BUILDING AND STANDARDS COMMISSION
STAFF REPORT

June 27, 2016

CITY OF BRYAN

Case # 2055 – 1411 George Street

LEGAL DESCRIPTION: Castle Heights, Block 7, Lot 15 & 16

STRUCTURE(S): ☒ single-family residence (manufactured home)
☒ accessory structure

PROPERTY OWNER(S): Betty Sue Hanks

LIENHOLDER(S)/ MORTGAGEE(S): none

ACTIVE UTILITIES: ☐ yes ☒ no **DISCONNECTED ON:** 06/30/2015

BRAZOS COUNTY APPRAISAL DISTRICT/TAX OFFICE INFORMATION:

PROPERTY ID:	21400
IMPROVEMENT VALUE:	$1,450
YEAR BUILT:	1982
SF OF LIVING AREA:	540
CURRENT OWNER SINCE:	3/8/1995
PROPERTY TAXES OWED:	$115.48 (2015)

BACKGROUND:

- City staff noticed this older mobile home structure in July of 2015 in need of repairs. A hold was placed on the utilities and the owner was notified. The home was tenant occupied.
- City staff met with the owner on site and went over repairs needed to the structure on 7-22-15.
- Owner was notified that a structural engineer would be required for structural evaluation and repairs.
- The home was not vacant and utilities were disconnected.
- On September 24, 2015, City staff met with a potential buyer.
- Since no repair permits had been applied for since the first meeting with the owner, the Chief Building Official requested that the property be scheduled for consideration by the Commission.
- During the structural inspection for the February 22 BSC hearing on January 13, 2016, City staff found the home to be occupied and some wall repairs had been completed without proper permits being obtained.
- The tenant was using an extension cord to supply power from a family member's home several lots away. The tenant was advised that he could not live here without utilities and the extension cord was removed. The tenant also relayed that he had repaired some of the loose walls in the structure which were now covered with finishes.
- The owner has submitted estimates, engineer's report, and timeline, however the Chief Building Official believes the structure is not feasible for repairs. The current tenant has also made repairs without obtaining approval or permits.
- Notices that the property had an electrical hold on it from the Chief Building Official and request to meet/inspect were mailed to the property owner on July 10, 2015
- Notices that the property would be scheduled for consideration by the Building and Standards Commission was mailed to the property owner on December 2, 2015, and January 27, 2016.

- City building inspector checked on the property on February 10, 2016. The home is still being occupied without utilities/City approval and an extension cord is still being used for power from neighbor's house.
- During its regular meeting on February 22, 2016, the Commission voted to issue the following order:

    - SECURE AND VACATE IN 30 DAYS, AND TO REPAIR IN 90 DAYS.

- The owner obtained a building permit on February 29, 2016.
- An electrician obtained an electrical permit on March 17, 2016. An electrical early-on for power in electrician's name was approved on March 23, 2016. The electrical early-on was revoked on May 10, 2016 after City staff found a person related to the owner living in the home (this person was also living in the home before the first BSC hearing). The owner was contacted and said she did not know the person was back in the home but would make sure he moved out. The electrician called for an electrical final on June 8, 2016.
- A plumber obtained a plumbing permit on June 13, 2016 for water heater install. The plumber called for a plumbing final on June 13, 2016.
- The deadline for repairs to be completed was within 90 days of the February hearing, which would have been the end of May. The following are still outstanding as of June 13, 2016:

    - Completion of city inspections for electrical and plumbing final
    - Licensed installer to re-install the manufactured home (re anchor the loose straps)
    - Letter from licensed engineer stating that all structural repairs have been made and home is now safe to occupy.
    - Final inspections by city after skirting and all finishes are repaired and proof that a heating system is present and working.
- City staff met with the owner and spoke with her engineer and electrician on June 14, 2016. It is unlikely that repairs will be completed by end of June as there are still structural repairs needed.
- Staff still recommends that the home be demolished or removed from the City. The Commission's deadline for completing repairs was missed. Repairs and work performed so far are minimal quality at best.

