



# RICHMOND

EST. **TEXAS** 1837

*Where History Meets Opportunity*

## Building and Standards Commission Regular Meeting

City Commission Room | 600 Morton Street, Richmond, Texas 77469

Tuesday, June 6<sup>th</sup>, 2023, at 5:00 p.m.

<u>Position 1:</u>	<b>Albert Davis (Chairman)</b>
<u>Position 2:</u>	<b>James Kinsey (Secretary)</b>
<u>Position 3:</u>	<b>Joe Garcia (Vice-Chair)</b>
<u>Position 4:</u>	<b>Zachary LaRock</b>
<u>Position 5:</u>	<b>Damacio Sanchez</b>
<u>Position 6:</u>	<b>Alternate</b>
<u>Position 7:</u>	<b>Alternate</b>

**A quorum of the City Commission may be present at this meeting.**

### AGENDA

- A1. Call to Order, Quorum Determined, and Meeting Declared Open.
- A2. Recite the Pledge of Allegiance to the U.S. Flag and the Texas Flag.
- A3. Public comments. (Public comment is limited to a maximum of 3 minutes per item. No deliberations with the Board. Time may not be given to another speaker).

### CONSENT AGENDA

- B1. Review and approve minutes of the Regular Meeting held on Tuesday, April 4<sup>th</sup>, 2023.
- B2. Date of next meeting: To be announced.

### REGULAR AGENDA

- C1. Review and discuss progress on following addresses:

C1a.	1205 Preston	Dangerous Structure	Update
C1b	609 Center	Dangerous Structure	Update

C1c.	406 Burnet	Dangerous Structure	Update
C1d.	1501 Maiden Ln	Dangerous Structure	Update
C1e.	215 Clark	Dangerous Structure	Update

D1. Staff Information Reports.

E1. Excuse from attendance at the regular Building and Standards Commission Meeting.

F3. Adjournment.

**Any items on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.**

#### **NOTICE OF ASSISTANCE AT THE PUBLIC MEETING**

The City of Richmond Building and Standards Commission meetings are available to all persons regardless of disability. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary's office at (281) 342-5456 for needed accommodations.

If you have any questions, please contact Scott Fajkus at (281) 342-0559 or by email at [sfajkus@richmondtx.gov](mailto:sfajkus@richmondtx.gov).



# City of Richmond

*Where History Meets Opportunity*

## **Building and Standards Commission Minutes**

City Commission Room | 600 Morton Street, Richmond, Texas 77469

**Tuesday, April 4, 2023, at 5:00 p.m.**

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The Building and Standards Commission for the City of Richmond, Texas met on Tuesday, April 4, 2023, at 5:00 p.m. The session was held at 600 Morton Street, Richmond City Commission Room.

Vice-Chair Garcia called the meeting to order at 5:00 p.m. A quorum was present, with the following Members in attendance:

Joe Garcia – Vice-Chair  
James Kinsey – Secretary  
Zachary LaRock  
Damacio Sanchez

Staff in attendance: Scott Fajkus, Building Official; Terri Vela, City Manager; Howard Christian, Assistant City Manager / Public Works Director; Gary Smith, City Attorney; Brittany Mullings, Public Works Executive Secretary.

Vice-Chair Garcia introduced agenda item A2., Recite the Pledge of Allegiance to the U.S. Flag and the Texas Flag. Pledge of Allegiance to the U.S. Flag and Texas Flag was recited.

Vice-Chair Garcia introduced agenda item A3., Public Comments. Hearing no public comments. This agenda item was closed.

Vice-Chair Garcia introduced consent agenda item B1., Review and approve minutes of the Regular Meeting held on Tuesday, February 7, 2023. Board Member Kinsey made a motion to approve the meeting minutes. Board Member LaRock seconded the motion. The vote for approval was unanimous.

Vice-Chair Garcia introduced consent agenda item B2., Date of next meeting. Tuesday, June 6, 2023, at 5:00 p.m. There was no objection.

Vice-Chair Garcia introduced regular agenda items C1a – C1c. Review and consider taking action on the following addresses:

**C1a. 1205 Preston – Dangerous Structure**

The Board was briefed on the case by Mr. Fajkus. Marilyn Amy informed the Board that she met with her lawyer today, who confirmed that the heirship process is complete. She requested an extension from the Board so that she could speak with her siblings about

getting rid of the structure altogether. Board Member LaRock moved to grant an additional 60-days for an update. Board Member Kinsey seconded the motion. The vote for approval was unanimous.

C1b. 609 Center – Dangerous Structure

The Board was provided with an overview of the case by Mr. Fajkus. Several attempts have been made by the staff to contact the owner, Mr. Davila, but have been unsuccessful. There has been no progress on this property by the owner. The Staff recommended that the structure be demolished within 60 days unless the owner contacts the Building Department. Board Member LaRock moved to approve Staff's recommendation to demolish the structure after 60-days without communication with the owner. Board Member Kinsey seconded the motion. The vote for approval was unanimous.

C1c. 406 Burnet – Dangerous Structure

The Board was given a brief overview of the case by Mr. Fajkus. Code Enforcement has met with the new owner, Miguel Salvatierra. Owner conveyed to Staff that he intended to demolish the structure and erect a single-family dwelling. Staff recommended that Substandard Orders be issues for this property. Board Member Kinsey made a motion to issue Substandard Orders. Board Member LaRock seconded the motion. The vote for approval was unanimous.

Vice-Chair Garcia introduced regular agenda items D1a – D1b., Review and discuss progress on following addresses:

D1a. 1501 Maiden – Dangerous Structure

A brief overview of the case was presented by Mr. Fajkus to the Board. He explained the construction of the foundation and framing was completed by the contractor, and the exterior siding is currently being replaced. Staff recommended a 60-day extension for the owner and contractor to continue to make progress on the renovation of the building. Board Member LaRock moved to approve an extension of 60-days for an update. Board Member Kinsey seconded the motion. The vote for approval was unanimous.

D1b. 215 Clark – Dangerous Structure

The Board was given a brief overview of the case by Mr. Fajkus. He stated that the homeowner must submit framing, foundation, and roofing plans that show wind load requirements and that the plans must be drawn by a licensed plan designer or engineer. Staff recommended allowing the homeowner an additional 60-days to obtain plans. The Board was updated by John Davis, a representative of Katrina Davis. A contractor has been consulted and Ms. Davis is weighing options regarding what can be done with the structure, he stated. Board Member Kinsey approved a 60-day update extension. Board Member LaRock seconded the motion. The vote for approval was unanimous.



Vice-Chair Garcia introduced regular agenda item E1., Staff Information Reports.

Mr. Fajkus stated he is currently outlining the process for structures located in the downtown area. There are monthly meetings with individuals aimed at achieving compliance in respect of violations. Mr. Fajkus briefly updated the Board on the structure at 101 S. 3<sup>rd</sup> Street & Calhoun Street.

Vice-Chair Garcia introduced regular agenda item F2., Excuse from attendance at the regular Building and Standards Commission Meeting. None to discuss.

There being no further business to be brought before the Building and Standards Board, Vice-Chair Garcia adjourned the meeting at 5:21 p.m.

