7308 Alameda

APR 23 2004

BB
APR 23 2004

APR 23 2004

APR 23 2004

F
APR 23 2004

APR 23 2004

APR 23 2004

APR 23 2004

DEC 30 2003

XTRA
DEC 30 2003

DEC 30 2003

DEC 30 2003

DEC 30 2003

DEC 30 2003

DEC 30 2003

DEC 30 2003

A.O. SMITH
DEC 30 2003

DEC 30 2003

DEC 30 2003

RELIANCE
50
Year Tank Warranty
Year Parts Warranty
Year Insulation For Energy
Efficient Performance
50
ERGYGUIDE
$171
DEC 30 2003

APR 22 2004

COUNCIL AGENDA ITEM # ___ FOR
TUESDAY, APRIL 27TH , 2004

BUILDING PERMITS AND INSPECTIONS

MEMORANDUM
April 20, 2004

TO: The Honorable Mayor and City Council

THROUGH: R. Alan Shubert, P. E. - Building Permits and Inspections Director

FROM: Tom Maguire, Housing Compliance Supervisor

SUBJECT: 7308 Alameda Avenue (Rep. District #3)

The following is a brief chronology of the investigation of the referenced location:

1) The current investigation began on December 12th , 2002. Previously there have been (10) ten investigations on this property. The buildings:
   a) The warehouse which now houses a welding shop, apartments P, Q, R, S and two (2) unmarked apartments has no permits for the change of occupancy.
   b) Apartments B, C (1st and 2nd floor), D & T have numerous code violations. or did not receive a certificate of occupancy.
   c) A metal building used for storage and converted to an apartment (#H) has no certificate of occupancy and violates the City's Plumbing Code.
   d) A metal work shop has been converted to a paint shop with no permits and has no fire protection equipment in place.
   e) Apartment building #F has no certificate of occupancy and violates City's Plumbing Codes.
   f) Two (2) mobile homes #G & #Z. The owners applied for and received permission for a trailer court license and has failed to maintain their trailer court license and pay their fees since 1993 and were found to be in an advance state of disrepair.
2) A certified condemnation letter was mailed to Hector R. and Martha Hernandez, 9455 Viscount Blvd., Apt. #529, El Paso, Texas 79925-7022 on November 24, 2003.
3) Certified notices of the public hearing scheduled April 27, 2004 were mailed to the owners and all interested parties on April 6, 2004.
4) There are no taxes owed.
5) The owners of the property have been in contact with this Department and have not yet come into compliance with the City of El Paso's Municipal Ordinances.

The Department recommends that it be found:

1) That
    a) the warehouse, which houses apartments, P, Q, R, S, two (2) unmarked apartments, and the welding shop, has no permit for change of occupancy and no fire protection equipment in place; and
    b) The apartment complex which consists of apartments B, C, D and T with apartment "C" not having a certificate of occupancy; and
    c) The metal work shop which was converted to a paint shop without permits and inspections and with no fire protection equipment in place; and
    d) The metal storage building which was converted into Apt. #H without permits and inspections and does not have a certificate of occupancy and violates El Paso City's Plumbing Codes; and
    e) The building marked Apt. "F" has no certificate of occupancy and violates El Paso City's Plumbing Codes by having the main gas shut-off valve for the mobile home marked "G" inside this unit behind the kitchen stove; and
    f) The two (2) mobile home units marked G & Z be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2) That the warehouse, apartment complex, metal storage building and work shop, both mobile homes and apartment "F" building are not in substantial compliance with the Municipal Ordinances regulating fire protection, structural integrity, and disposal of refuse; and
3) That the structures certificate of occupancy for the buildings that this may apply to be revoked; and
4) That all affected buildings and structures be secured within 30 days and maintained secure until rehabilitation can take place; and
5) That the premises be cleaned of all weeds, trash and debris and junk or abandoned vehicles within 30 days and maintain the premises clean of weeds, trash, debris and junk or abandoned vehicles.

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 9:00 a.m. on the 27th day of April, 2004 in the Council Chambers of City Hall, #2 Civic Center Plaza, El Paso, Texas, the City Council of El Paso will hold a public hearing on the question of whether the Building located on the property at 7308 Alameda Avenue, in El Paso, Texas, which property is more particularly described as:

Tract: 18C2, Block 24, Ysleta Grant

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, Hector and Martha G. Hernandez (Owners), 7308 Alameda Avenue, El Paso, Texas 79915, and Hector R. and Martha G. Hernandez, 9455 Viscount Blvd., Apt. #529, El Paso, Texas 79925-7022, are listed as the Owners of the real property described herein.

The Owners of said property are hereby ordered to appear before City Council and any mortgagees, lien holders, and other persons having an interest in said property are entitled to appear before City Council at said date, hour, and place to show cause why said Building should not be declared a nuisance and ordered to be abated; and

The Owners, lien holders, mortgagees, or any other person having an interest in the property are hereby required to submit at the hearing proof of the scope of any work that may be required to bring the building into compliance with Titles 17 and 18 of the code as mandated by Section 18.52.040 of the Municipal Code, and to specify the time it will take to reasonably perform the work.

At the hearing, the owners, lien holders, mortgagees, or any other person having an interest in the property must present to City Council any evidence showing that the structure or part thereof is safe.

All documents such as building plans, specifications, drawings, reports from design professionals and any other required documents must be presented to City Council at this hearing.

The time periods, which govern the completion of work ordered by Council, are outlined in Subsection 18.52.040 (3) pursuant to State law.

If the Owners fail, neglect or refuse to comply with the order of City Council the City may pursue one, or more of the following actions:

I) the city will perform any and all work needed to bring the property into compliance with this order, at its own expense, but for and on account of the Owners, of said property, the cost of which shall be assessed as a lien against the property and;

II) assess a civil penalty against the property Owners for failure to repair, remove or demolish said Building in an amount not to exceed $1000.00 a day for each violation, or $10 a day if the Owners show that the property is the Owner's lawful homestead and;

III) the Owners may be confined in jail as permitted by state law and;

IV) appoint a receiver as permitted by state law.

Any civil penalty or assessment imposed will accrue interest at a rate of ten (10) percent a year from the date of the assessment until paid in full; and

That the City Clerk is ordered to provide notice of this hearing to the record Owners and all other persons having an interest in the property as provided by law.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5th floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Adopted this 23rd day of March, 2004.

ATTEST:

APPROVED AS TO FORM:

Teresa Garcia
Assistant City Attorney

APPROVED AS TO CONTENT:

R. Alan Shubert, P. E.
Building Permits and Inspections Director

RAYMOND C. CABALLERO
MAYOR

CITY COUNCIL
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ROSE RODRIGUEZ
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DISTRICT NO. 8

BUILDING PERMITS AND INSPECTIONS
ENFORCEMENT DIVISION
December 31, 2002

Hector R. & Martha Hernandez
9455 Viscount Blvd., Apt. #529
El Paso, Texas 79925-7022

Re: 7308 Alameda Apt. F
Blk: 24, Ysleta
Tract: 18-C
Zoned: C-4
COD02-22782
Certified Mail Receipt #
7001 1940 0000 3554 7451

Greetings:

Your property at 7308 Alameda Avenue Apt. F was recently visited by an inspector from this department.

This property was found to be in violation of the following list of Housing Code requirements:

1. All dwelling units must have a kitchen sink, a bathroom sink a toilet and a bath tub or a shower. They must be in sanitary condition, intact, without holes, chips, cracks or missing tiles. They must be code approved, properly installed and in good repair so that they operate without leaking. Hot and cold water must be supplied to all units in sufficient amounts [Sec. 302.1 & 302.3.]

2. All dwelling units must have heating and cooking equipment. This equipment must be in good condition in good working order and must be installed in accordance with all codes which apply [Sec. 302.5.1 and 5.2, 5.3, and also 302.6]

3. In all dwelling units, every room for living, sleeping, eating or cooking shall have at least two separate and accessible wall mounted electric outlets. Every bathroom and laundry room shall have at least one accessible electric outlet. Bedrooms and bathrooms shall have at least one switch-controlled lighting receptacle. Each hall, laundry room or furnace room also requires a lighting outlet. Any new bathroom or kitchen electrical outlet must be ground fault protected. Common halls and inside stairs must be lighted. All electrical wiring and all outlets, fixtures and electrical equipment must be connected installed and maintained according to the electrical code [Sec. 303.4, 303.5 & 304.]

