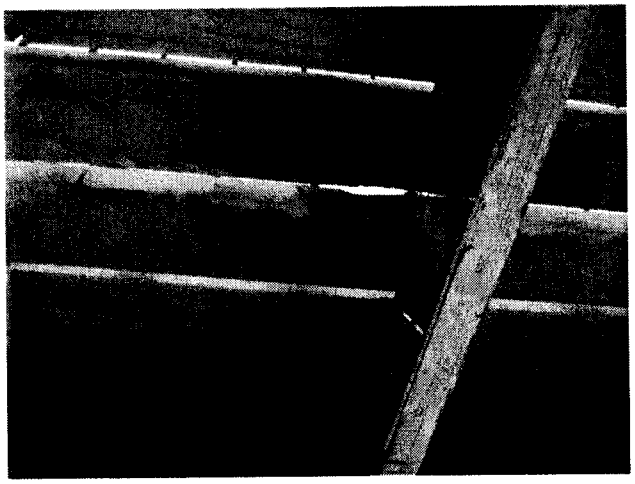


- Missing exterior light fixture

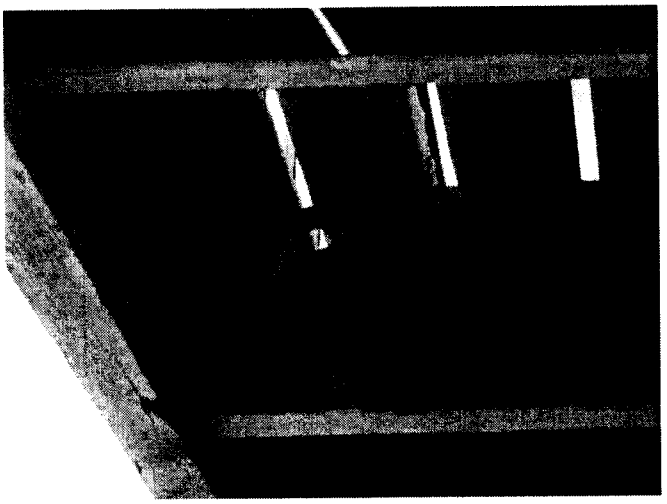
Unit #19: vacant

- Exterior wall has stucco damage
- Used for storage
- Hole in wall behind where stove would go
- Missing pulg cover under sink

- Cover missing on HVAC unit
- No vent fan
- Missing parts of cabinets, sinks, etc.
- Fire damage at exterior balcony



- Damaged joist at exterior balcony

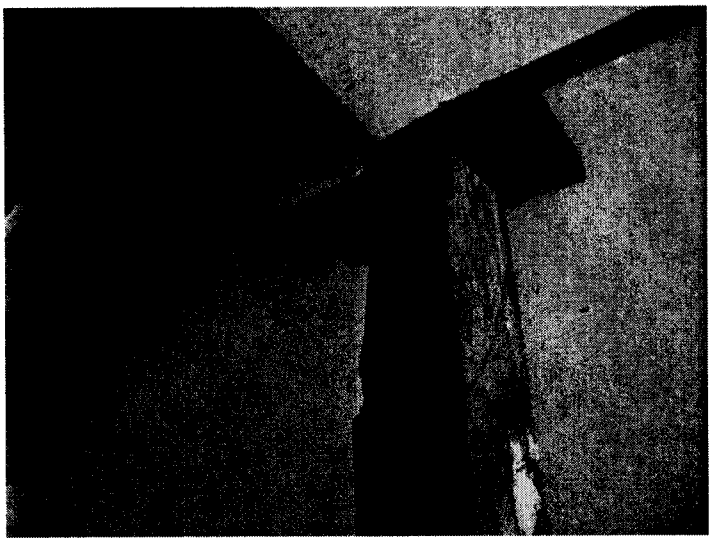


Unit #20: vacant

- Missing cover on A/C

Unit #21

- Needs stucco repairs at exterior walls
- Questionable repairs to support columns in breezeway – need structural engineer's report



- Exterior balcony is missing out rim board – need structural engineer's report

Unit #22:

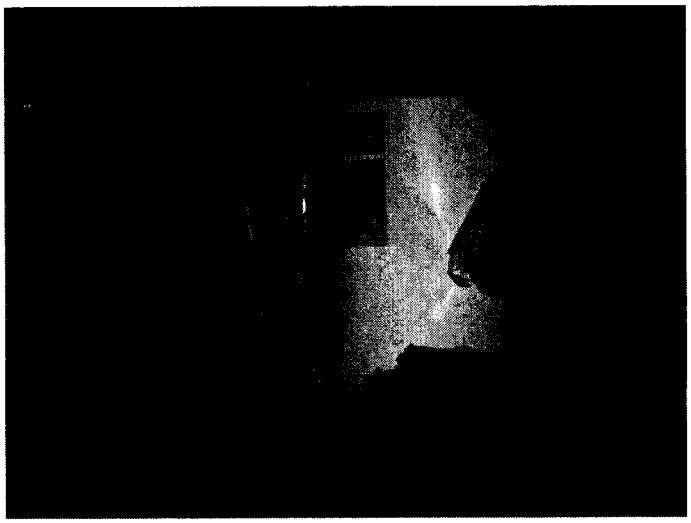
- Hole around shower head
- Broken plug in living room
- Brunt plug in bedroom from space heater

Unit #23:

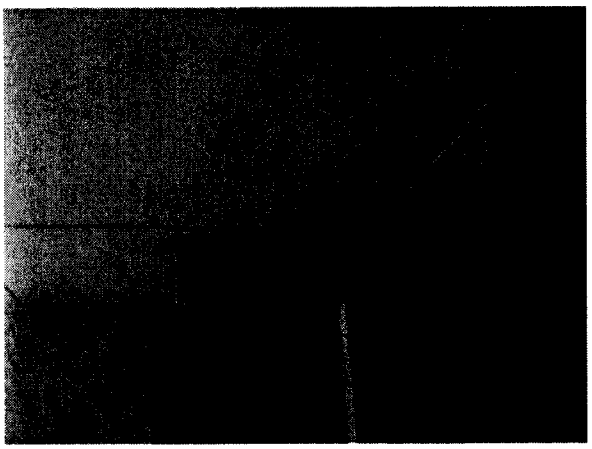
- Foundation and piers exposed on exterior
- Balcony missing exterior rim board, rotten joist and decking

Unit #24: vacant unit

- Loose balcony railing
- Ceiling leak in dining room
- Rotten wood on floor of balcony (need engineer's report)
- Ceiling deflection in bath room from water leak
- Water heaters – need electrical panel covers re-installed



- Questionable framing at breezeways – need structural engineer's report



Unit #25: Will require building permit and asbestos survey for interior repairs

- Hole in wall above stove area
- Mold under kitchen sink
- No sink

- No thermostat
- Ceiling damage in shower area – repairs started without permits
- Missing blanks/breakers in electric panel / front part gone **– requires electrical permit and licensed electrician**

Unit #26:

- Blanks missing in electric panel
- Ceiling damage in hall way

Unit #27:

- Ceiling damage in bathroom
- Ceiling damage in bedroom
- Fire Comment – a lot of electrical space heaters

Unit 28: vacant used for storage

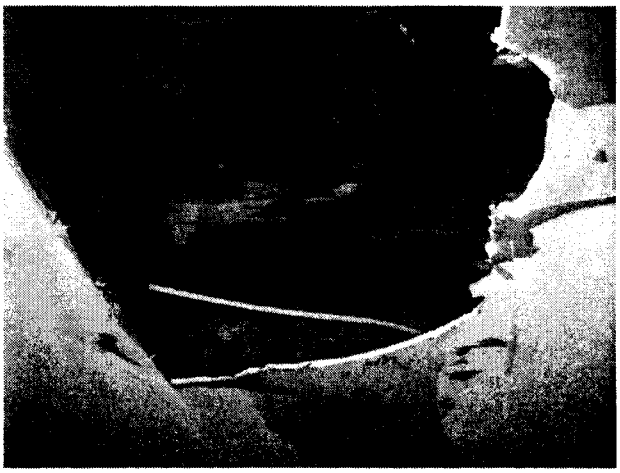
- No apartment number
- Ceiling damage in dining, bathroom and bedroom
- Broken plugs in kitchen
- Mold under kitchen sink
- No cover on ac
- Holes in walls in living

Unit 29:

- Broken closet doors
- Possible heater issue
- Water damage in bath area

Unit 30: vacant requires building permit and asbestos survey

- No cover on plug under kitchen sink
- Mold damage under kitchen sink
- Broken plugs in bedroom
- Broken toilet
- Ceiling damage in bedroom