ATTACHMENTS:

1. staff recommendation
2. pictures
3. dangerous structures survey reports
4. owner submitted estimates and plans
5. engineer's report date August 24, 2015

BUILDING AND STANDARDS COMMISSION
STAFF RECOMMENDATION

June 27, 2016

Case #: 2055
Building Address: 1411 George Street
Record Owner(s): Hanks Betty Sue

The City's Chief Building Official has requested this Commission hearing to discuss the building and one accessory structure(s) 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 building and/or accessory structure(s) 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 manufactured home</u> may be safely moved from the property to another location.**

☒ **the manufactured home and the accessory structure <u>may not</u> 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 30 days.**

☒ **secure the building and accessory structure from unauthorized entry within 30 days.**

☒ **demolish the building and remove the debris or move the building to another location, and demolish the accessory structure within 30 days.**

The City recommends that the Commission orders that the City may:

☒ **disconnect water and electric utilities to the building and accessory structure; and**

☒ **secure the structure, demolish the building and accessory structure 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:

Front of structure

Rear landing with rotten steps, damaged railings

Rear of structure – missing skirting

Rear of structure

Damaged steps and landing, missing handrail

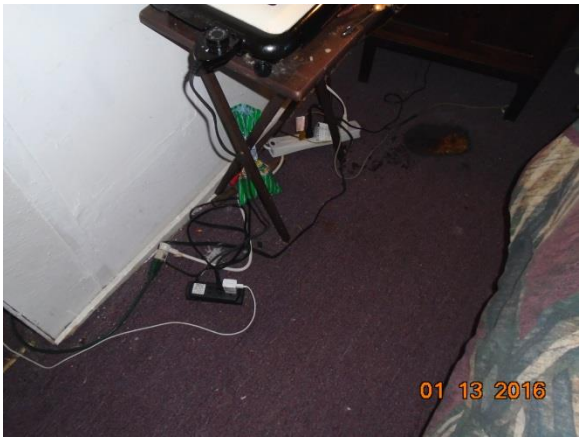
Loose / disconnected tie down straps

Dilapidated / unsecured accessory structure

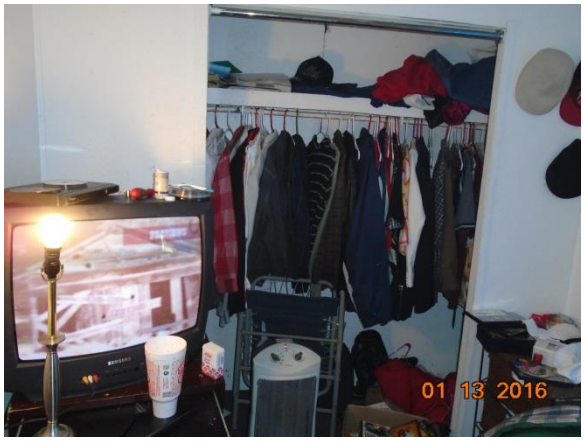
Extension cord thru window from neighbor's house

Missing blanks at electrical panel

Soft floor in bath room



Use of extension cords to supply power



Illegal occupation by tenant

Missing smoke detectors

New sheet rock over wall, work without permits

Electrical service pole, no meter

Loose interior light fixtures.

Rotten window sill

Exposed Romex in cabinet

Rusted water heater, loose electrical connection

Bottom of water heater, disconnected T&P, Rotten floor under water heater.

A/C refrigerant lines not connected. Not in use

Extension cords running to neighbor's house

Extension cords running out of window to Neighbor's house.

CITY OF BRYAN
The Good Life. Texas Style.