Approved

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Albert Davis, Chairman

Attest

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Scott Fajkus, Building Official

**Building and Standards Commission**

*Report: Dangerous Structure*

**Agenda Date:** June 6, 2023

**Agenda Item:** C1a.

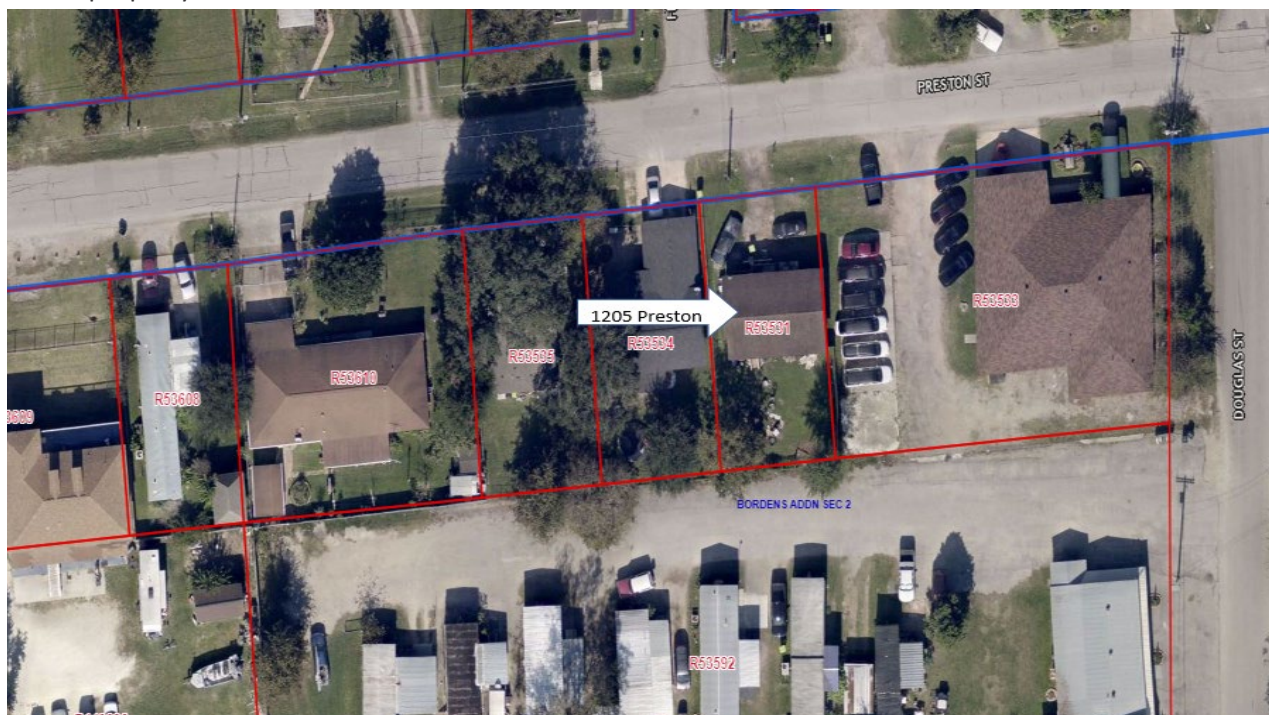
**Agenda Item Subject:** Dangerous Structure

**Property Address:** 1205 Preston

**Case Date:** May 2022

**OVERVIEW**

This case was opened in May 2022. The required notifications have been mailed out by City Staff and Substandard Orders were issued at the October 2022 Building and Standards Meeting. The house has no water service or electrical service and is currently occupied with the use of generators. Marilyn Amy is working with an attorney trying to show ownership of this property. Other individuals may have ownership of this property.



The following tables outline information for the violation, letters mailed to the owner and documentation made between the owner and Staff.

**Violations** ♥ ▼

	Violation Date ⌵	Violation ⌵	Notes ⌵	Status ⌵	
	06/10/2022	Dangerous structure or premises. 2015 IPMC, Section 108.1.5.		Open	
	06/10/2022	Accessory Structures		Open	
	06/10/2022	Junked Vehicles		Open	
	06/10/2022	Motor Vehicles		Open	

**Letters** ✉ 📄 ➤

	Date	Letter	Description	
	07/25/2022	Courtesy Notice	<input type="text"/>	
	07/21/2022	Courtesy Notice	<input type="text"/>	
	06/30/2022	Notice of Enforcement Action	<input type="text"/>	

Notes <span style="float: right;">📄 ➔</span>				
	Date	Entered By	Note	
✎	05/16/2023	O'Reilly, Courtenay	Updated Photos 5/16/2023	🗑
✎	04/04/2023	Fajkus, Scott	Marilyn Amy is working with an attorney to show possible entitlement to property. Building and Standards allowed 60 day extension due to extension requested by Marilyn Amy.	🗑
✎	03/28/2023	Fajkus, Scott	Reached out to Marilyn Amy via phone call to see if an update could be provided. No one answered so I left a voicemail and my contact information.	🗑
✎	02/08/2023	Fajkus, Scott	Marilyn Amy provided a letter from her Attorney with regard to the real property interest belonging to Dorothy Carrington. The timeline for completion is 4-6 weeks.	🗑
✎	01/31/2023	Fajkus, Scott	The Building Department has not been provided with any information or updates to the status on this property from anyone that may be able to show ownership to this property.	🗑
✎	12/06/2022	Fajkus, Scott	Marilyn Amy was present during the December Building and Standards Commission Meeting. The Commission allowed 60 days for Marilyn to show ownership of this address. The City of Richmond asked that Marilyn provide a letter from her Attorney stating that they are working with her on obtaining this property.	🗑
✎	11/14/2022	Fajkus, Scott	Vehicle has been removed from property. The only violation is the substandard structure.	🗑
✎	11/04/2022	Fajkus, Scott	Spoke to Marilyn Amy about the property. She will be working to establish probate for this address so she can make the necessary repairs. I explained to her that one can live at this address without electricity or water.	🗑
✎	11/01/2022	O'Reilly, Courtenay	Updated photos for court 11/3/2022	🗑
✎	10/24/2022	O'Reilly, Courtenay	Marilyn Amy (daughter) informed me that she would be present in Court on November 2, 2023 with her decision on what exactly to do with this property.	🗑
✎	10/18/2022	Fajkus, Scott	The individual that is living at this address asked for an extension to be able to show ownership to this address. However I have told him again that this house does not have electricity or water and is not able to be occupied.	🗑
✎	10/06/2022	Heard, Aileen	Posted Building & Standard Order #20221004-01. RPD & Scott were present.	🗑



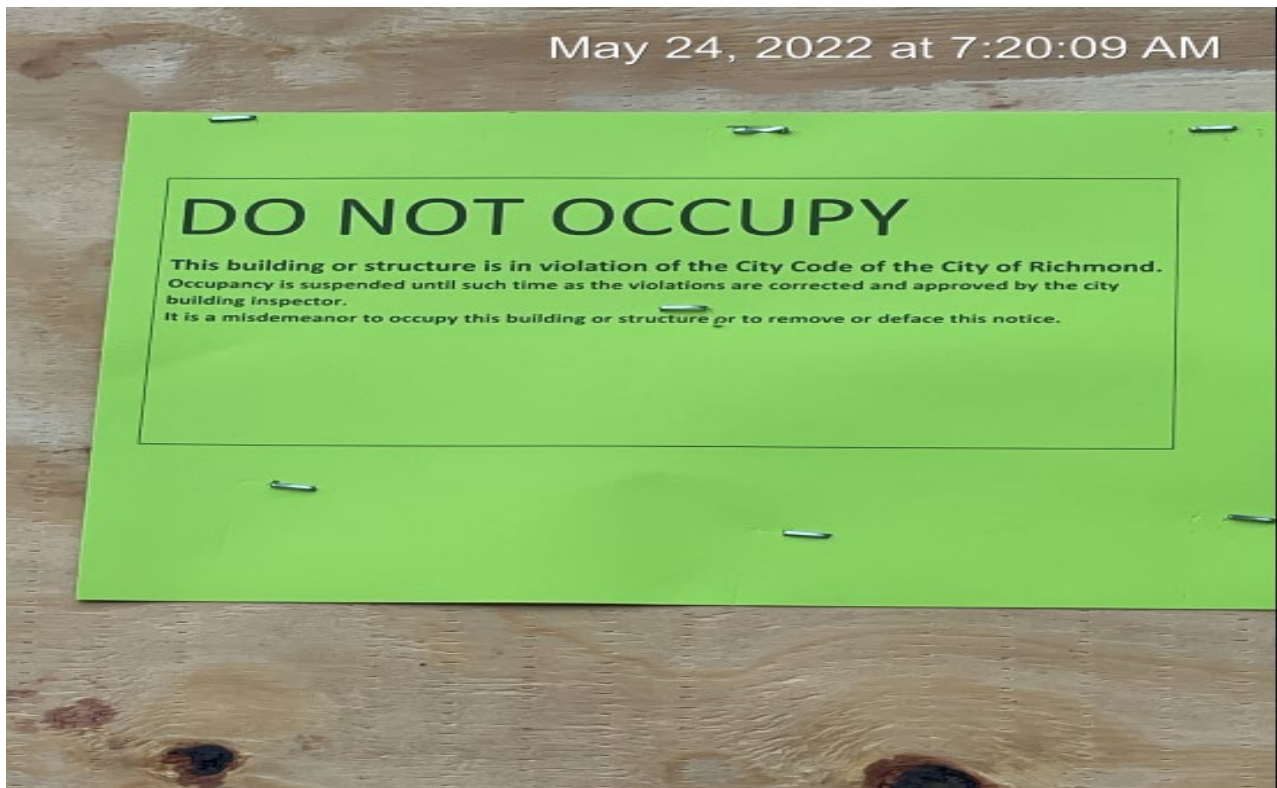
	10/04/2022	O'Reilly, Courtenay	Updated photos for court 10/5/2022	
	09/29/2022	Fajkus, Scott	Spoke to individuals that are living at this location. Staff explained that they could not live at this address without water or electricity.	
	07/25/2022	O'Reilly, Courtenay	Access to TLO was not granted until 6/30/22	
	06/10/2022	Fajkus, Scott	Posted and placard property.	
	05/31/2022	Fajkus, Scott	Notified homeowner that is on file with Ft. Bend CAD that the structure has been secured by the Building Department.	
	05/25/2022	Fajkus, Scott	Secure house after Ft. Bend Task Force conducted a raid.	