7308 Alameda Avenue Apt. F

4. Each dwelling unit must have approved, listed smoke detectors in good working order [Sec. 302.9.]

5. Adequate garbage collection containers and services must be provided for each and every dwelling unit [Sec. 302.7.]

6. All parts of the dwelling unit such as walls, floors, roofs, stairs, trim, railings and porches must be structurally sound and in good condition in order to support and withstand any load placed on them. The structure must be weathertight, rodent proof, and insect restrictive. Exterior wood surfaces must be protected from the weather by paint or other approved methods. Fire stops and draft stops required for fire safety must be in place [Sec. 305.2, 3, 3.1, 5, 14, 16.1, 17, 18, 19.1, 19.2.]

7. All dwelling units must have safe and unobstructed exits to clear and open space at ground level [Sec. 305.4.]

8. Windows in dwelling units must be in good condition, operate easily as designed, be weathertight, watertight and, where required for ventilation, be supplied with screens in good repair and which fit tightly. Window guards in sleeping rooms must be equipped with approved quick release mechanisms. [Sec. 305.7, .8, .9, .13 and IRC 310.1.4, .4.]

9. Doors in dwelling units must be sound and in good repair. All hardware must work properly and easily. Jambs, frames and trim must be sound and intact and protected from decay and weathering. Exterior door must be weathertight, rodent proof and supplied with weatherstripping, thresholds, and approved locking hardware. Where screens are required they must be intact and tight-fitting [Sec. 305.11.1, 11.2, .12.1, .20, .21.]

10. Every bathroom and kitchen floor must be waterproof and easily kept clean and sanitary [Sec. 305. 16. 2.]

11. All parts of all dwelling units and the property on which they are located, must be kept in a clean and sanitary condition, free from weeds, trash, garbage, junk vehicles, rodents and insects. Multi-family dwellings must be treated for pests and vectors on a regular basis by the owner [Sec. 307.1, .2, .4, .5.]

According to the real property records of El Paso County, you are the owner of this property. If you are no longer the owner please provide us with the name and address of the new owner within 20 days.

To avoid legal action these violations must be corrected within 45 days of the date you received this letter.

7308 Alameda Avenue Apt. F

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

If you have any questions, please contact me at 541-4800, between 8:00 and 10:00 a.m.

FOR THE DIRECTOR FOR BUILDING PERMITS AND INSPECTIONS:

Wayne Fannin

Wayne Fannin
Building Inspector

WF/rl

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	JAN 31 2003
Restricted Delivery Fee (Endorsement Required)	

WF

Postmark Here

Hector R. & Martha Hernandez
9455 Viscount Blvd., Apt. #529
El Paso, Texas 79925-7022
Re: 7308 Alameda Apt. F

7001 1940 0000 3554 7451

PS Form 3800, January 2001 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: WF

Hector R. & Martha Hernandez
9455 Viscount Blvd., Apt. #529
El Paso, Texas 79925-7022
Re: 7308 Alameda Apt. F

Lt #1

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Martha Hernandez ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7001 1940 0000 3554 7451

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

COPY

JOE WARDY
MAYOR

CITY COUNCIL

SUSAN AUSTIN
DISTRICT NO. 1
ROBERT A. CUSHING Jr.
DISTRICT NO. 2
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DISTRICT NO. 3
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DISTRICT NO. 5
PAUL J. ESCOBAR
DISTRICT NO. 6
VIVIAN ROJAS
DISTRICT NO. 7
ANTHONY COBOS
DISTRICT NO. 8

BUILDING PERMITS AND INSPECTIONS
CODE COMPLIANCE
November 20, 2003

Hector R. & Martha Hernandez
9455 Viscount Blvd., Apt. #529
El Paso, Texas 79925-7022

Re: 7308 Alameda Avenue
Tract: 18-C
Blk: 24, Ysleta
Tract: 18-C-2
Blk: 24, Ysleta
Tract: 18-C-3
Blk: 24, Ysleta
Zoned: C-4
COD02-22782
Certified Mail Receipt #
7003 1010 0004 5306 6004

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.52.030 - Unsafe Structures - Owner Not To Allow Condition To Continue, which states:

> It is unlawful for the owner of any building or structure, or part thereof, which has become unsafe and dangerous so as to endanger persons or property, or so as to be a fire hazard by reason of defective construction, overloaded floors, lack of guards against fire, defective condition of the foundations, walls, or parts thereof, or deterioration caused by fire or otherwise, or for any reason, to allow or permit same to remain upon any real estate within the City.

The El Paso Municipal Code Chapter 18.52.040 - unsafe structures - Remedial action by owner or City defines unsafe structure as a structure or part thereof that is:

a. Dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare; or

7308 Alameda Avenue

b. Regardless of its structural condition, unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or
c. Boarded up, fenced, or otherwise secured in any manner in if:

i. The building constitutes a danger to the public even though secured entry, or

ii. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection.

The structure located at 7308 Alameda Avenue has the following violations:

a. The foundation has not been maintained in a safe manner.

b. The floors have not been maintained in a safe manner.

c. The walls have not been maintained in a safe manner free of holes and cracks.

d. The roof structure has not been maintained free of defects that may cause leaks.

e. The means of egress is/are inadequate and do not meet minimum code requirements.

f. The plumbing system is inadequate and does not meet minimum code requirements.

g. The electrical system is inadequate and does not meet minimum code requirements.

h. The HVAC system is inadequate and does not meet minimum code requirements.

i. This case is being submitted to the City Attorney's office for unsafe structures proceedings. The City Council will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Sec. 18.52.040 of the El Paso Municipal Code.

7308 Alameda Avenue

If you have any plans, reports or current permits which pertain to the property, you must submit them prior to this hearing to Building Permits and Inspections or bring them to Council Chambers the day of the hearing. Without these documents, no extensions of the deadlines can be granted.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5th floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 541-4800.

FOR THE DIRECTOR FOR BUILDING PERMITS AND INSPECTIONS:

Wayne Fannin

Wayne Fannin
Building Inspector

WF/rl

7003 1010 0004 5306 6004

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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OFFICIAL USE

Postage	$
Certified Fee	
Return Reciept Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	NOV 2 4 2003

WF

Postmark Here

Hector R. & Martha Hernandez
9455 Viscount Blvd., Apt. #529
El Paso, Texas 79925-7022
Re: 7308 Alameda Avenue

PS Form 3800, June 2002 — See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: WF

Hector R. & Martha Hernandez
9455 Viscount Blvd., Apt. #529
El Paso, Texas 79925-7022
Re: 7308 Alameda Avenue

Lt #3

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Hector R Hernandez ☐ Agent ☐ Addressee

B. Received by (*Printed Name*) Hector Hdz
C. Date of Delivery 12-8-03

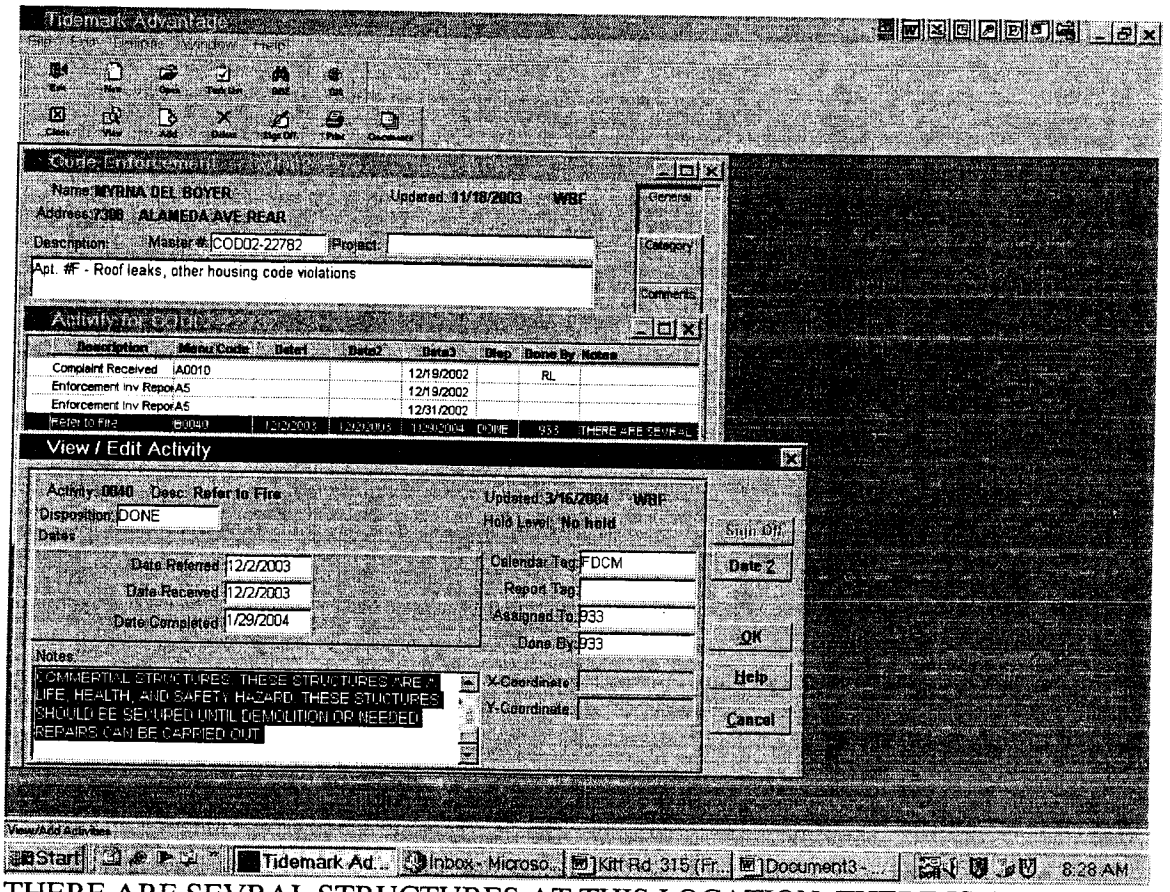
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (*Extra Fee*) ☐ Yes