Dangerous Structures Survey Report

Chief Building Official Case #2055

A. PROPERTY ADDRESS: 1411 George Street, Castle Heights, Block 7, Lot 15 & 16, Ser# C11755, Hud# TXS0591927

B. SPECIFICATIONS: No. Rooms___3_____ No. Stories____1_____ No. Structures___1_____

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
__X__ Residential/Single Family	_____ Box	__X__ Occupied
_____ Mixed Use	_____ Frame	_____ Vacant
_____ Commercial	_____ Masonry	_____ Open
_____ Residential/Multi Family	__X__ 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 IRC – 2011 NEC _____
Main structure? __X___ Accessory structure? ___X__

__X__ 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__

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

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

__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? _X____

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

__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
_X___ sanitation facilities

Main structure? __X___ Accessory structure? __X___

__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? _X____

__X___ 09. Unable to give reasonable protection to any occupants from weather elements or danger of collapse because of:
__X__ Holes or cracks in the floor, exterior wall or roof
__X__ Loose, rotten, warped or protruding boards
Main structure? _____ Accessory structure? __X___

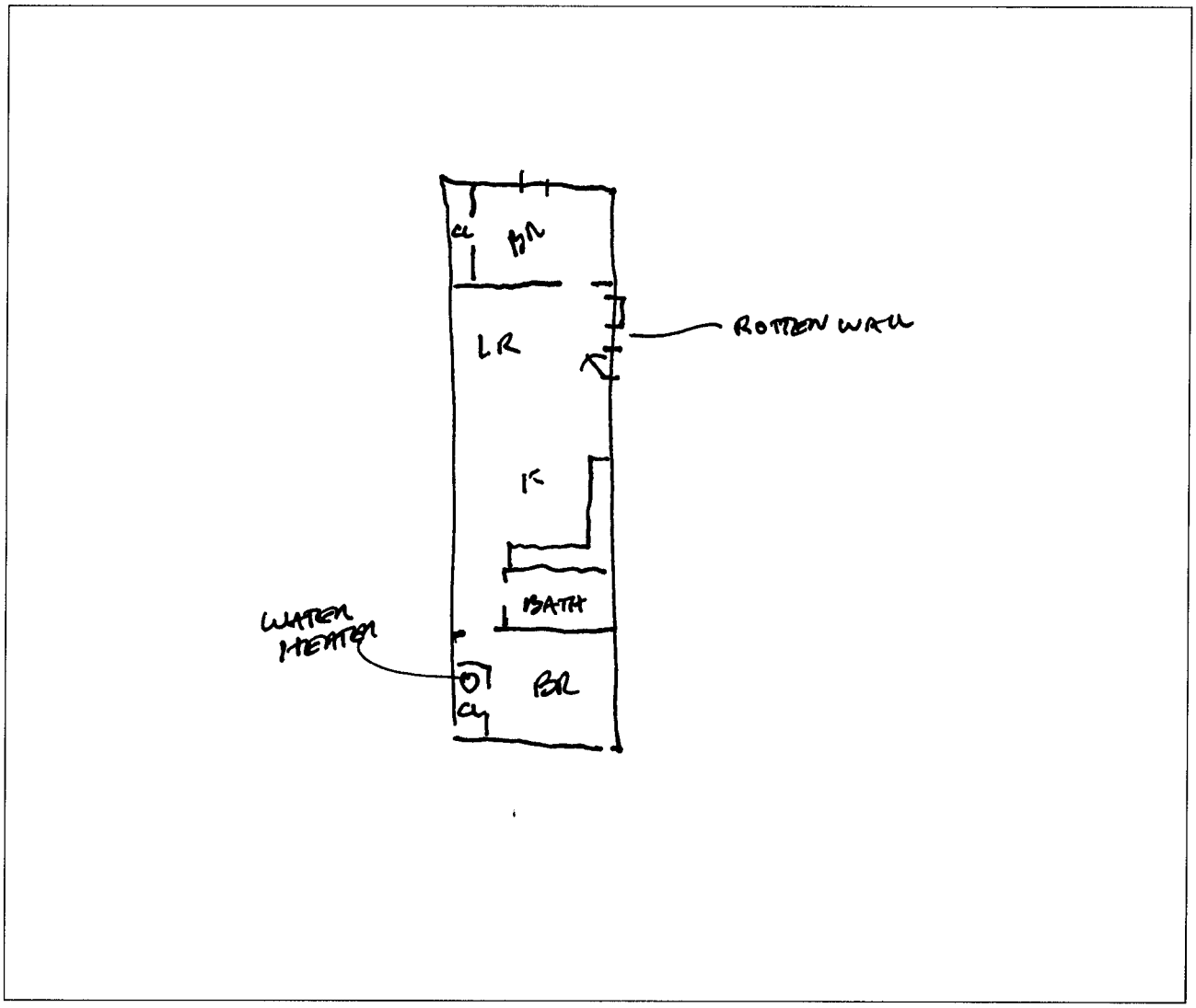
__X___ 10. Is manifestly unsafe for the purpose for which it is being used or so as not to give reasonable protection from danger of collapse or fire because of:
__X__ Defective materials
__X__ Structural deterioration
__X__ Interior walls or ceilings with holes, cracks or loose plaster
Main structure? __X___ Accessory structure? _X____