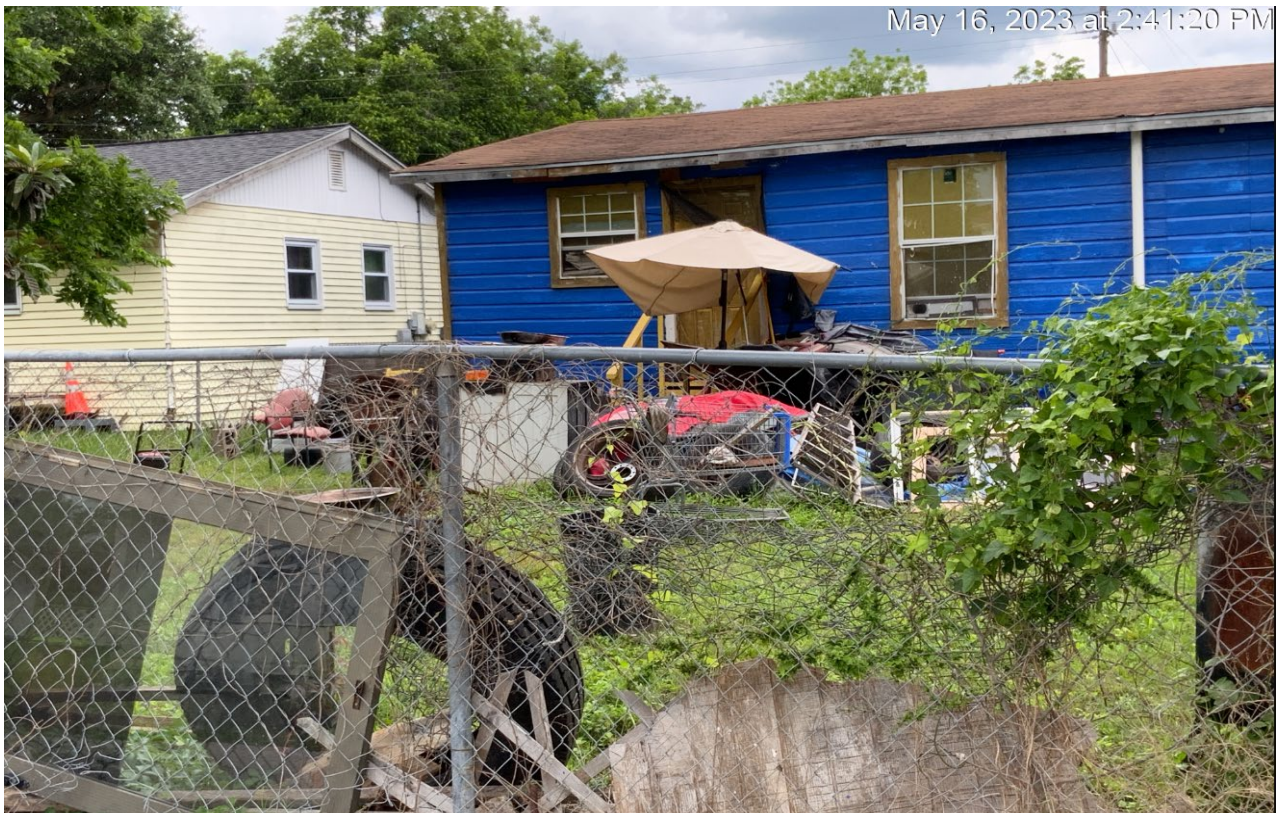


















3 pgs

2022125788

63-111-A  
(Rev. 4/07/13)

**AFFIDAVIT OF HEIRSHIP**

THIS AFFIDAVIT MUST BE FILED  
IN THE COUNTY CLERK'S RECORD.

Reported owner name: <u>James Parker</u>	Claim number:
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This Affidavit must be completed by a third disinterested party (Affiant) who will not benefit from the decedent's estate. Do not complete this form if the decedent left a will that was probated in court or there has been some other type of court determination to the estate.

Affidavit of facts concerning the identity of Heirs for the Estate of: James Carrington 1205 Preston St Richmond TX

Before me, the undersigned authority, on this day personally appeared: Karen Hernandez  
("Affiant") who, being first duly sworn, upon his/her oath states:

1. My name is: Karen Hernandez

I live at: 1415, 6th Apt #4, Rosenberg TX

I am personally familiar with the family and marital history of: James Carrington  
(Decedent), and I have personal knowledge of the facts stated in this Affidavit.

2. I knew the decedent from Jun 1, 1998 until Jun 9, 2003 Decedent died on Jun 4, 2003

Decedent's place of death: Richmond Texas Fort Bend  
CITY STATE COUNTY

At the time of decedent's death, decedent's residence was: Richmond TX Fort Bend  
CITY STATE COUNTY

3. Provide the following information on the deceased's marital history:  
(If never married, please state that below.)

NAME OF SPOUSE	DATE OF MARRIAGE	DATE OF DIVORCE	DATE OF SPOUSE'S DEATH
<u>Dorothy Carrington</u>	<u>Dec 1, 1940</u>		<u>Jun 11, 2018</u>

4. Provide the following information on the deceased's natural born and adopted children:  
(If there are none, please state that below. If additional space is needed, please provide information as an attachment.)

NAME OF CHILD/ CURRENT ADDRESS	DATE OF BIRTH	NAME OF CHILD'S OTHER PARENT	DATE OF CHILD'S DEATH
<u>Joyce Marie Miller</u>		<u>James Parker</u>	<u>July 11, 2018</u>

5. Provide the following information on the deceased's grandchildren, born only to the deceased children in Item 4, above:  
(If there are none, please state that below.)

NAME OF CHILD/ CURRENT ADDRESS	DATE OF BIRTH	NAME OF GRANDCHILD'S DECEASED PARENT
<u>Janus Johann Parker</u>		<u>Joyce Marie Miller</u>

6. If the decedent never married and did not have any children, provide the following information on the deceased's parents:

DECEASED'S PARENTS	PARENT'S NAME/ CURRENT ADDRESS	PARENT'S DATE OF DEATH
MOTHER	<u>N/A</u>	
FATHER	<u>N/A</u>	

AS PER ORIGINAL





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Form 53-111-A (Back) (Rev. 4/07/03)

Reported owner name:	Claim number:
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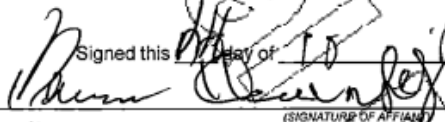
7. Provide the following information on the deceased's brothers and/or sisters:  
(If there are none, please state that below.)

AS PER ORIGINAL

NAME OF CHILD/ CURRENT ADDRESS	DATE OF BIRTH	BROTHER'S OR SISTER'S DATE OF DEATH
Daniel Hernandez 723		passed

8. Provide the following information on the deceased's nieces and/or nephews born only to the deceased brothers/sisters in Item 7, above:  
(If there are none, please state that below. If additional space is needed, please provide information as an attachment.)