2. Article Number (*Transfer from service label*) 7003 1010 0004 5306 6004

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540



THERE ARE SEVRAL STRUCTURES AT THIS LOCATION. THERE IS A MIXTURE OF COMMERCIAL AND RESIDENTIAL STRUCTURES. FIRE DEPARTMENT ACCESS TO REAR PORTION IS INDEQUATE.REAR STRUCTURES ARE NOT WITHIN HYDRANT DISTANCE STANDARDS.ALL STRUCTURES ARE POORLY MAINTAINED.THERE ARE SOME MAKESHIFT STRUCTURES ,ONE OF THEM APPEARS TO BE A PAINT BOOTH AND IT DOES NOT HAVE A REQUIRED EXTINGUISHING SYSTEM.FIRE DEPARTMENT HAS NO RECORD OF REQUIRED OPERATIONAL PERMITS FOR THE COMMERTIAL STRUCTURES. THESE STRUCTURES ARE A LIFE, HEALTH, AND SAFETY HAZARD. THESE STUCTURES SHOULD BE SECURED UNTIL DEMOLITION OR NEEDED REPAIRS CAN BE CARRIED OUT.

EL PASO CITY-COUNTY HEALTH &ENVIRONMENTAL DISTRICT

ENVIRONMENTAL HEALTH

M E M O R A N D U M

DATE:	**December 4, 2003**
MEMO TO:	**Tom McGuire, Housing Compliance Supervisor**
FROM:	**Jorge Ramirez, Sr. Environmental Health Inspector**
SUBJECT:	**Condemnation Report**
RE:	**7308 Alameda Ave. 79915**

An inspection of the property was conducted on December 4, 2003 and the conditions checked were found in violation of Title 9 - Health and Safety, El Paso Municipal Code.

SECTION 9.04 - SOLID WASTE STORAGE AREA:
N/A

SECTION 9.04.340 – ACCUMULATIONS:
Of trash and several junk vehicles were seen.

SECTION 9.16 – NUISANCE:
N/A

SECTION 9.16.010 – DESIGNATED:
N/A

SECTION 9.28 -RAT CONTROL:
The property consists of several apartments, business and mobile homes. The structures are decaying. Evidence of a cockroach problem was seen.

If you require additional assistance on this matter, please call me at (915) 860-2378 or Fax (915) 860-1081.

Title 17 HOUSING

Chapter 17.12 TRAILER COURTS

17.12.120 Parking trailers outside courts.

A. No person shall park, place, locate or keep any housetrailer, being used for habitation, on any street, alley or sidewalk, or on any private property, for more than three hours, except in a trailer court licensed under this chapter. The three-hour limitation in this section does not abrogate any shorter limitation on, or any prohibiton against, stopping or parking any vehicle, as imposed under the traffic regulations or any other law or ordinance.

B. A trailer which is not being used for habitation, but is being used for any other purpose (except storing property therein) and is parked or kept elsewhere than in a licensed trailer court, shall comply with all requirements of the zoning ordinance and the building code which would be applicable if the trailer were a building or structure used for that purpose. This requirement does not apply if the trailer is on wheels and legally parked as a vehicle in a public street or alley.

C. A trailer which is not being used for any purpose, except the storage of property therein, may be kept or parked in any place where a vehicle could legally be kept or parked.

D. No person shall keep or park a housetrailer in violation of this section. (Prior code § 13-36)

UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: 12-30-2002 **REP. DISTRICT:** 3

ADDRESS: 7308 Alameda Ave. **ZONED:** C-4

LEGAL DESCRIPTION: Tract: 18-C, Blk: 24, Ysleta Grant

OWNER: Hector H. Hernandez and Martha G. Hernandez **ADDRESS:** 9455 Viscount Blvd.
Apt. # 529
El Paso, Texas 79907

BUILDING USE: Mixture of Commercial Warehouse and Residential Structures, Apt. Q, Apt. P, and Apt. R, (located inside a warehouse along with two {2} other unmarked apartments), A welding shop and a storeroom for the welding shop.

TYPE OF CONSTRUCTION: III

FOOTINGS: Reinforced Concrete
CONDITION: Poor – due to poor maintenance, there are signs of stress at locations that are visible. In other areas of the structure I am unable to determine condition of footings due to subterranean placement. Will need to hire a structural engineer to evaluate the actual condition of the footings and their components and submit documentation on corrective actions to make structure safe.

FOUNDATION WALL: N/A
CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade
CONDITION: Poor – Welding shop meets minimum code requirements. Apt. Q, P, R and the two unmarked apartments inside the warehouse do not meet minimum code requirements for residential use. There are visible signs of structural deficiency noted, but, because the floor is covered with floor covering and debris a complete inspection of the area was not possible. A structural engineer needs to be hired to determine the actual condition of the floor structure for both commercial and residential use and submit documentation on corrective actions required to make the structure safe for mixed use.

7308 Alameda Ave.

EXTERIOR WALLS: Concrete Masonry Units (CMU) with corrugated metal siding, brick veneer and wood siding.
HEIGHT: 16 feet **THICKNESS:** 5 - 9 inches
CONDITION: Poor – Due to poor maintenance, Parts of the metal and wood siding have come loose and are in need of repair. There is no insulation in sections of the exterior walls for the apartments. A structural engineer must be hired to evaluate the exterior wall components and submit documentation on corrective action required to make the structure safe for both commercial and residential use.

INTERIOR WALLS & CEILINGS: 2"X4" wood studs with ½" sheetrock or wood paneling
CONDITION: Poor – Ceilings in the apartments do not have insulation, there are many holes in the sheetrock and wood paneling. Must hire a general contractor registered with the City of El Paso to evaluate the interior wall and ceiling components and submit documentation on the corrective action required to make the structure safe for mix use of both commercial and residential use.

ROOF STRUCTURE: Metal I-Beam structural steel with corrugated metal panels
CONDITION: Poor – Leaks, needs repair and maintenance. Must hire a roofing contractor registered with the City of El Paso to evaluate the roof structure and its components and submit documentation on the corrective actions required to make the structure safe.

DOORS, WINDOWS, ETC.: Metal or wood doors and metal casement windows
CONDITION: There is no window in one of the unmarked apartments inside the warehouse, in apt. R the windows are not on the exterior wall of the building, in apt. Q & P, the windows do not open. Must hire a general contractor registered with the City of El Paso to evaluate the doors and windows and submit documentation on the corrective actions required to bring the doors and windows up to minimum code requirements for mixed use.

MEANS OF EGRESS: Does not meet code requirements for either commercial use and residential use, nor mixed use.
CONDITION: Poor – No sprinkler system in the welding shop, no smoke alarms in the apartments, security bars on windows that are not code approved and hasps on the exterior doors of the apartments that can be locked form the outside when the tenants are still in the building. Does not meet fire code requirements for commercial and residential use.

PLUMBING: Poor – All apartments do not meet minimum code requirements for residential use, some apartments do not have bathrooms or plumbing fixtures in them. Must hire a Licensed Plumbing Contractor registered with the City of El Paso to evaluate the plumbing system and their components and submit documentation on corrective actions required to make the plumbing system safe and meet minimum code requirements.