__X___ 11. The building, structure, or a part thereof, is unsecured and open.
Main structure? _____ Accessory structure? __X___

COMMENTS: Accessory storage structure – listing walls, rotten floor/walls/roof/framing, damaged siding – not feasible for repairs.

Manufactured home: Tenant living in structure without power, running extension cord from neighbor's house. Tenant has made wall repairs without permits/inspections. Missing blanks in electrical panel, loose electrical outlets, no smoke detectors, loose or missing tie down anchors, water heater needs to be replaced – rusty – water heater closet floor and finishes are damaged. Interior floors are soft, wall finishes are damaged. Some electrical outlets have layers of paint that make them inoperable /usable. Window sills are rotten. Romex wiring exposed inside kitchen cabinets.

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



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. ___ 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 GREGORY S. COX 01-14-16

Signature Printed Name Date

CITY OF BRYAN
The Good Life, Texas Style.

Dangerous Structures Survey Report

Fire Marshal

Case #2055

A. **PROPERTY ADDRESS:** 1411 George Street, Castle Heights, Block 7, Lot 15 & 16, Ser# C11755, Hud# TXS0591927

B. **SPECIFICATIONS:** No. Rooms_____ No. Stories 1 No. Structures 1

STRUCTURAL USE	CONSTRUCTION	OCCUPANCY
X Residential/Single Family	____ Box	X Occupied
____ Mixed Use	____ Frame	____ Vacant
____ Commercial	____ Masonry	____ Open
____ Residential/Multi Family	X 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 80% of the main structure is considered a loss.
I estimate that ___% 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 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? ____

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

COMMENTS

unpermitted repair
damaged electrical

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] Fred Taylor / FMC 1-20-16

Signature Printed Name/Title Date

CITY OF BRYAN
The Good Life, Texas Style

Building and Standards Commission

Contractor Checklist **Address:** 1411 George Street

The items included in this checklist will be required when you appear at the Building and Standards Commission meeting. **Please fill out this checklist and bring it with you to the Building and Standards Commission meeting.**

A. Electrical

1. Licensed electrical contractor's company name: FJW Electric
2. Bid for electrical work: $ $ 400.00
3. Estimated date for electrical work to start: Jan 25 2016
4. Estimated date for electrical work to be complete: Feb 2, 2016

B. Plumbing

1. Licensed plumbing contractor's company name: Robertson Company
2. Bid for plumbing work: $ 2600.00
3. Estimated date for plumbing work to start: Jan 25, 2016
4. Estimated date for plumbing work to be complete: Feb 2, 2016

C. Heating, Ventilation, and Air Conditioning (HVAC)

1. Licensed HVAC contractor's company name: Using Heat & Air Condition Units
2. Bid for HVAC work: $ Included in carpentry Bid
3. Estimated date for HVAC work to start:
4. Estimated date for HVAC work to be complete:

D. Carpentry

1. Bid for carpentry work (if installed by the owner giver material cost): $ 2000.00
2. Estimated date for carpentry work to start: Jan 25, 2016
3. Estimated date for carpentry work to be complete: Feb. 19, 2016

E. Completion

1. Estimated project completion date: February 19, 2016

Betty Hanks — 1-19-2016

Signature — Date

The Plan of Repairs

I plan to have the wood porches and and connecting wood staircases at the front entrance and the rear exits removed and use concrete block steps with hand rails on the side.

The rim board around the house is in good condition, the area that was noticed as rotten was the board on top of the rim board that was used to skirt the mobile home.