NAME OF NIECE OR NEPHEW/ CURRENT ADDRESS	DATE OF BIRTH	NAME OF NIECE OR NEPHEW'S DECEASED PARENT
N/A		

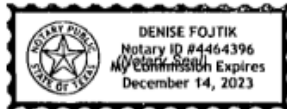
Signed this 15 day of October, 2022  
  
 (SIGNATURE OF AFFIANT)  
 Karen Hernandez

State of Texas  
 County of Fort Bend

Sworn to and subscribed to before me on October 3, 2022  
 (DATE)

by Karen Hernandez  
 (NAME OF AFFIANT)

Denise Fojtik  
 (NOTARY SIGNATURE)



My commission expires: 14 day of December, 2023

THIS AFFIDAVIT MUST BE FILED IN THE COUNTY CLERK'S RECORD.

2022125788 Page 3 of 3

AS PER ORIGINAL

RETURNED AT COUNTER TO:

JAMES PARKER  
1205 PROCTOR ST  
RICHMOND TX 77404

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*  
Laura Richard, County Clerk

Fort Bend County Texas

October 03, 2022 03:06:20 PM

FEE: \$20.50 RR1

2022125788



Official Document

**CITY OF RICHMOND**  
**BUILDING DEPARTMENT**  
112 JACKSON STREET • RICHMOND, TEXAS 77469  
PHONE 281-232-6871 • FAX 281-238-1215

October 20, 2010

Roy Carrington  
1205 Preston  
210-389-3394

RE: Renovating Existing Unoccupied Residence.  
1205 Preston  
Richmond, TX 77469

The **Plan** to renovate this home at the above-mentioned project has been reviewed and is approved with the inclusion of the **comments listed below**.

**Codes:** International Codes, City Ordinance as applicable; and all referenced codes, standards, and other sources.

The examination of the plans and documents does not relieve the owner, designers, and contractors, or their representatives, from their individual or collective responsibility to comply with applicable provisions of the codes governing this work. The issuing of a permit for this project does not approve any encroachment on any easement or property line.

This examination is not to be construed as a check of every item required including items noted or not otherwise detailed, and does not prevent the Building Official from hereafter requiring corrections of errors in plans or construction.

**Occupancy and Use Requirements**

- Classified as a **Residential single-family dwelling** Occupancy as defined in the International Building Code.
- A **Certificate of Occupancy** will be issued at time of successful completion of this project for the building to be used as declared in this permit.
- **Important NOTE:** Any alteration, deviation, and/or change in plan or building use shall require a new application of permit and complete plan review.
- **Notice** is hereby given that occupying and/or using a structure for any other purpose other than the latest **Certificate of Occupancy** issued for that structure may constitute a violation of city ordinance or other law, which may be punishable as prescribed by law.
- **Occupying the structure prior to obtaining a City of Richmond Certificate of Occupancy is a violation of city ordinance, which may be punishable as prescribed by law. Each day that a violation continues shall be deemed a separate offense.**

**Comments:**

- 1.0 **Structural and the Building Components.** The foundation, floors, walls, and other structural members appear to be weak and not level. There may be serious structural damage to this building. Contractor shall meet with the inspectors on site from time-to-time to evaluate the plan to repair this house which may include the following:
  - 1.1 Shall uncover the foundation for inspection.
  - 1.2 Replace any unsatisfactory structural members. All newly installed structural members shall be approved.

- 1.3 Shall inspect all floor joints before covering.
- 1.4 Shall install proper headers above windows as required.
- 1.5 Shall expose walls where necessary to inspect wall framing.
- 1.6 Shall inspect all structural portion of the house before covering.
- 1.7 Properly level house.
- 1.8 Repair and/or replace the roof where necessary.
- 1.9 Windows in bedrooms shall comply with the International Residential Code (IRC) (Adoptive Ordinance #2008-15) and the International Fire Code (IFC) Adoptive Ordinance #2008-14) one emergency escape opening (window) shall be available from each bedroom. Section R310.1 Emergency escape and rescue required. Basements and every sleeping room shall have at least one operable emergency and rescue opening. Furthermore, windows must be openable without a key tool or special knowledge to facilitate a timely escape route in case of an emergency. R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.
- 2.0 Submit a plan to ventilate and heat the house.
  - 2.1 Natural Gas heaters or appliances cannot be used in bathrooms or bedrooms. All gas jets/valves in these rooms shall be removed and plugged. IFC 603.4.1 Prohibited locations. Unvented fuel-fired heating equipment shall not be located in, or obtain combustion air from, any of the following rooms or spaces: sleeping rooms, bathrooms, toilet rooms or storage closets.
  - 2.2 Must provide for safe permanent source of heat. Portable heaters cannot be used for compliance of the heating requirements. International Residential Code (IRC) (Adoptive Ordinance #2008-15) R303.8 Required heating. When the winter design temperature in Table R301.2(1) is below 60°F (16°C), every dwelling unit shall be provided with heating facilities capable of maintaining a minimum room temperature of 68°F (20°C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior walls in all habitable rooms at the design temperature. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.
  - 2.3 Shall provide specifications of air conditioners and heating to be used BEFORE it is purchased and installed. Window units, if approved must be on single circuits.
- 3.0 Electrical. Permit required by licensed electrician.
  - 3.1 New service required.
  - 3.2 All existing wiring shall be removed and a complete re-wire of the house is required.
  - 3.3 New wire installation size shall be 12 AWG CU minimum.
  - 3.4 Shall provide new ground rods and grounding electrode conductor.
  - 3.5 Smoke detectors required to be on dedicated circuit and interconnected.
  - 3.6 Carbon Monoxide detector(s) required.
  - 3.7 Arc Fault circuit interrupters required on circuits serving bedrooms.
- 4.0 Plumbing. Permit required by licensed plumber.
  - 4.1 Shall inspect all systems before covering.
  - 4.2 Test of water pipe to city pressure required.
  - 4.3 Sewer yard line shall require replacement.
  - 4.4 Gas test required.
  - 4.5 Repair or Replace any portion of the plumbing system as required by the code.
- 5.0 Additional requirements.

**Corrective Action(s):**

- Ownership of the property is required before the Building Department will accept and review plans or issue permits.
- The Building and Standards Commission shall not allow the owner, lienholder, or mortgagee more than 90 days to repair, remove, or demolish the building or structure or fully perform all work required to comply fully with the order of the commission.
- If the scope of work is complex and would take more than 90 days a timeline and schedule shall be submitted to the Building and Standards Commission.

**Staff's Recommendation:**

- Any person that can provide ownership shall be allowed to make necessary repairs to bring this structure into compliance. Staff recommends that a 60-day extension be granted.

-----End of Report-----



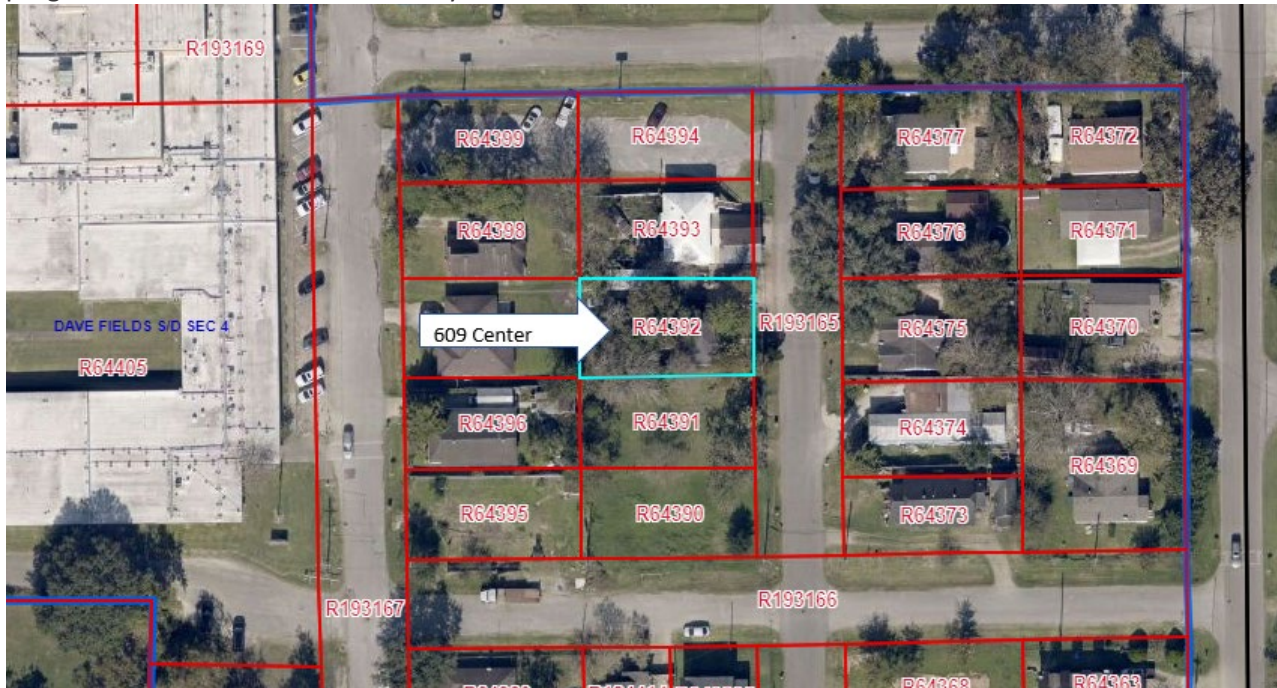
**Building and Standards Commission**  
*Report: Dangerous Structure*