20040420 TC8006 CITY OF EL PASO TAX OFFICE - ACCOUNT STATUS 085232

ACCOUNT Y805999024A1831 AMT DUE AS OF: 20040420 ROLL R ALT OWN
UNITS:01 05 06 07 08 OMIT(-)/SEL(+)
HERNANDEZ, HECTOR R & MARTHA* 24 YSLETA
TR 18-C
7308 ALAMEDA AVE TRLR A (0.0417 AC)

EL PASO TX 79915-3664
ACRES .0417 PARCEL ADDRESS 7308 ALAMEDA AVE

YEAR	GROSS VAL	HOVDFAER	RCVL LEVY	REM LEVY	FEES	PAYMENTS	TOTAL DUE
2003	6900		208.70	12/12/2003		208.70	.00
2002	6900		206.26	12/31/2002		206.26	.00
2001	6900		203.13	12/31/2001		203.13	.00
2000	5448		157.13	12/31/2000		157.13	.00
1999	5448		156.29	01/07/2000		156.29	.00
1998	5448		160.57	01/05/1999		160.57	.00
TOTAL			.00	.00	.00		

LAST PAYOR STATE NATIONAL BANK PAGE TOTAL .00
CUMULATIVE TOTAL .00

ENTER NEXT ACCOUNT

20040420 TC8006 CITY OF EL PASO TAX OFFICE - ACCOUNT STATUS 085236

ACCOUNT Y805999024A1846 AMT DUE AS OF: 20040420 ROLL R ALT OWN
UNITS:01 05 06 07 08 OMIT(-)/SEL(+)
HERNANDEZ, HECTOR R & MARTHA 24 YSLETA
TR 18-C-2
7308 ALAMEDA AVE TRLR A (0.14 ACRE)

EL PASO TX 79915-3664
ACRES .1377 PARCEL ADDRESS 7308 ALAMEDA AVE

YEAR	GROSS VAL	HOVDFAER	RCVL LEVY	REM LEVY	FEES	PAYMENTS	TOTAL DUE
2003	80269		2427.83	12/12/2003		2427.83	.00
2002	72289		2160.76	12/31/2002		2160.76	.00
2001	72289		2128.06	12/31/2001		2128.06	.00
2000	55899		1612.23	12/31/2000		1612.23	.00
1999	55899		1603.72	12/31/1999		1603.72	.00
1998	55899		1647.61	01/05/1999		1647.61	.00
TOTAL			.00	.00	.00		

LAST PAYOR STATE NATIONAL BANK PAGE TOTAL .00
CUMULATIVE TOTAL .00

ENTER NEXT ACCOUNT

HECTOR R. HERNANDEZ,
9455 Viscount Blvd. 529,
EL PASO, TX. 79925
629 7332

February 24th 2003.

MR. WAYNE FANNIN,
Building Inspector,
CITY OF EL PASO,
EL PASO, TX.

Dear Sir:

In reference to your letter dated December 31, 2002; deposited in the mail January 31, 2003 and received February 4, I would like you to considered the following:

Apartment F, the subject of this letter is not in such shape as not to be able to be repaired with the new tenant still living in it, everything works and the lady says that she is happy and does not want - to move out, most of all for the cost, since she does not have enough money.

My economic condition is bad and this would drive me close - to bankruptcy. As I told you I am already one month behind in payment = of my loan to the Bank.

I have always obeyed your orders; last year I removed five small trailers from the lot and two metal shades as you said.

I am 76 years old, I was born February 8th 1927 and my wife is 74. We have only a few more years to live and the loan to the Bank - has still nine more years to finish.

All the needed improvements will be done; my tenants are === poor and that is why theypay me in payments, but they are all my friends and I aceept this situation in order to help them.

For all this, I respectfully ask you to recondider your order.

Looking forward to your reply I remain

Yours truly

Hector R. Hernandez
HECTOR R. HERNANDEZ

November 18, 2003

To Whom It May Concern:

The tenants of the apartments located at 7308 Alameda Avenue convene to have a meeting to get signatures to declare that we, who live here, are of low economic status and because of this; we cannot afford to rent another apartment more expensive. Although the apartments are not luxury apartments, we live comfortably. When repairs are needed in the apartments, Hector Hernandez takes care of them. We are asking for you to consider our signatures so that Hector Hernandez continues renting the apartments to us. All the tenants are friends and there is no problem among us and these signatures are to ask you to permit us to continue living in these apartments. Hector Hernandez waits for us when we don't have the money to pay the rent. We are asking to please hear our pleas so that we can continue living in our community. We want to thank you and are very grateful.

11-18-03

A QUIEN CORRESPONDA.
Y PARA LOS FINES QUE A ELLOS CONVENGAN.
LOS INQUILINOS DE LOS APARTAMENTOS UBICADOS EN EL 7308 ALAMEDA DE EL PASO TEXAS CONVENIMOS EN JUNTAR UNAS FIRMAS PARA DECLARAR QUE LOS QUE AQUI VIVIMOS SOMOS DE CONDICION HUMILDE Y POR LO TANTO NUESTRA CONDICION ECONOMICA NO NOS PERMITE PAGAR OTRO APARTAMENTO MAS CARO Y AHUNQUE LOS APARTAMENTOS ARRIBA NOMBRADOS NO SON DE LUJO SI VIVIMOS AGUSTO.
Y ADEMAS CUANDO SE NOS DESCOMPONE ALGO EL SENOR HECTOR HERNANDEZ NOS LOS ARREGLA, POR LO TANTO LES PEDIMOS HUMILDEMENTE TOMEN EN CONSIDERACION NUESTRAS FIRMAS PARA QUE EL SENOR HECTOR HERNANDEZ NOS SIGA RENTANDO Y ADEMAS TODOS LOS VESINOS SOMOS AMIGOS Y NO HAY NINGUN PROBLEMA ENTRE NOSOTROS ESTAS FIRMAS SON PARA SUPLICAR A USTEDES NOS PERMITAN SEGUIR VIVIENDO AQUI Y ADEMAS DE TODO ESTO EL SENOR HECTOR HERNANDEZ ES NUESTRO AMIGO PUES EL HACI NOS TRATA CUANDO ALGUNO DE NOSOTROS NO TIENE PARA PAGAR LA RENTA A TIEMPO EL NOS ESPERA.
POR FAVOR LES ROGAMOS MUY HUMILDEMENTE QUE SEAN ESCUCHADAS NUESTRA SUPLICAS PARA SEGUIR CONVIVIENDO EN NUESTRA COMUNIDAD DE ANTEMANO LES DAMOS LAS GRASIAS Y QUEDAMOS MUY AGRADECIDOS DE USTEDES.

ATENTAMENTE LO VESINOS

APTO."A" Irma G. Ramirez
APTO."B"
APTO."C"
APTO."D" María E. Garza
APTO."F" [illegible]
APTO."G" Luis Javier De M.
APTO."H" Gloria Rodríguez F.
APTO."I"
APTO."J"
APTO."K"
APTO."L"
APTO."M" Gabriel Martinez
APTO."N"
APTO."O"
APTO."P" [illegible]
APTO."Q"
APTO."R"
APTO."S" JULIAN GUTIERREZ I. - [illegible]
APTO."T" Sonia Azurdia Ruben Chacon
APTO."U"
APTO."V"
APTO."W"
APTO."Y"
APTO."Z" Alicia Rodriguez Luciano Rodriguez
APTO."E"
APTO."BB" Karina Rodriguez

December 8, 2003

Mr. Wayne Fannin
Building Inspector
El Paso City Council
Two Civic Center Plaza
El Paso, TX 79901-1196

RE: Apartments located at 7308 Alameda

Dear Sir:

This morning we received your letter dated November 20, 2003 as regards the condition of the apartments on the property located at 7308 Alameda.

I trust that you will remember that we have complied with everything which you have requested in the past in regards to these apartments:

1. You asked that we remove five (5) travel trailers. This was done.
2. You asked that we remove a large, metal structure (storage). This was done.
3. You asked that we demolish a warehouse which had been damaged by fire. This was done.
4. You gave a General Contractor a list of repairs required for apartments F and C. After having acquired a $5000.00 loan to do so, these repairs were completed. Because the repairs for apartment F alone were to come to $7520.00, Mr. McGuire suggested I hire a good carpenter to perform most of the work. This was done, and even three (3) windows were replaced with new ones.

After this work was completed, I received permission to allow people to occupy the premises.

If now there is more work to be done, we will gladly do everything to comply with the codes and regulations. We ask that you take into consideration that these apartments are more than 40 years old. Nonetheless, it is our desire to comply with your requirements, and we will do our best to improve their condition as soon as we know what precisely you need us to repair.

Please send us a list detailing the current repairs you are referring to at present.