The kitchen sink wood support will be replaced.

The wood support for the hot water heater will be replaced with new treated wood.

The window in the living room will be replaced. The system for heating and cooling, two window Units will be used. The size of the Unit is 45 X 12

The electrical wiring estimate to repair is $400.00

The plumbing system inspection estimate to repair is 2,600.00

I expect to start the repairs and be completed by February 19, 2016

F & W Electric
Bobby L. Felder Owner
9548 County Road 247
Caldwell, TX 77836
(979) 272-8284
Cell (979) 450-0451

Date: 12-12-15
Invoice#
BID# X

Bill TO:
Name: Ms Betty Hanko
Street
City, State
Telephone #

Job Address:
Name: Mobile Home
Street: 1411 Georgia
City, State Bryan TX
Permit #

Description: Approx Cost of Permit, Materials and Labor for electrical repairs on Mobile Home at above address

Approx Cost $ 400.00

Materals and Permit
Labor
Total Due
Payment
Balance Due

Regulated by the Texas Department of Licensing and Regulation; P.O. Box 12157 Austin, Texas 78711
1 800 803 9292 or 1 512 463 6599.

Customer's Signature

Contractor Signature Bobby L Felder Bobby L Felder

***Note** Bids are good for thirty days, unless otherwise stated*

735409

Invoice

SOLD TO	SHIPPED TO	VIA
Mrs Betty Hanks		
ADDRESS George St	ADDRESS	
CITY, STATE, ZIP Bryan, Tex	CITY, STATE, ZIP	

CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	DATE
				1-10-16

Plumbing Bid.
After reviewing Mobil Home on property.
Plumbing Drains System need to be repipe with PVC sch 40 pipe + fittings.
Water pippings need repipe with (ply water pipping) to meet code
Gas pippings need to be tested + updated.

(Betty Hanks all electric no gas)

Materials + Labor
$ 2,600.00
This bid was prepared by Anthony Robertson
+ Approved by Brandy Roberts
M-12437
(979) 574-7752

CONTRACT

SUBJECT: Quality Maintence Work

CONTRACTOR: Lloyd Suseberry
4205 Castle Ave.
Bryan, Texas 77802

778-2211

This form is to show a bid for the estimated work to be completed on item above. Tear down porches and Stair cases. use concrete Steps instead. Replace external doors, replace window, replace Water heater cabinet, boards and treated wood Install 2 heating and cooling Window Units. Tear the Shed down.

Bid Date 12/8/15

Confirmed 12/8/15

I certify that the price quoted below includes all necessary supplies, and labor fee needed to complete the job above item # list

Total- $2,000.00 Two Thousands

Will do labor free

Lloyd Suseberry

Lloyd Suseberry

Berry Engineering Company
1811 Rose St., Bryan, Texas 77802 Telephone 979 575-3457

August 24, 2015

REPORT

As requested by the owner, Betty Hanks, I visited the mobile home located at 1411 George Street, Bryan, Texas on August 13, 2015 to inspect the condition of the building.

Observations

The weather conditions prevailing on the day of my visit were hot, partly cloudy and dry allowing access to the complete building and site.

The mobile home is a single wide two bedroom. The wood staircases and connecting porches are installed at the front entrance and the rear exit. The skirting was open to allow inspection of the perimeter rim board and support structure. The rim board and connecting floor joist have rotted wood at the north side at the interface to the porch and staircase. The rim at the exit side of the building is rotted at the interface to the porch and staircase. The wood support for the water heater has rotted and damaged wood. The kitchen sink wood support is rotted and provides insufficient support. The entrance door and the rear exit door do not close and seal and have rotted and damaged door jams. The building has no usable heat and cooling system. The windows in the living room have broken and missing glass panes.

Discussion

The mobile home has significant wall movement or displacement at the interface to the rim board in areas near the front and rear porch. The rim board needs to be replaced with treated wood on the north side and the south side of the building. The south window needs replacing in the living room. The exterior doors need to be repaired/replaced and sealed with new wood installed in the door jams. The water heater cabinet needs to be replaced with new treated wood. A heating system sufficient to heat the complete building needs to be installed. The electrical wiring should be inspected and tested. The plumbing system needs a through inspection by a licensed plumber.