**Agenda Date:** June 6, 2023  
**Agenda Item:** C1b.

**Agenda Item Subject:** Dangerous Structure  
**Property Address:** 609 Center  
**Case Date:** September 2022

**OVERVIEW**

This case opened in September 2022. A search warrant authorized staff to conduct an interior and exterior inspection of the property in January 2023. Several attempts have been made to contact the owner, but none were successful. Currently there are no active permits for this address nor have any plans been submitted to make the necessary repairs. No improvements have been made to this property since the case first opened. The Building and Standards Commission authorized demolition of structure last meeting if no progress or contact has been made by the owner.



































**RICHMOND**  
EST. **TEXAS** 1837



The following tables outline information for the violation, letters mailed to the owner and documentation made between the owner and Staff.

### Violations ♥ ▼

	Violation Date ⌵	Violation ⌵	Notes ⌵	Status ⌵	
	09/28/2022	Dangerous structure or premises		Open	
	09/28/2022	Junked Vehicles		Open	
	09/28/2022	Motor Vehicles		Open	
	09/28/2022	Weeds		Open	
	09/28/2022	Rubbish		Open	
	09/28/2022	Permit Required		Open	
	09/28/2022	Fences and Walls		Open	
	09/28/2022	Fence Permit		Open	
	09/28/2022	Accessory Structures		Open	

















### Letters ✉ 📄 ➔



	Date	Letter	Description	
	11/17/2022	Notice of Enforcement Action	<input type="text"/>	
	11/04/2022	Violation Notice	<input type="text"/>	
	11/04/2022	Violation Notice	Sent to David Davila	
	09/28/2022	Courtesy Notice	<input type="text"/>	


















Notes



	Date	Entered By	Note	
	05/16/2023	Heard, Aileen	Uploaded updated photos for B & S hearing	
	04/20/2023	Fajkus, Scott	Try to make contact with Mr. Davila by phone, no answer and left voicemail.	
	04/04/2023	Fajkus, Scott	Staff recommended demolition in 60 days if no contact or progress has been made. Building and Standards made a motion to demolish house in 60 days based on this requirement.	
	02/09/2023	Heard, Aileen	Building & Standard Orders have been posted.	
	01/05/2023	Heard, Aileen	Inspection Warrant served by Sgt Rychilk. Right side door was not secure. Scott was present for the inspection and secured the right side door.	
	11/04/2022	Heard, Aileen	Left voice message for Mr. Davila to return my call.	
	11/03/2022	Heard, Aileen	Left voice message w/Mr. Davila to return my call. Per Tax Assessor website Antonio R. Davila paid the delinquent taxes for 2018-2021 on 05/13/22.	
	09/28/2022	Heard, Aileen	Owner resides in Waxahachie, Tx. Mr. David Davila (uncle) & his nephew Mathew Davila who resides in Gonzales, Tx. meet with me & escorted me on the property. They will be will be cleaning the property for the owner. I explained the violations to to them. i will grant them extensions to correct all violations pending progress made.	

Activities Last 5 | Show All  

	Activity Date	Scheduled Time	Type	Description	
 	12/01/2022	00:00	3rd Checkback		
 	09/28/2022	00:00	Inspection	Unoccupied property. Access granted by Mr. David Davila (owner's uncle) who was present at location. H/W, trash/debris/rubbish & two JMVS in the backyard. Siding has holes, breaks and loose or rotting materials on l/s, r/s & back of structure. Peeling, flaking & chipped paint on entire structure. Fence not structurally sound & in good repair.	
 	10/28/2022	00:00	CheckBack	Violations remain. Placard property.	
 	09/29/2022	00:00	Send Letter	Courtesy Notice	
 	11/04/2022	00:00	Send Letter	Violation Notice to David Davila & Michael Davila	

**Corrective Action(s):**

- The Building and Standards Commission shall not allow the owner, lienholder, or mortgagee more than 90 days to repair, remove, or demolish the building or structure or fully perform all work required to comply fully with the order of the commission.
- If the scope of work is complex and would take more than 90 days a timeline and schedule shall be submitted to the Building and Standards Commission.
- Demolition of structure or submit a complete set of plans drawn by a licensed plan designer or engineer to the Building Department.

**Staff's Recommendation:**

- No contact or progress has been made at this location. At the last Building and Standards Meeting the Commission authorized demolition in 60-days, provided no contact or progress has been made on the structure. Estimates have been obtained and staff will move forward with demolition.

-----End of Report-----

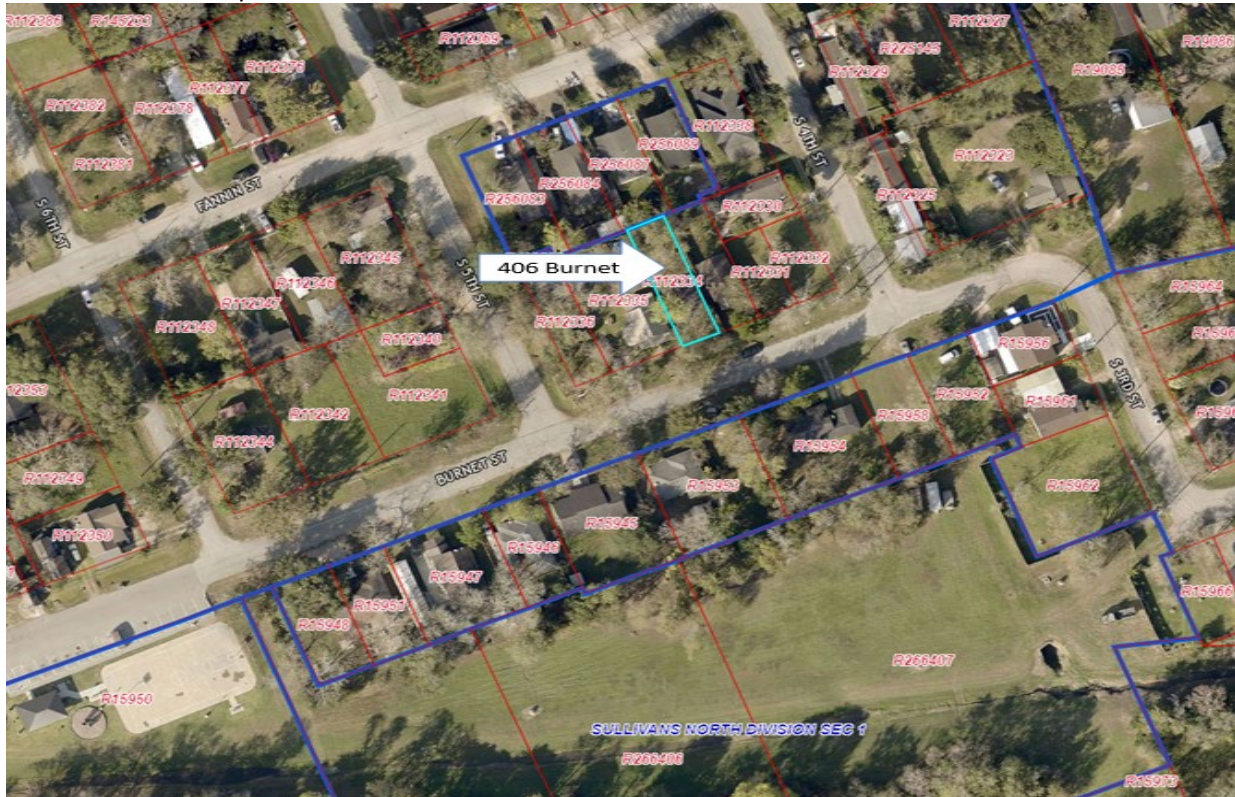
**Building and Standards Commission**  
*Report: Dangerous Structure*

**Agenda Date:** June 6, 2023  
**Agenda Item:** C1c.

**Agenda Item Subject:** Dangerous Structure  
**Property Address:** 406 Burnet  
**Case Date:** January 31, 2023

**OVERVIEW**

The owner has hired a demolition contractor for this site. The demolition permit has been issued and the contractor is in the process of demolition.