Unit 31: vacant, used for storage – requires building permit and asbestos survey

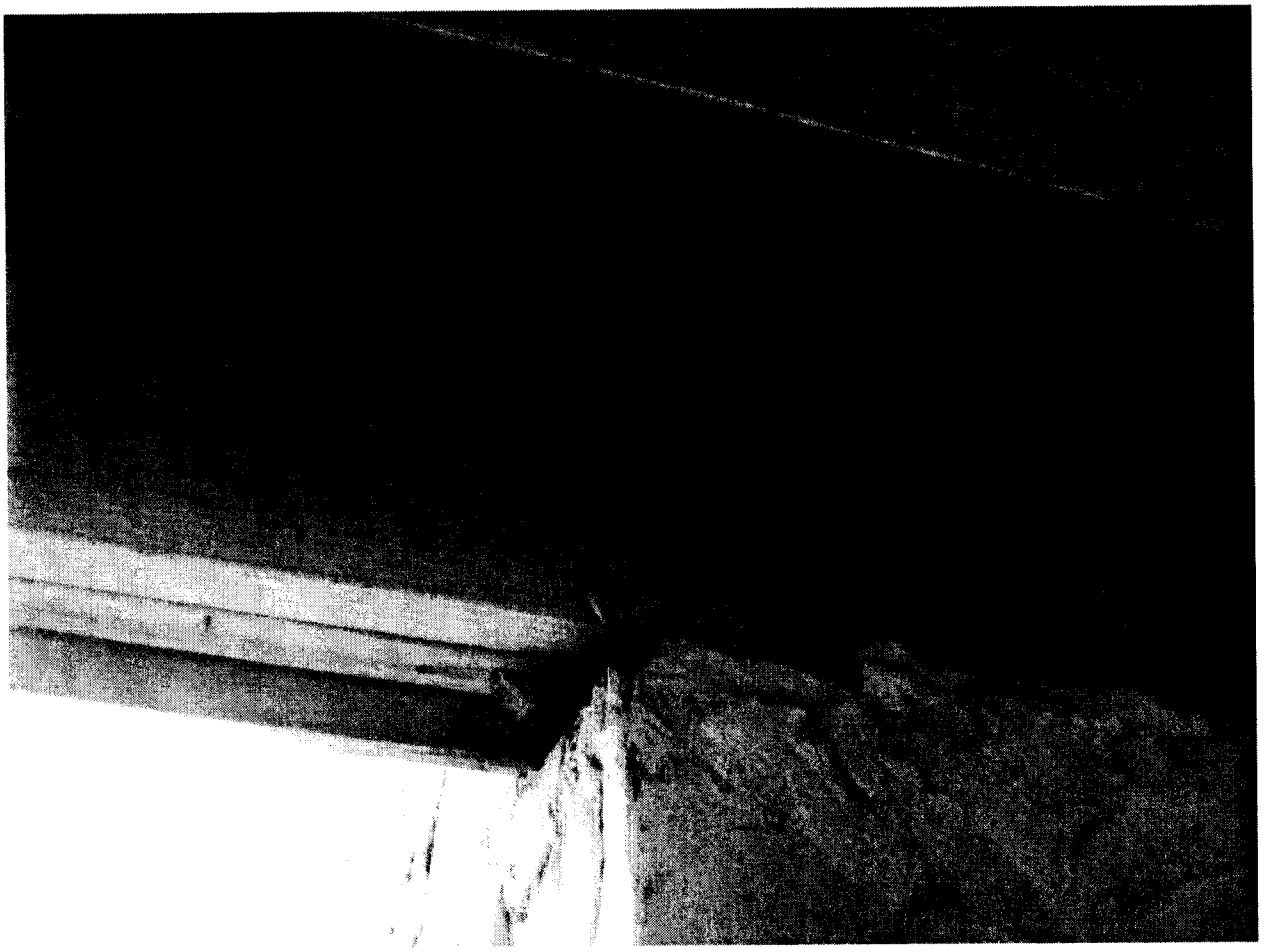
- Mold in kitchen ceiling
- Mold under kitchen sink
- Hole in wall by living room
- Many issues/repairs needed in bathroom
- Open walls

Unit 32:

- Ceiling damage in dining, bedroom
- No closet doors
- Water damage in bathroom
- No exhaust fan cover in shower area
- Floor issues in living room

Unit 33:

- Questionable framing repairs at breezeway – need structural engineer's report



Unit 34: vacant unit

- Broken plugs in living room, bedroom
- Fan/vent cover missing in shower area
- Ceiling issue in kitchen
- No light fixture in kitchen

Unit 35:

- Kitchen gutted
- No light fixture in bedroom
- Fan/vent cover missing in shower area
- Blanks missing

Unit 36:

- No GFI in kitchen/bathroom
- Ceiling damage in dining area

Unit 37:

- No GFI in kitchen

Unit 38: vacant

- No GFI in kitchen
- Ceiling issue in bathroom

Unit 39: was vacant

- No GFI in kitchen

Unit 40: vacant – requires building permit and asbestos survey

- Holes in walls behind stove area
- No shower head
- Blanks and breakers missing in electrical panel – **requires electrical permit and licensed electrician**

- Hole cut in wall for access to water heater

Unit 41:

- No notes on this unit

Unit 42:

- No notes on this unit

Unit 43: vacant unit

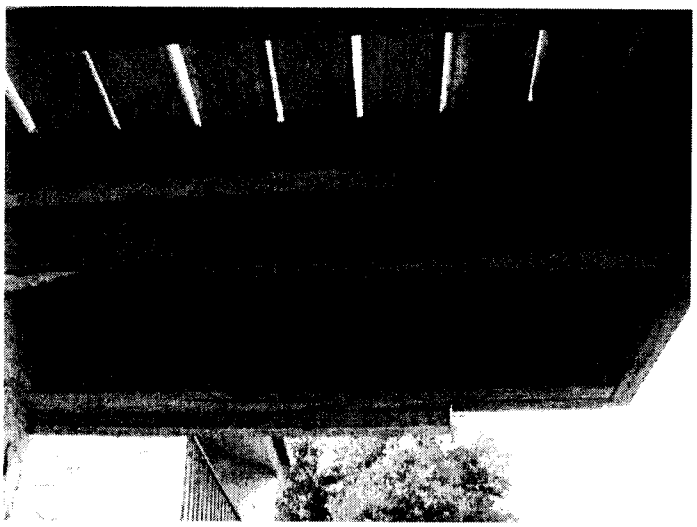
- Question if GFI in bathroom is working

Unit 44:

- No SD in bedrooms
- Ceiling damage in bedroom

Unit 45:

- Water leak under kitchen sink
- Ceiling leaks in hallway, bedroom and bathroom areas
- Damage to joists at exterior balconies / rot
- Questionable repairs at exterior balconies – need structural engineer's report



Unit 46:

- Ceiling damage in kitchen, bedroom

- Missing ac duct grill and cover at wiring
- Damage to front door jamb, missing trim, holes to exterior

Unit 47:

- No apartment numbers
- Rotten floor under kitchen sink, missing plug cover on electrical outlet under sink
- Hole in wall behind stove
- Ceiling damage in dining area
- Rotten floor decking above in breezeway

Unit 48:

- Water damage in bathroom

Dangerous Structures Survey Report

Fire Marshal

Case # 1988

A. **PROPERTY ADDRESS:** 2000 Kazmeier Plaza Greenfield Plaza, Block 2, Lot 8 & Associated BPP

B. **SPECIFICATIONS:** No. Rooms 3 48 pf No. Stories 2 No. Structures 2

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
___ Residential/Single Family	___ Box	X Occupied
___ Mixed Use	X Frame	X Vacant
X Commercial	___ Masonry	___ Open
X Residential/Multi Family	___ Mobile Home	
___ Accessory Structure		

C. **FINDINGS**

X 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 30-40% of the main structure is considered a loss.
I estimate that 0 % of the accessory structure is considered a loss.

X 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.
Main Structure? X ~~Accessory Structure?~~ ___

X 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.
Main Structure? X ~~Accessory Structure?~~ ___

X 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.
Main Structure? X ~~Accessory Structure?~~ ___

X 05. Obsolete, damaged, or deteriorated electric wiring, gas connections, heating apparatus, or other mechanical infrastructure present a risk of fire.
Main Structure? X ~~Accessory Structure?~~ ___

X 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.
Main Structure? X Accessory Structure? X

X 07. The structure or a part thereof is in violation of the City's fire code.
Main Structure? X ~~Accessory Structure?~~ ___

____ 08. The building, structure, or a part thereof is being used by criminals, vagrants, or squatters for the purpose of suspected illegal activity.
Main Structure? _____ Accessory Structure? _____

____ 09. The building, structure, or a part thereof presents an attractive nuisance to children.
Main Structure? _____ Accessory Structure? _____

COMMENTS Rotten Balconies
Rotten wall bottom plates
unpermitted wtr htr installation - open wires
open wiring in various places
Loose stair & porch rails
Leaking roofs in many places
open ceilings
visible tarpaper from rotten ceiling decking

D. 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.

Signature	Printed Name/Title	Date
	FRED TAYLOR / DFM	2-11-14

Case # 1988