Just as a matter of interest, it appears that although the postal workers indicated that we were given prior notices of your letter, on November 25th and December 4th, we did not receive either. Although we hate to claim postal error, it seems that this is not as uncommon as one might think. Today we received in our mail box a notice of certified mail for an individual who resides in Apt. 517. (A copy of this is enclosed.) It seems

likely that a similar fate would have befallen the notices we were to have originally received but did not.

Thank you for your attention. We look forward to your reply .

Yours truly,

Hector R Hernandez
Martha L Hernandez

Hector & Martha Hernandez
9455 Viscount Apt. 529
El Paso, TX 79925
(915) 595-8685

AFFIDAVIT

We, Hector Ruben Hernandez and Martha G. Hernandez of 9455 Viscount Blvd. Apartment #529, El Paso, Texas, county of El Paso, do hereby affirm and declare that we are the owners of the property located at 7308 Alameda, El Paso, Texas, county of El Paso, Blk. 24 Ysleta, and all the buildings located thereupon. We further affirm and declare the following:

1) That all the fixed structures located upon this property were constructed between 35 years and 40 years ago, and
2) That there has been no new construction on this property since that time.

Finally, we affirm and declare that we accept complete responsibility and all liability of injury or damage that may be or may become associated with said property, and any buildings constructed thereupon, and will hold the City of El Paso and the City of El Paso Building Inspection Department and all other relevant City Departments, Agencies, or Assigns, harmless from said responsibility and/or liability.

The above is true and correct.

Hector R. Hernandez
Hector Ruben Hernandez

Martha G. Hernandez
Martha G. Hernandez

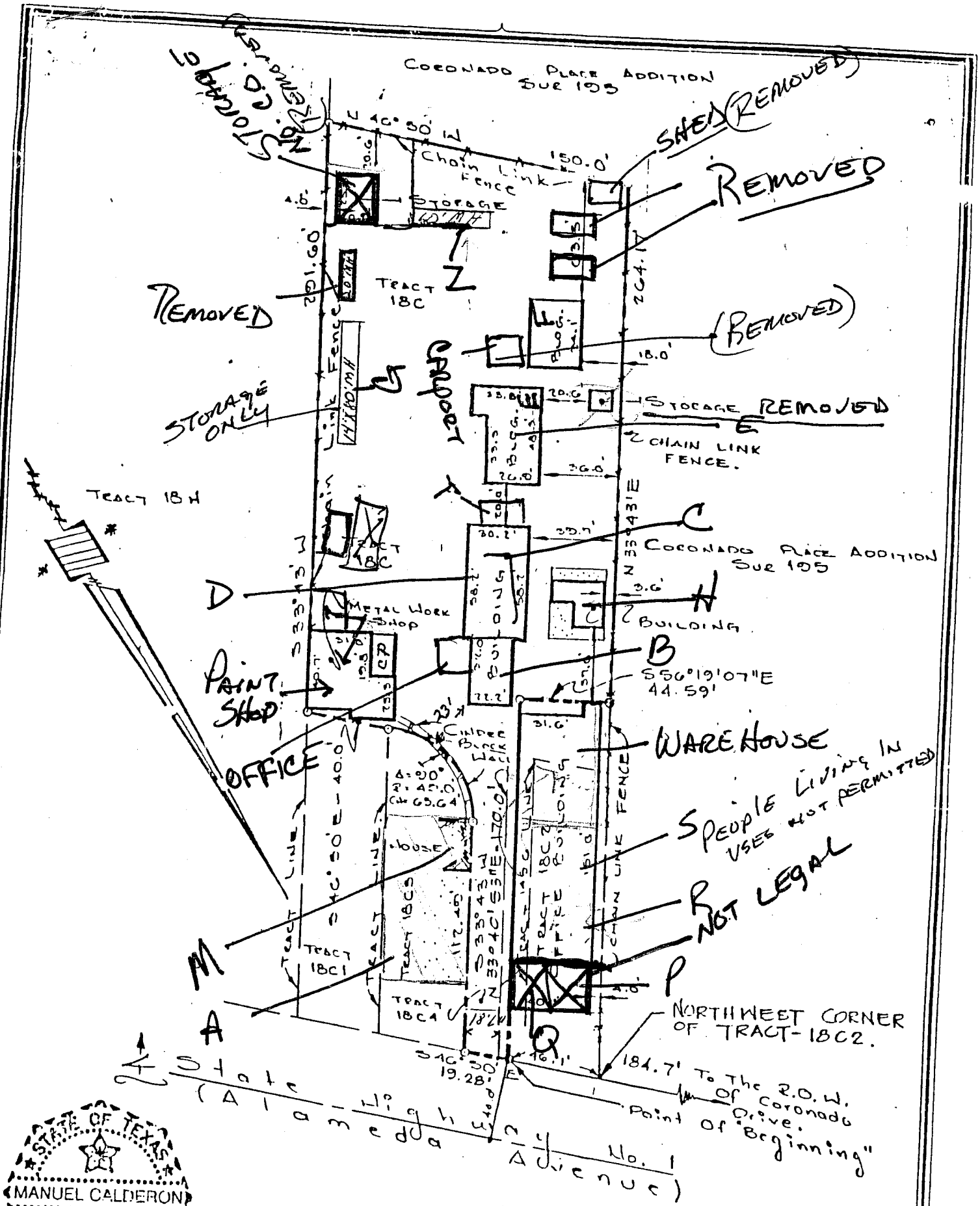
Before me, the undersigned authority, on this day personally appeared Hector Ruben Hernandez and Martha G. Hernandez, known to me to be the persons whose names appear on this Affidavit and acknowledged to me that they executed the same for the purposes and considerations herein expressed.

Given under my hand and seal of office this 16th day of April, 2004.

Lorena Stella Villa
Notary Public, in and for the
State of Texas

My commission expires 5/14/06

LORENA STELLA VILLA
MY COMMISSION EXPIRES
May 14, 2006



STATE OF TEXAS
MANUEL CALDERON
2564
REGISTERED
PUBLIC SURVEYOR

7308 Alameda Ave.

ELECTRICAL: Poor – Apt. Q, has a circuit breaker panel box with exposed wires 2 feet above the bathtub in the bathroom (1999 National Electrical Code violation), there are exposed wires, use of romex wire outside of the walls and use of fixture cord as permanent wiring in this apartment. There is no circuit breaker panel in apt. P, Q, nor the other two unmarked apartments in the warehouse. Must hire a Licensed Electrical Contractor registered with the City of El Paso to evaluate the entire electrical system and its components and submit corrective actions required to make the electrical system safe and meet minimum code requirements.

MECHANICAL: Does not meet code requirements for residential use. Must hire a Licensed Mechanical Contractor (HVAC) registered with the City of El Paso to evaluate the entire HVAC system and its components and submit documentation on corrective actions required to make the HVAC system safe and meet minimum code requirements for both commercial and residential use.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 7 - 12
WARNING POSTED: No **BARRICADED:** No **POLICE AID REQD.:** Maybe

REMARKS: This building is a commercial structure designed to be used as a warehouse. It has 5 apartments in it that were not permitted and have no inspections. There is no record in the City of El Paso approving this structure for mixed use in the application of commercial and residential use. The apartments in this structure do not meet 1987 Federal Minimum Housing Code requirements. This department recommends the following:

1.) That the certificate of occupancy be revoked
2.) That all the apartments within the structure be removed and that the structure be returned to its original use (warehouse)
3.) That the owner hire a structural engineer to evaluate the entire structure and submit documentation on the corrective actions required to make the structure safe and bring it to minimum code requirements for its intended use (warehouse).
4.) Submit all required documents to the City of El Paso Plan Review Department for Approval and obtain all required permits and inspections.
5.) Remove all abandoned and junk vehicles from property.

Wayne Fannin
Building Inspector

UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: 12-30-2002 **REP. DISTRICT:** 3

ADDRESS: 7308 Alameda Ave. (Apts.-B,C,D&T) **ZONED:** C-4

LEGAL DESCRIPTION: Tract: 18-C, Blk: 24, Ysleta Grant

OWNER: Hector H. Hernandez and Martha G. Hernandez **ADDRESS:** 9455 Viscount Blvd. Apt. # 529 El Paso, Texas 79907

BUILDING USE: Apartment complex. (Units - B, C, D & T)

TYPE OF CONSTRUCTION: III

FOOTINGS: Reinforced Concrete
CONDITION:I am unable to determine condition of footings due to subterranean placement. Will need to hire a structural engineer to evaluate the actual condition of the footings and their components and submit documentation on corrective actions to make structure safe.

FOUNDATION WALL: N/A
CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade
CONDITION: Poor –There are visible signs of structural deficiency noted, but, because the floor is covered with vinyl floor covering, carpet and/or title a complete inspection of the area was not possible. A structural engineer needs to be hired to determine the actual condition of the floor structure and submit documentation on corrective actions required to make the structure safe.