## BUILDING DEPARTMENT



600 MORTON STREET • RICHMOND, TEXAS 77469  
PHONE: 281-232-6871 • FAX: 281-238-1215

### Residential Demolition Permit

<b>PERMIT #:</b>	<b>20230884</b>	<b>DATE ISSUED:</b>	05/22/2023
		<b>EXPIRES:</b>	11/21/2023
<b><u>PROPERTY ADDRESS: 406 Burnet ST, Richmond, TX 77469</u></b>			
<b>PARCEL ID:</b>	7395-00-010-0040-901		
<b>SUBDIVISION:</b>			
<b>ISSUED TO:</b>	BROTHERS DEMOLITION & DEBRIS REMOVAL	<b>CONTRACTOR:</b>	BROTHERS DEMOLITION & DEBRIS REMOVAL
<b>ADDRESS:</b>	1100 WINCHESTER DR	<b>ADDRESS:</b>	1100 WINCHESTER DR.
<b>CITY, STATE:</b>	RICHMOND, TX 77469	<b>CITY, STATE:</b>	RICHMOND, TX 77406
<b>ZIP:</b>		<b>ZIP:</b>	
<b>PHONE:</b>	832-988-3988	<b>PHONE:</b>	(832) 988-3988
<b>DESCRIPTION OF WORK:</b> DEMO HOME			

DESCRIPTION	AMOUNT
General Fee	\$10.00
Residential - Demolition	\$25.00

<b>TOTAL</b>	<b>\$ 0.00</b>
--------------	----------------

#### NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

\_\_\_\_\_  
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

05/31/2023  
\_\_\_\_\_  
DATE

\_\_\_\_\_  
(BUILDING DEPARTMENT)

05/31/2023  
\_\_\_\_\_  
DATE

#### INSPECTION REQUESTS:

Email: [inspectionrequest@richmondtx.gov](mailto:inspectionrequest@richmondtx.gov) Fax: 281-238-1215  
Requests made prior to 3:00 p.m. will be processed for the next business day.  
After 3:00 p.m. will be two business days.









-----End of Report-----



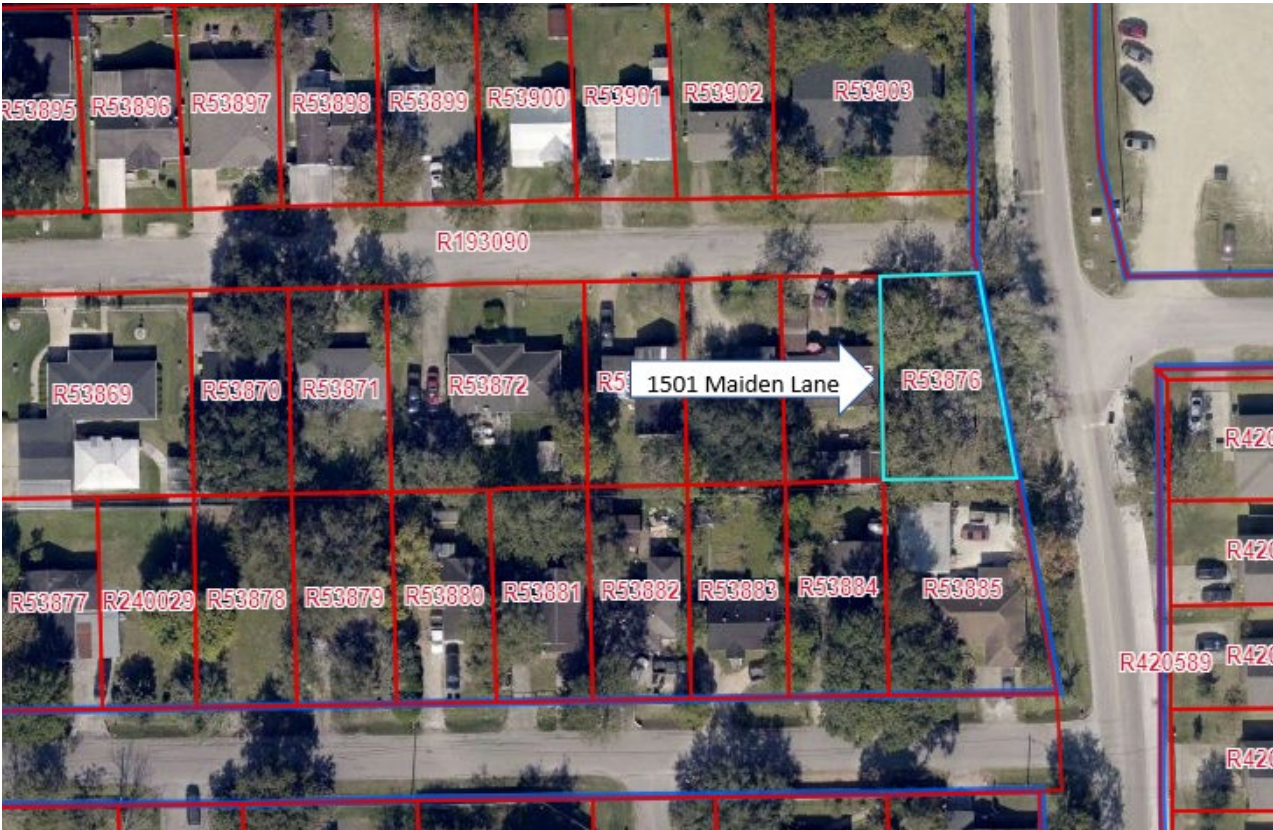
**Building and Standards Commission**  
*Report: Dangerous Structure*

**Agenda Date:** June 6, 2023  
**Agenda Item:** C1d.

**Agenda Item Subject:** Dangerous Structure  
**Property Address:** 1501 Maiden  
**Case Date:** October 2022







**OVERVIEW**

This case was opened in October 2022. The property owner has supplied the City with engineered plans for the roof, framing, and foundation. Foundation and framing inspections have been completed and passed by City Building Inspectors. Currently the contractor is working on replacing the exterior siding. Plumbing and electrical work should begin within the next month. The owner of the property, Marlene Philips, has been in contact with us monthly.












The following tables outline information for the violation, letters mailed to the owner and documentation made between the Owner and Staff.

**Violations** ♥ ▼

	Violation Date ⬆	Violation ⬆	Notes ⬆	Status ⬆	
	10/20/2022	Dangerous structure or premises		Open	
	10/20/2022	Rubbish		Open	
	11/04/2022	Permit Required		Open	

**Letters** ✉ 📄 ➔

	Date	Letter	Description	
 	11/22/2022	Notice of Enforcement Action	<input type="text"/>	
 	11/04/2022	Violation Notice	<input type="text"/>	
 	10/20/2022	Courtesy Notice	<input type="text"/>	

Notes



	Date	Entered By	Note	
	05/16/2023	Heard, Aileen	Uploaded updated photos for B & S hearing.	
	04/25/2023	Escobedo, Yvonne	Aileen,  Val's Plumbing has pulled a permit for this address, they paid for their permit & received it as well as received their receipt & scheduling instructions to schedule inspection when job is completed and need to be inspected.  Thank You, Yvonne E.	
	04/06/2023	Fajkus, Scott	All structural plans have been submitted and approved. This location continues to make forward progress monthly. Staff is working with the owner to achieve compliance with this structure.	
	02/01/2023	Fajkus, Scott	Permits received foundation plan submitted on January 18, 2023. Plan reviewed and approved on February 2, 2023.	
	01/03/2023	Heard, Aileen	Monitoring property. Dwelling is secure. No temporary construction fence on premises.	
	12/06/2022	Fajkus, Scott	The owner Ms. Philips lives in California. A representative for Ms. Philips showed up at the December 6, 2022 Building and Standards Meeting. It was noted that the owner is working on submitting a set of plans to remodel this house.	
	11/28/2022	Fajkus, Scott	Spoke to Marlene and she is working with an engineer and will submit a set of plans to the City of Richmond.	
	11/21/2022	Heard, Aileen	Site visit. Anonymous complaint that a mesh fence was being put up. Oscar assisted on site with translation. Contractors were advised that a mesh fence was not acceptable and to put up a temporary construction fence & secure the fence. They were also asked to secure the structure until the fence can be put up.	
	11/02/2022	Fajkus, Scott	I am going to recommend this structure to the Building and Standards Commission. Please follow standard operating procedures for notification to the owner.	





