Opinions

Therefore, UPON MY REVIEW OF THE INFORMATION AND DOCUMENTS MADE AVAILABLE TO ME AND MY ENGINEERING EXPERIENCE, IT IS MY OPINION THAT:

The mobile home needs considerable repair. The rim board, windows, door jams, water heater cabinet and staircases, including the porches, need replacing. A heating system will need to be installed and the electrical wiring, switches and receptacles need inspection and testing by a licensed electrician. The water facets, waste drains and shower head need inspection and testing by a licensed plumber.

Considering the repairs that will be required for the mobile home to meet city codes and ordinances and be safe for occupancy, replacing the building should be considered.

Limitations

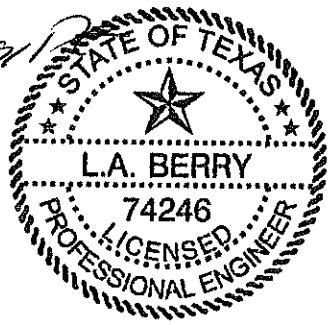
The opinion expressed in this report is directed to and intended for the benefit of the addressee and may not be quoted in whole, or in part without the written consent of the principal(s) of Berry Engineering Company. Berry Engineering Company and principal(s), thereof, agrees to or assumes no

responsibility or liability for any latent defects at the above referenced property. In addition, Berry Engineering Company neither verifies nor guarantees the accuracy of any data or documentations provided by other parties used in this report. The opinion(s) expressed in this report are current as of the date of this report and are limited to matters expressly stated herein, and no opinions or warranties are implied or inferred beyond the scope of such matters.

I appreciated the opportunity to help with this property. Please feel free to call me to discuss any questions you may have concerning the opinion expressed in this report.

Yours truly,

L. A. Berry, P. E.
Principal



1481

Certificate Detail for Certificate # 00046041

Home elected as Personal Property

ISSUE DATE: 07/13/2004

Certificate Number: 00046041
Manufacture Date:
Date of Sale: 04/06/1995
Date of Certificate: 07/13/2004
Right of Survivorship: NO

New/Used: NEW
Number of Sections: 1
Model: CHARIOT
Square Feet: 540
Wind Zone:

Currently Installed in BRAZOS County

Location of Home
906 DANSBY BRYAN, TX 77803

Owners		
Current Owner	**Seller**	**Previous Owners**
MELVIN HANKS, SR. BETTY HANKS 906 DANSBY BRYAN , TX 77803	TEXAS MOBILE HOME OUTLET INCORPORATED 1611 NORTH TEXAS AVE. BRYAN , TX 77803	

Active Mortgage Liens	
Lien Date	**Lien Holder**
No Active Mortgage Liens	

Active Tax Liens
No Active Tax Liens

On January 1st of each year, a tax lien comes into existence on a manufactured home in favor of each taxing unit in the jurisdiction where the home is actually located on January 1st. In order to be enforced, any such lien must be recorded with the Manufactured Housing Division as provided by law. You may check our records through our website or contact us to learn of any recorded tax liens. To find out about the amount of any unpaid tax liabilities for a particular year, contact the tax office for the county where the home was actually located on January 1st of that year.

Sections					
	Label	**Serial**	**Weight**	**Width**	**Length**
1	TXS0591927	C11755	10350	12	45

Manufacturer
M00039 BRIGADIER HOMES A U.S. HOME COMPANY 1001 SOUTH LOOP 340 WACO, TX 76710

Close Window Print This Page

WARRANTY DEED
(Gift Deed)

Date: October 22, 1998

Grantor: ORA MAE SUSBERRY

Grantor's Mailing Address: 4205 Castle Avenue, Bryan, Brazos County, Texas 77802

Grantee: To my daughter, BETTY SUE HANKS, as her sole and separate property

Grantee's Mailing Address: 906 Dansby, Bryan, Brazos County, Texas 77803

Consideration: Ten and No/100 Dollars ($10.00) and other good and valuable consideration -- love and affection.