EXTERIOR WALLS: Concrete Masonry Units (CMU) for Apt. D & T, Conventional Stick framing with stucco or wood siding for Apt. B & C.

HEIGHT: 16 feet **THICKNESS:** 5 - 9 inches

CONDITION: Poor – Due to poor maintenance, Parts of the wood siding have come loose and are in need of repair and painting for apt. C. A structural engineer must be hired to evaluate the exterior wall components and submit documentation on corrective action required to make the structure safe.

7308 Alameda Ave.

INTERIOR WALLS & CEILINGS: 2"X4" wood studs with ½" sheetrock or wood paneling
CONDITION: Poor –There are many holes in the sheetrock and wood paneling. Must hire a general contractor registered with the City of El Paso to evaluate the interior wall and ceiling components and submit documentation on the corrective action required to make the structure safe.

ROOF STRUCTURE: 2"X 6" Wood rafters with built-up asphalt material
CONDITION: Poor – Leaks, needs repair and maintenance. Must hire a roofing contractor registered with the City of El Paso to evaluate the roof structure and its components and submit documentation on the corrective actions required to make the structure safe.

DOORS, WINDOWS, ETC.: Wood doors and metal casement windows
CONDITION: Poor - Some of the windows in the apartments do not open. Must hire a general contractor registered with the City of El Paso to evaluate the doors and windows and submit documentation on the corrective actions required to bring the doors and windows up to minimum code requirements.

MEANS OF EGRESS: Does not meet code requirements.
CONDITION: Poor – No smoke alarms in the apartments, security bars on windows that are not code approved and hasps on the exterior doors of the apartments that can be locked from the outside when the tenants are still in the building. Stairs leading to second floor are deteriorating and do not meet code.

PLUMBING: Poor – Waste lines on the exterior of apt. B & C leaks spilling raw sewage on the ground on the side of these apartments. The vent stack to this waste line is missing. This line is unprotected and not properly supported. Must hire a Licensed Plumbing Contractor registered with the City of El Paso to evaluate the plumbing system and their components and submit documentation on corrective actions required to make the plumbing system safe and meet minimum code requirements.

ELECTRICAL: Poor - There are exposed wires, use of romex wire outside of the walls and use of fixture cord as permanent wiring. Must hire a Licensed Electrical Contractor registered with the City of El Paso to evaluate the entire electrical system and its components and submit corrective actions required to make the electrical system safe and meet minimum code requirements.

MECHANICAL: Does not meet minimum code requirements. Must hire a Licensed Mechanical Contractor (HVAC) registered with the City of El Paso to evaluate the entire HVAC system and its components and submit documentation on corrective actions required to make the HVAC system safe and meet minimum code requirements.

7308 Alameda Ave.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 9

WARNING POSTED: No **BARRICADED:** No **POLICE AID REQD.:** Maybe

REMARKS: This apartment complex has plumbing and electrical violations that have not been taken care of by the owner. There is no certificate of occupancy for the upstairs apt "C" and is considered to be a safety hazard. The department recommends the following:

1.) That the owners hire a structural engineer to evaluate the entire structure and its components and submit documentation on the corrective actions required to make the structure safe and bring it up to minimum code requirements.
2.) That the owners relocate the tenants in Apt. "C" and secure that unit until rehabilitation can take place according to the structural engineer's evaluation report recommendations.
3.) That the owners submit all required documentation to the City of El Paso Plan Review Department for approval of all required repairs and obtain all permits and inspections.
4.) That the owners hire all required licensed contractors who are registered with the City of El Paso for the rehabilitation of the apartment complex to bring this structure up to minimum code requirements.

Wayne Fannin

Wayne Fannin
Building Inspector

UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: 12-30-2002 **REP. DISTRICT:** 3

ADDRESS: 7308 Alameda Ave. (Apts. G) **ZONED:** C-4

LEGAL DESCRIPTION: Tract: 18-C, Blk: 24, Ysleta Grant

OWNER: Hector H. Hernandez and Martha G. Hernandez **ADDRESS:** 9455 Viscount Blvd.
Apt. # 529
El Paso, Texas 79907

BUILDING USE: Single Family Mobile Home. (Apt. G)

TYPE OF CONSTRUCTION: III

FOOTINGS: N/A
CONDITION: N/A

FOUNDATION WALL: N/A
CONDITION: N/A

FLOOR STRUCTURE: 2" X 8" Floor joist on a metal framed carriage
CONDITION: Poor –There are visible signs of structural deficiency noted, but, because the floor is covered with vinyl floor covering, carpet and/or title a complete inspection of the area was not possible. A state certified mobile home inspector must be hired to determine the actual condition of the floor structure and submit documentation on corrective actions required to make the structure safe.

EXTERIOR WALLS: 2" X 3" Wood studs with tin metal siding
HEIGHT: 8 feet **THICKNESS:** 4 inches
CONDITION: Poor – Due to poor maintenance, Parts of the exterior siding have come loose and are in need of repair and painting. A state certified mobile home inspector must be hired to evaluate the exterior wall components and submit documentation on corrective action required to make the structure safe.

INTERIOR WALLS & CEILINGS: 2"X3" wood studs with ½" sheetrock or wood paneling
CONDITION: Poor –There are many holes in the sheetrock and wood paneling. Must hire a general contractor registered with the City of El Paso and certified by the State of Texas for the renovation of manufactured homes to evaluate the interior wall and ceiling components and submit documentation on the corrective action required to make the structure safe.

7308 Alameda Ave.

ROOF STRUCTURE: 2"X 6" Wood rafters with ~~tin~~ metal sheathing.
CONDITION: Poor – Leaks, needs repair and maintenance. Must hire a roofing contractor registered with the City of El Paso to evaluate the roof structure and its components and submit documentation on the corrective actions required to make the structure safe.

DOORS, WINDOWS, ETC.: Wood doors and aluminum framed windows.
CONDITION: Poor - Some of the windows in the mobile home do not open. Must hire a general contractor registered with the City of El Paso to evaluate the doors and windows and submit documentation on the corrective actions required to bring the doors and windows up to minimum code requirements.

MEANS OF EGRESS: Does not meet code requirements.
CONDITION: Poor – No smoke alarms in the mobile home and has been converted to a duplex with no fire rated wall between the two units and no permits or inspections.

PLUMBING: Poor – It is in violation of the City of El Paso's Plumbing Codes. Must hire a Licensed Plumbing Contractor registered with the City of El Paso to evaluate the plumbing system and their components and submit documentation on corrective actions required to make the plumbing system safe and meet minimum code requirements.

ELECTRICAL: Poor – The electrical system for this conversion is in violation of the National Electrical Code and 1987 Federal Minimum Housing Standard Codes. Must hire a Licensed Electrical Contractor registered with the City of El Paso to evaluate the entire electrical system and its components and submit corrective actions required to make the electrical system safe and meet minimum code requirements.

MECHANICAL: Does not meet minimum code requirements. Must hire a Licensed Mechanical Contractor (HVAC) registered with the City of El Paso to evaluate the entire HVAC system and its components and submit documentation on corrective actions required to make the HVAC system safe and meet minimum code requirements.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 7

WARNING POSTED: No **BARRICADED:** No **POLICE AID REQD.:** Maybe

REMARKS: This is a single family mobile home used for rental proposes and has been converted to a duplex without any permits and no inspections. The owners have failed to renew their Trailer Court License and pay their annual trailer court fees since 1993. The owners have been notified three times since 2000 of these violations and have been cited on several occasions. The department recommends the following:

1.) That since there are no permits and inspections for the conversion of this single family mobile home into a duplex and the trailer court license have expired for more than 90 days the owners remove this mobile home from the property, or
2.) That the owners hire a Texas state certified manufactured home inspector to evaluate the entire structure and its components and submit documentation on the corrective actions required to make the structure safe and bring it up to minimum code requirements, and

7308 Alameda Ave.

3.) That the owners relocate the tenants in Apt. "G" and secure that unit until rehabilitation can take place according to the state certified mobile home inspector's evaluation report recommendations, and
4.) That the owners submit all required documentation to the City of El Paso Plan Review Department for approval of the renewing of their trailer court license and obtain all permits and inspections, and
5.) That the owners hire all required licensed contractors who are registered with the City of El Paso for the rehabilitation of the mobile home to bring this structure up to minimum code requirements.