**RESIDENTIAL BUILDING PERMIT APPLICATION**

**PROJECT INFORMATION**

Project Address: 1501 Maiden Ln Richmond, TX  
 Zoning District: \_\_\_\_\_ Historic Overlay District:  Yes  No Sq. Ft.: 1844  
 Description of Work: Framing, electrical, plumbing, mechanical

**OWNER & APPLICANT INFORMATION**

Contractor Company: Unico Design Holdings, LLC Phone: 2817796564  
 Address: 15026 Timberlea DR City: Missouri City State: TX Zip: 77489  
 Contractor Name: Ariel Hidalgo Phone: 2817796564  
 Email: arielhidalgo1234@icloud.com  
 Property Owner/Applicant Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**SUBMITTAL CHECKLIST**

Please review and check the following "Submittal Checklist" which includes a list of required documents and relevant information pertaining to this application:

SUBMITTAL ITEMS AND IMPORTANT INFORMATION	(PLEASE CHECK)
Completed Application.	
Copy of Survey and Flood Plain Development Permit Application if applicable	
All projects located within the Historic Overlay District may require additional approval of a Certificate of Appropriateness from the Richmond Historic Commission.	
1 Electronic copy of plans. All drawings should be drawn with sufficient clarity, details to indicate dimensions, distances and the nature and character of the work.	
Site and civil plans must be legible and fully dimensioned plans drawn to a standard scale.	
Code Compliance Requirements: International Residential Code 2015, State Law enforced; City Ordinances; referenced codes; standards and other sources.	
Once project is approved, provide a bound, hard copy of plans to be stamped and kept on site during work, sheet size of 24" x 36".	
All approvals on this application will expire after 180 days of filing unless a permit is issued or a written request for extension is received.	

Applications can be sent to the Building Department by email [permits@richmondtx.gov](mailto:permits@richmondtx.gov), faxed to 281-238-1215 or submitted to our office at 600 Morton St Richmond TX 77469.



RESIDENTIAL BUILDING PERMIT APPLICATION FEE SCHEDULE				
Description of Item	Unit	Fee	Quantity	Total
General Fee	Flat	\$10.00	1	\$10.00
New Residential Structures & Additions/Remodeling	Per Sq. Ft.	\$0.35		
Foundation Repair	Each	\$50.00		
Patio Cover or Porches less than 144 Sq. Ft.	Each	\$25.00		
Carports: not more than 24Ft in Length, Width or Depth	Each	\$25.00		
Storage Buildings less than 144 Sq. Ft.	Each	\$25.00		
Demolition	Each	\$25.00		
Plan Review – <b>DUE UPON SUBMITTAL</b>	1/2 the Building Permit	TBD	1	
Swimming pools, Spas, Hot tubs	Per Surface Area	\$0.35		
Other work not otherwise specified	Per Sq. Ft./TBD	TBD		
Start work without a permit	Flat	\$75.00		
<i>Fees subject to change without notice. Official fee calculations at the time of issuance.</i>			<b>Grand Total:</b>	

**FEES**

All fees due to the City of Richmond shall be paid in full before issuance of the permit. All returned checks will be assessed a returned check fee as applicable and a stop work order will be issued and remain in effect until such time a valid complete payment is received. **No refunds or credits, all transactions are final.**

**DISCLAIMER & SIGNATURE**

*I certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The approval of this application does not presume to give authority to violate or cancel the provisions of any other state or local law regulating such work or the operation thereof. Falsification or errors in this application may result in immediate revocation of the approval/issuance and be subject to prosecution as allowed by law.*


02/01/2023  
 Applicant Signature Date

**CITY OF RICHMOND USE ONLY**

Building Official: \_\_\_\_\_ Date: \_\_\_\_\_  
 Floodplain Official: \_\_\_\_\_ Date: \_\_\_\_\_  
 Historic Preservation Officer: \_\_\_\_\_ Date: \_\_\_\_\_

Applications can be sent to the Building Department by email [permits@richmondtx.gov](mailto:permits@richmondtx.gov), faxed to 281-238-1215 or submitted to our office at 600 Morton St Richmond TX 77469.



Selected	Permit Number	Permit Date	Parcel	Property Address	Owner	Residential / Commercial	Project Name	Permit Type	Assigned To	Inspection	Edit/View
<input type="checkbox"/>	20230001	01/03/2023	1855-00-007-0100-901	1501 MAIDEN LN, RICHMOND, TX 77469	Philips, Marlene	Residential		Foundation	Stephanie Snider		
<input type="checkbox"/>	20230311	02/22/2023	1855-00-007-0100-901	1501 MAIDEN LN, RICHMOND, TX 77469	Philips, Marlene	Residential	FRAMING, ELECTRICAL, PLUMBING & MECHANICAL	Building	Stephanie Snider		
<input type="checkbox"/>	20230555	04/03/2023	1855-00-007-0100-901	1501 MAIDEN LN, RICHMOND, TX 77469	Philips, Marlene	Residential	CHANGE OUT 3.5 DUCTS	Mechanical	Christine Chavez		
<input type="checkbox"/>	20230664	04/19/2023	1855-00-007-0100-901	1501 MAIDEN LN, RICHMOND, TX 77469	Philips, Marlene	Residential	COMPLETE ELECTRICAL OF REMODELING HOME	Building Electrical	Yvonne Escobedo		
<input type="checkbox"/>	20230695	04/25/2023	1855-00-007-0100-901	1501 MAIDEN LN, RICHMOND, TX 77469	Philips, Marlene	Residential	REPLACING PLUMBING FIXTURES & WATER HEATER	Plumbing	Yvonne Escobedo		
<input type="checkbox"/>	20230852	05/16/2023	1855-00-007-0100-901	1501 MAIDEN LN, RICHMOND, TX 77469	Philips, Marlene	Residential	ROOF PERMIT	Roof	Christine Chavez		

1

Records 1 to 6 (of 6)