Property (including any improvements): BEING all of Lots Fourteen (14) and Sixteen (16), Block Seven (7), in the revised plat of CASTLE HEIGHTS SUBDIVISION, according to the map of said subdivision duly recorded in the County Clerk's Office of Brazos County Texas.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; and taxes for 1998, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

When the context requires, singular nouns and pronouns include the plural.

Ora M Susberry
ORA MAE SUSBERRY

January 14, 2016

Financial Resources.

I, Earnestine Hanks will get boards & Treated Wood.

Earnestine Hanks

Financial Resources

I, Clinton Susebery Concrete Steps, Window + two air condition heating units. Clinton Susebery

1-14-2016

Financial Resources

I, Betty Hank will pay for the Entrance and exit doors and, plumbing, any other material needed to complete the job.

Betty Hanks
1-14-16

CITY OF BRYAN APPLICATION FOR BUILDING PERMIT

P.O. Box 1000 Bryan Texas 77805 * Phone: 979-209-5010 * Fax: 979-209-5035 * www.bryantx.gov

1. ADDRESS / LOCATION OF WORK:

ADDRESS: 1411 George Street

SUBDIVISION:

PHASE: | LOT: | BLOCK:

2.

DATE OF APPLICATION:

PERMIT # (by city):

WTR / SWR # (by city):

PROPERTY R-NUMBER:

3. PROPERTY OWNER INFORMATION

NAME: Betty Hanks

ADDRESS: 906 Damsby Street

CITY/STATE/ZIP: Bryan, Texas 77803

EMAIL:
FAX: 979 777-3411

PHONE: 979 779-8778

4. GENERAL CONTRACTOR INFORMATION

NAME:

ADDRESS:

CITY/STATE/ZIP:

EMAIL:
FAX:

PHONE:

5. ELECTRICIAN (Name & Phone #):

6. PLUMBER (Name & Phone #):

7. HVAC (Name & Phone #):

8. ARCHITECT – If required by state or city ordinance (Name & Phone #):

9. ENGINEER – If required by state or city ordinance (Name and Phone #):

10. CLASS OF WORK (Check the appropriate box):

Are you painting the exterior of a commercial building? ___ Yes ___ No

Commercial:	Residential:	Remodel:	Addition:	Repair:	New Construction:	Demolition:
☐	☑	☐	☐	☑	☐	☐

11. DESCRIPTION OF WORK:

Repair

Present Use:

Intended Use:

Constructing Driveway in R.O.W?

Constructing Sidewalk in R.O.W.?

12.
Square feet of heated area:

Square feet of unheated area :

Square feet total: 14 X 45

13. # of Buildings:

14. Foundation Type:

15. Number of floors:

16. # of Dwelling Units:
# of bedrooms:

17. Irrigation Tap Size:

18. Fire Line Tap Size:

19. Water Tap Size:

20. Sewer Tap Size:

21. Official Use Only-
Misc. Fees:

Long Tap Fee:

D.& T. Fee:

Work w/o Permit fee:

REVISED 3

1 400
2600
2000
$5,000

CITY OF BRYAN
The Good Life, Texas Style.

22. **Estimated Valuation**
(Cost of Labor and Materials for project):

$ ~~3,000.00~~ 5,000

23. **Total Permit Fee**
(Valuation + Tap Fees + Any Misc. Fees):

$ ~~3,000.00~~

Please continue to back side of application for additional items.
Applicant's signature required on back of application for permit approval.

Berry Engineering Company
1811 Rose St., Bryan, Texas 77802 Telephone 979 575-3457

August 24, 2015

REPORT

As requested by the owner, Betty Hanks, I visited the mobile home located at 1411 George Street, Bryan, Texas on August 13, 2015 to inspect the condition of the building.

Observations

The weather conditions prevailing on the day of my visit were hot, partly cloudy and dry allowing access to the complete building and site.