Wayne Fannin

Wayne Fannin
Building Inspector

UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: 12-30-2002 **REP. DISTRICT:** 3

ADDRESS: 7308 Alameda Ave. (Apt. H) **ZONED:** C-4

LEGAL DESCRIPTION: Tract: 18-C, Blk: 24, Ysleta Grant

OWNER: Hector H. Hernandez and Martha G. Hernandez **ADDRESS:** 9455 Viscount Blvd.
Apt. # 529
El Paso, Texas 79907

BUILDING USE: Accessory Structure converted to an Apartment. (Apt. H)

TYPE OF CONSTRUCTION: III

FOOTINGS: Reinforced Concrete
CONDITION:I am unable to determine condition of footings due to subterranean placement. Will need to hire a structural engineer to evaluate the actual condition of the footings and their components and submit documentation on corrective actions to make structure safe.

FOUNDATION WALL: N/A
CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade
CONDITION: Poor –There are visible signs of structural deficiency noted, but, because the floor is covered with vinyl floor covering, carpet and/or title a complete inspection of the area was not possible. A structural engineer needs to be hired to determine the actual condition of the floor structure and submit documentation on corrective actions required to make the structure safe.

EXTERIOR WALLS: Conventional Stick framing with corrugated metal siding.

HEIGHT: 8 feet **THICKNESS:** 5 inches

CONDITION: Poor – Due to poor maintenance, Parts of the corrugated metal siding have come loose and are in need of repair. A structural engineer must be hired to evaluate the exterior wall components and submit documentation on corrective action required to make the structure safe.

7308 Alameda Ave.

INTERIOR WALLS & CEILINGS: 2"X4" wood studs with ½" sheetrock or wood paneling
CONDITION: Poor –There are many holes in the sheetrock and wood paneling. Must hire a general contractor registered with the City of El Paso to evaluate the interior wall and ceiling components and submit documentation on the corrective action required to make the structure safe.

ROOF STRUCTURE: 2"X 6" Wood rafters with built-up asphalt material
CONDITION: Poor – Leaks, needs repair and maintenance. Must hire a roofing contractor registered with the City of El Paso to evaluate the roof structure and its components and submit documentation on the corrective actions required to make the structure safe.

DOORS, WINDOWS, ETC.: Wood doors and metal casement windows
CONDITION: Poor - Some of the windows in the apartments do not open. Must hire a general contractor registered with the City of El Paso to evaluate the doors and windows and submit documentation on the corrective actions required to bring the doors and windows up to minimum code requirements.

MEANS OF EGRESS: Does not meet code requirements.
CONDITION: Poor – No smoke alarms in the apartments, security bars on windows that are not code approved and hasps on the exterior doors of the apartments that can be locked from the outside when the tenants are still in the building.

PLUMBING: Poor –The building sewer line leaks next to the property line and is unprotected. This same sewer line runs through the property located at 180 Coronado Rd. and is in violation of the City of El Paso's Plumbing codes. There is no letter on file with the PBS Dept. as to it being registered with them for approval. Must hire a Licensed Plumbing Contractor registered with the City of El Paso to evaluate the plumbing system and their components and submit documentation on corrective actions required to make the plumbing system safe and meet minimum code requirements.

ELECTRICAL: Poor - There are exposed wires, use of romex wire outside of the walls and use of fixture cord as permanent wiring. Must hire a Licensed Electrical Contractor registered with the City of El Paso to evaluate the entire electrical system and its components and submit corrective actions required to make the electrical system safe and meet minimum code requirements.

MECHANICAL: Does not meet minimum code requirements. Must hire a Licensed Mechanical Contractor (HVAC) registered with the City of El Paso to evaluate the entire HVAC system and its components and submit documentation on corrective actions required to make the HVAC system safe and meet minimum code requirements.

7308 Alameda Ave.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 4

WARNING POSTED: No **BARRICADED:** No **POLICE AID REQD.:** Maybe

REMARKS: This structure was originally designed to be an accessory structure and converted to an apartment without permits or inspections. There is no certificate of occupancy for this Apartment. There are plumbing and electrical violations that are considered to be a safety hazardous. The department recommends the following:

1.) That the owners hire a structural engineer to evaluate the entire structure and its components and submit documentation on the corrective actions required to make the structure safe and bring it up to minimum code requirements.
2.) That since there is no certificate of occupancy for this structure, the owners relocate the tenants and secure that unit until rehabilitation can take place according to the structural engineer's evaluation report recommendations or return it back to its original use.
3.) That the owners submit all required documentation to the City of El Paso Plan Review Department for approval of all required repairs and obtain all permits and inspections.
4.) That the owners hire all required licensed contractors who are registered with the City of El Paso for the rehabilitation of the structure if granted and permitted to be converted into an apartment and to bring this apartment up to minimum code requirements.

Wayne Fannin

Wayne Fannin
Building Inspector

UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: 12-30-2002 **REP. DISTRICT:** 3

ADDRESS: 7308 Alameda Ave. (Apts. Z) **ZONED:** C-4

LEGAL DESCRIPTION: Tract: 18-C, Blk: 24, Ysleta Grant

OWNER: Hector H. Hernandez and Martha G. Hernandez **ADDRESS:** 9455 Viscount Blvd. Apt. # 529 El Paso, Texas 79907

BUILDING USE: Single Family Mobile Home. (Apt. Z)

TYPE OF CONSTRUCTION: III

FOOTINGS: N/A
CONDITION: N/A

FOUNDATION WALL: N/A
CONDITION: N/A

FLOOR STRUCTURE: 2" X 8" Floor joist on a metal-framed carriage
CONDITION: Poor –There are visible signs of structural deficiency noted, but, because the floor is covered with vinyl floor covering, carpet and/or title a complete inspection of the area was not possible. A state certified mobile home inspector must be hired to determine the actual condition of the floor structure and submit documentation on corrective actions required to make the structure safe.

EXTERIOR WALLS: 2" X 3" Wood studs with metal siding
HEIGHT: 8 feet **THICKNESS:** 4 inches
CONDITION: Poor – Due to poor maintenance, Parts of the exterior siding have come loose and are in need of repair and painting. A state certified mobile home inspector must be hired to evaluate the exterior wall components and submit documentation on corrective action required to make the structure safe.

INTERIOR WALLS & CEILINGS: 2"X3" wood studs with ½" sheetrock or wood paneling
CONDITION: Poor –There are many holes in the sheetrock and wood paneling. Must hire a general contractor registered with the City of El Paso and certified by the State of Texas for the renovation of manufactured homes to evaluate the interior wall and ceiling components and submit documentation on the corrective action required to make the structure safe.

7308 Alameda Ave.

ROOF STRUCTURE: 2"X 6" Wood rafters with metal sheathing.
CONDITION: Poor – Leaks, needs repair and maintenance. Must hire a roofing contractor registered with the City of El Paso to evaluate the roof structure and its components and submit documentation on the corrective actions required to make the structure safe.

DOORS, WINDOWS, ETC.: Wood doors and aluminum framed windows.
CONDITION: Poor - Some of the windows in the mobile home do not open. Must hire a general contractor registered with the City of El Paso to evaluate the doors and windows and submit documentation on the corrective actions required to bring the doors and windows up to minimum code requirements.

MEANS OF EGRESS: Does not meet code requirements.
CONDITION: Poor – No smoke alarms in the mobile home

PLUMBING: Poor – The main gas shut-off valve in inside Apt. F and is in violation of the City of El Paso's Plumbing Codes. Must hire a Licensed Plumbing Contractor registered with the City of El Paso to evaluate the plumbing system and their components and submit documentation on corrective actions required to make the plumbing system safe and meet minimum code requirements.

ELECTRICAL: Poor - There are exposed wires and use of romex wire outside of the walls. Must hire a Licensed Electrical Contractor registered with the City of El Paso to evaluate the entire electrical system and its components and submit corrective actions required to make the electrical system safe and meet minimum code requirements.

MECHANICAL: Does not meet minimum code requirements. Must hire a Licensed Mechanical Contractor (HVAC) registered with the City of El Paso to evaluate the entire HVAC system and its components and submit documentation on corrective actions required to make the HVAC system safe and meet minimum code requirements.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 7 - 9

WARNING POSTED: No **BARRICADED:** No **POLICE AID REQD.:** Maybe

REMARKS: This is a single-family mobile home used as rental property that has no certificate of occupancy, no placement permit and no inspections. The owners have failed to renew their Trailer Court License and pay their annual trailer court fees since 1993. The owners have been notified three times since 2000 of these violations and have been cited on several occasions. The department recommends the following:

1.) That since there is no certificate of occupancy, placement permit nor inspections for the placement of this mobile home the and the trailer court license has expired for more than 90 days the owners remove this mobile home from the property, or
2.) That the owners hire a Texas state certified manufactured home inspector to evaluate the entire structure and its components and submit documentation on the corrective actions required to make the structure safe and bring it up to minimum code requirements, and
3.) That the owners relocate the tenants in Apt. "Z" and secure that unit until rehabilitation can take place according to the state certified mobile home inspector's evaluation report recommendations.