The mobile home is a single wide two bedroom. The wood staircases and connecting porches are installed at the front entrance and the rear exit. The skirting was open to allow inspection of the perimeter rim board and support structure. The rim board and connecting floor joist have rotted wood at the north side at the interface to the porch and staircase. The rim at the exit side of the building is rotted at the interface to the porch and staircase. The wood support for the water heater has rotted and damaged wood. The kitchen sink wood support is rotted and provides insufficient support. The entrance door and the rear exit door do not close and seal and have rotted and damaged door jams. The building has no usable heat and cooling system. The windows in the living room have broken and missing glass panes.

Discussion

The mobile home has significant wall movement or displacement at the interface to the rim board in areas near the front and rear porch. The rim board needs to be replaced with treated wood on the north side and the south side of the building. The south window needs replacing in the living room. The exterior doors need to be repaired/replaced and sealed with new wood installed in the door jams. The water heater cabinet needs to be replaced with new treated wood. A heating system sufficient to heat the complete building needs to be installed. The electrical wiring should be inspected and tested. The plumbing system needs a through inspection by a licensed plumber.

Opinions

Therefore, UPON MY REVIEW OF THE INFORMATION AND DOCUMENTS MADE AVAILABLE TO ME AND MY ENGINEERING EXPERIENCE, IT IS MY OPINION THAT:

The mobile home needs considerable repair. The rim board, windows, door jams, water heater cabinet and staircases, including the porches, need replacing. A heating system will need to be installed and the electrical wiring, switches and receptacles need inspection and testing by a licensed electrician. The water facets, waste drains and shower head need inspection and testing by a licensed plumber.

Considering the repairs that will be required for the mobile home to meet city codes and ordinances and be safe for occupancy, replacing the building should be considered.

Limitations

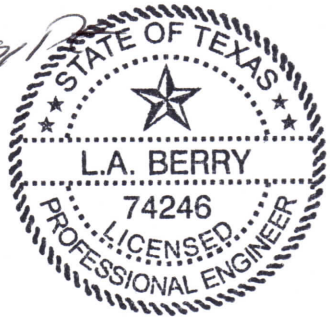
The opinion expressed in this report is directed to and intended for the benefit of the addressee and may not be quoted in whole, or in part without the written consent of the principal(s) of Berry Engineering Company. Berry Engineering Company and principal(s), thereof, agrees to or assumes no

responsibility or liability for any latent defects at the above referenced property. In addition, Berry Engineering Company neither verifies nor guarantees the accuracy of any data or documentations provided by other parties used in this report. The opinion(s) expressed in this report are current as of the date of this report and are limited to matters expressly stated herein, and no opinions or warranties are implied or inferred beyond the scope of such matters.

I appreciated the opportunity to help with this property. Please feel free to call me to discuss any questions you may have concerning the opinion expressed in this report.

Yours truly,

L. A. Berry, P. E.
Principal



June 27, 2016

To the Commissioner,

I, Betty Hanks am asking for an extension for the repairs on the mobile home at 1411 George Street. The contractors didn't finish in the time specified. The contractors stated that the weather and damages delayed them in completing the job earlier. All contractors are and have been very very busy.

The plumber, Henry Robinson and the electrician, Bobby Felder completed their work and called for an inspection on the 6 and 10th of June 2016.

The engineer was to work with the carpenter as soon as the plumber and the electrician finished. In the meantime on June 13 Mr. Greg and other city officials met with me to do a walk through.

The engineer was immediately called on June 13th. The engineer, Mr. Berry, instructions were to have the contractor to make sure the carpenter had taken the weak boards off the floors, the weak sheet rock off the walls and the trimming bottom around the mobile home. Then call him so he can check. The carpenter was called and he started the process on the 13th. The carpenter completed the process on the 14th. The engineer was called.

The engineer came out on the 14th and checked the mobile home. He met with the carpenter. He stated to me that he and the carpenter have a plan. He suggested that I ask for an extension. He ask me to ask for six (6) months to complete the job.

Betty Hanks

Back door wood stair case and Connecting Porch removed

Front door wood stair case and Connecting Porch removed

Trimming board being repaired

Quality flooring

The mobile Home at 1411 George Street being repaired

New wood materials bought for the repairs

New light fixtues throughout the mobile home

New hot water heater in