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4.) That the owners submit all required documentation to the City of El Paso Plan Review Department for approval of the renewing of their trailer court license and obtain all permits and inspections.
5.) That the owners hire all required licensed contractors who are registered with the City of El Paso for the rehabilitation of the mobile home to bring this structure up to minimum code requirements.

Wayne Fannin
Building Inspector

UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: 12-30-2002 **REP. DISTRICT:** 3

ADDRESS: 7308 Alameda Ave. (Apt. H) **ZONED:** C-4

LEGAL DESCRIPTION: Tract: 18-C, Blk: 24, Ysleta Grant

OWNER: Hector H. Hernandez and Martha G. Hernandez **ADDRESS:** 9455 Viscount Blvd. Apt. # 529 El Paso, Texas 79907

BUILDING USE: Accessory Structure used as a paint shop

TYPE OF CONSTRUCTION: III

FOOTINGS: Reinforced Concrete
CONDITION:I am unable to determine condition of footings due to subterranean placement. Will need to hire a structural engineer to evaluate the actual condition of the footings and their components and submit documentation on corrective actions to make structure safe.

FOUNDATION WALL: N/A
CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade
CONDITION: Poor –There are visible signs of structural deficiency noted. A structural engineer needs to be hired to determine the actual condition of the floor structure and submit documentation on corrective actions required to make the structure safe.

EXTERIOR WALLS: Conventional Stick framing with corrugated metal siding.

HEIGHT: 8 feet **THICKNESS:** 5 inches

CONDITION: Poor – Due to poor maintenance, Parts of the corrugated metal siding have come loose and are in need of repair. A structural engineer must be hired to evaluate the exterior wall components and submit documentation on corrective action required to make the structure safe.

INTERIOR WALLS & CEILINGS: 2"X4" wood studs with corrugated metal panels for the roof
CONDITION: Poor – Must hire a general contractor registered with the City of El Paso to evaluate the accessory structure and its components and submit documentation on the corrective action required to make the structure safe.

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ROOF STRUCTURE: 2"X 4" Wood rafters with corrugated metal panels
CONDITION: Poor – Leaks, needs repair and maintenance. Must hire a roofing contractor registered with the City of El Paso to evaluate the roof structure and its components and submit documentation on the corrective actions required to make the structure safe.

DOORS, WINDOWS, ETC.: Metal doors and no windows
CONDITION: Poor - Must hire a general contractor registered with the City of El Paso to evaluate the accessory structure and submit documentation on the corrective actions required to bring it up to minimum code requirements.

MEANS OF EGRESS: Does not meet code requirements.
CONDITION: Poor – there are no safety protective devices in place in case of a fire.

PLUMBING: N/A.

ELECTRICAL: Poor - Must hire a Licensed Electrical Contractor registered with the City of El Paso to evaluate the entire electrical system and its components and submit corrective actions required to make the electrical system safe and meet minimum code requirements.

MECHANICAL: N/A.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: none
WARNING POSTED: No **BARRICADED:** No **POLICE AID REQD.:** No

REMARKS: This structure was originally designed to be an accessory structure and converted to a spray paint shop for the welding shop next door without permits or inspections. There is no certificate of occupancy for this use and it is in violation of the City of El Paso Fire Codes. There are electrical violations that are considered to be a safety hazard. The department recommends the following:

1.) That the owners hire a structural engineer to evaluate the entire structure and its components and submit documentation on the corrective actions required to make the structure safe and bring it up to minimum code requirements.
2.) That since there is no certificate of occupancy for the use of a spray paint booth for this structure; the owners demolish this structure or return it back to its original use.
3.) That the owners submit all required documentation to the City of El Paso Plan Review Department for approval of all required codes for a spray paint booth and obtain all permits and inspections.
4.) That the owners hire all required licensed contractors who are registered with the City of El Paso for the rehabilitation of the structure if granted and permitted to be converted into a spray paint booth and to bring this spray paint booth up to minimum code requirements.

Wayne Fannin

Wayne Fannin
Building Inspector

UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: 12-30-2002 **REP. DISTRICT:** 3

ADDRESS: 7308 Alameda Ave. (Apt. F) **ZONED:** C-4

LEGAL DESCRIPTION: Tract: 18-C, Blk: 24, Ysleta Grant

OWNER: Hector H. Hernandez and Martha G. Hernandez **ADDRESS:** 9455 Viscount Blvd. Apt. # 529 El Paso, Texas 79907

BUILDING USE: Apartment. (Apt. F)

TYPE OF CONSTRUCTION: III

FOOTINGS: Reinforced Concrete
CONDITION:I am unable to determine condition of footings due to subterranean placement. Will need to hire a structural engineer to evaluate the actual condition of the footings and their components and submit documentation on corrective actions to make structure safe.

FOUNDATION WALL: N/A
CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade
CONDITION: Poor –There are visible signs of structural deficiency noted, but, because the floor is covered with vinyl floor covering, carpet and/or tile a complete inspection of the area was not possible. A structural engineer needs to be hired to determine the actual condition of the floor structure and submit documentation on corrective actions required to make the structure safe.

EXTERIOR WALLS: Concrete Masonry Units (CMU) with stucco finish exterior.

HEIGHT: 8 feet **THICKNESS:** 9 inches

CONDITION: Poor – Due to poor maintenance, there are holes and cracks that need repair and painting. A structural engineer must be hired to evaluate the exterior wall components and submit documentation on corrective action required to make the structure safe.

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INTERIOR WALLS & CEILINGS: 2"X4" wood studs with ½" sheetrock
CONDITION: Poor –There are many holes in the sheetrock. Must hire a general contractor registered with the City of El Paso to evaluate the interior wall and ceiling components and submit documentation on the corrective action required to make the structure safe.

ROOF STRUCTURE: 2"X 6" Wood rafters with corrugated metal roof panels
CONDITION: Poor – Leaks, needs repair and maintenance. Must hire a roofing contractor registered with the City of El Paso to evaluate the roof structure and its components and submit documentation on the corrective actions required to make the structure safe.

DOORS, WINDOWS, ETC.: Wood doors and aluminum framed windows
CONDITION: Poor - Some of the windows in the apartments do not open. Must hire a general contractor registered with the City of El Paso to evaluate the doors and windows and submit documentation on the corrective actions required to bring the doors and windows up to minimum code requirements.

MEANS OF EGRESS: Does not meet code requirements.
CONDITION: Poor – No smoke alarms in the apartments, security bars on windows that are not code approved and hasps on the exterior doors of the apartments that can be locked from the outside when the tenants are still in the building.

PLUMBING: Poor – the gas shut-off valve for apt. "Z" is in the kitchen of this apt. next to the water heater and the water heater was installed without permits and inspections. Must hire a Licensed Plumbing Contractor registered with the City of El Paso to evaluate the plumbing system and their components and submit documentation on corrective actions required to make the plumbing system safe and meet minimum code requirements.

ELECTRICAL: Poor - Must hire a Licensed Electrical Contractor registered with the City of El Paso to evaluate the entire electrical system and its components and submit corrective actions required to make the electrical system safe and meet minimum code requirements.

MECHANICAL: Does not meet minimum code requirements. Must hire a Licensed Mechanical Contractor (HVAC) registered with the City of El Paso to evaluate the entire HVAC system and its components and submit documentation on corrective actions required to make the HVAC system safe and meet minimum code requirements.

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IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 4

WARNING POSTED: No **BARRICADED:** No **POLICE AID REQD.:** Maybe

REMARKS: There is no certificate of occupancy for this Apartment. There are plumbing and electrical violations that are considered to be a safety hazard. The department recommends the following:

1.) That the owners hire a structural engineer to evaluate the entire structure and its components and submit documentation on the corrective actions required to make the structure safe and bring it up to minimum code requirements.
2.) That since there is no certificate of occupancy for this structure, the owners relocate the tenants and secure that unit until rehabilitation can take place according to the structural engineer's evaluation report recommendations or demolish the structure.
3.) That the owners submit all required documentation to the City of El Paso Plan Review Department for approval of all required repairs and obtain all permits and inspections.
4.) That the owners hire all required licensed contractors who are registered with the City of El Paso for the rehabilitation of the structure if granted and permitted to be an apartment and to bring this apartment up to minimum code requirements.

Wayne Fannin

Wayne Fannin
Building Inspector