05/31/2023 1:00 PM -- Inspection Dashboard

Permit #	Date	Inspection Type	Description	Requested By	Contact Info	Scheduled Date	Start Time	Completed Date	Assigned To (Inspection)	Inspection Status	Hours	Contractor	Owner	Subdivision
20230311	05/17/2023	Building-Insulation	Req. AM Ariel Hidalgo 281-779-6564	PAULINO MIRANDA		05/17/2023		05/17/2023	Greg Ross	Approved	0.0	UNICO DESIGN HOLDINGS, LLC	Philips, Marlene	BRAZOS TERRACE
20230852	05/17/2023	Building-Roof	REQ. AM ARIEL HIDALGO 281-779-6564	UNICO DESIGN - PAULINO					Oscar Govea	*Pending	0.0	UNICO DESIGN HOLDINGS, LLC	Philips, Marlene	BRAZOS TERRACE
20230695	05/15/2023	Plumbing-Top Out	AM REQ. VAL (713) 582-3691	VAL'S PLUMBING - PATSIA MOORE		05/17/2023		05/17/2023	Greg Ross	Approved	0.0	VAL'S PLUMBING	Philips, Marlene	BRAZOS TERRACE
20230695	05/09/2023	Plumbing-Top Out	Req. AM Val - 713-582-3691	VALS PLUMBING		05/10/2023		05/10/2023	Oscar Govea	Not Approved	0.0	VAL'S PLUMBING	Philips, Marlene	BRAZOS TERRACE
20230695	05/02/2023	Plumbing-Top Out	REQ. AM VAL 713-582-3691	VALS PLUMBING		05/03/2023		05/03/2023	Oscar Govea	Not Approved	0.0	VAL'S PLUMBING	Philips, Marlene	BRAZOS TERRACE
20230695	04/26/2023	Plumbing-Top Out	REQ. AM VAL - 713-582-3691	VALS PLUMBING		04/27/2023		04/27/2023	Oscar Govea	Not Approved	0.0	VAL'S PLUMBING	Philips, Marlene	BRAZOS TERRACE
20230664	04/20/2023	Electrical-Rough In	ROLANDO SALANIC 281-702-7810	ROLANDO SALANIC		04/21/2023		04/21/2023	Oscar Govea	Approved	0.0	ROLAND ELECTRICAL	Philips, Marlene	BRAZOS TERRACE
20230664	04/20/2023	Electrical-Temporary Cut In	ROLANDO SALANIC 281-702-7810	ROLANDO SALANIC		04/21/2023		04/21/2023	Oscar Govea	Not Approved	0.0	ROLAND ELECTRICAL	Philips, Marlene	BRAZOS TERRACE
20230555	04/13/2023	Mechanical-Rough in	COVER INSPECTION ISRAEL DE LEON 281-832-5671	ASTRO TECH SERVICES		04/14/2023		04/14/2023	Greg Ross	Approved	0.0	ASTRO TECH SERVICES LLC	Philips, Marlene	BRAZOS TERRACE
20230311	03/13/2023	Building-Foundation	REQ. AM ARIEL HIDALGO (281) 779-6564	PAULINO MIRANDA		03/14/2023		03/14/2023	Oscar Govea	Approved	0.0	UNICO DESIGN HOLDINGS, LLC	Philips, Marlene	BRAZOS TERRACE
20230311	03/13/2023	Building-Miscellaneous	REQ. AM ARIEL HIDALGO (281) 779-6564 SUBFLOOR	PAULINO MIRANDA		03/14/2023		03/14/2023	Oscar Govea	Approved	0.0	UNICO DESIGN HOLDINGS, LLC	Philips, Marlene	BRAZOS TERRACE
20230311	03/13/2023	Building-Framing	REQ. AM ARIEL HIDALGO (281) 779-6564	PAULINO MIRANDA		03/14/2023		03/14/2023	Oscar Govea	Approved	0.0	UNICO DESIGN HOLDINGS, LLC	Philips, Marlene	BRAZOS TERRACE

**Staff's Recommendation:**

- Staff recommends a 60-day extension to allow owner and contractor to continue with renovation of the existing structure.

-----End of Report-----

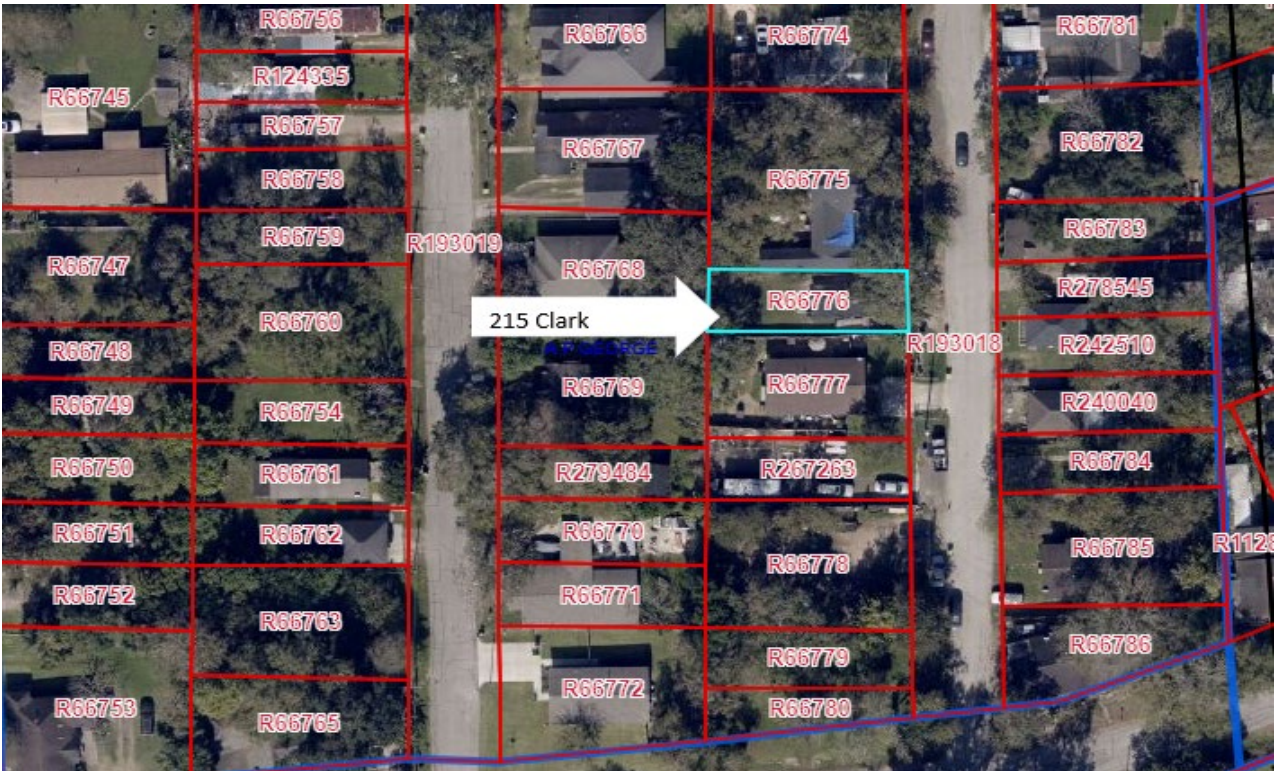
**Building and Standards Commission**  
*Report: Dangerous Structure*

**Agenda Date:** June 6, 2023  
**Agenda Item:** C1e.

**Agenda Item Subject:** Dangerous Structure  
**Property Address:** 215 Clark  
**Case Date:** October 2022

**OVERVIEW**





This case opened in October 2022. The staff conducted an exterior and interior inspection with the permission of Mr. Davis, who was present on the property at the time of the inspection. The interior photos indicate that the house is occupied to some extent. Currently, there is no power or water available at this location. Katrina Davis has indicated that she wishes to remodel the house. At the last Building and Standards meeting the Commission issued substandard orders. The City of Richmond Building Department is requesting a detailed set of plans be submitted by an Engineer or licensed Plan Designer for framing, roofing, and foundation. Ms. Davis does have foundation plans for this structure. She will need to submit plans to the permits department before the contractor starts the work.









The following tables outline information for the violation, letters mailed to the owner and documentation made between the owner and staff.

**Letters** ✉ 📄 ➔

	Date	Letter	Description	
	11/28/2022	Violation Notice	sent to Katrina Davis	
	11/03/2022	Courtesy Notice	sent to John Davis	
	10/27/2022	Courtesy Notice	sent to Katrina Davis	

**Violations** ♥ ▼

	Violation Date ⬆	Violation ⬆	Notes ⬆	Status ⬆	
	10/27/2022	Dangerous structure or premises		Open	
	10/27/2022	Permit Required		Open	

Notes



	Date	Entered By	Note	
	05/16/2023	Heard, Aileen	Uploaded updated photos for B & S hearing.	
	04/17/2023	Fajkus, Scott	Received foundation plans from Ms. Davis. I explained to her that the contractor will need to register with the City and apply for a permit before any work is started.	
	03/29/2023	Fajkus, Scott	Left message for Ms. Davis for an status update.	
	02/09/2023	Heard, Aileen	Building & Standard Orders have been posted.	
	02/02/2023	Fajkus, Scott	No contact has been made by Ms. Davis or any contractor about this piece of property.	
	12/07/2022	Fajkus, Scott	Ms. Davis was present at the last Building and Standards Meeting on December 6, 2023. She mentioned that she wanted to fix up the house and that she has a contractor that will be reaching out to the Building Department.	
	11/28/2022	Fajkus, Scott	Spoke to Katrina Davis about the substandard house. She is interested in fixing up the house. I explained that no one can live at this location. It would appear that someone is living at this location without power and water.	
	10/27/2022	Heard, Aileen	Previous case #20220276 with EXTERIOR STRUCTURE 304.1.1 Unsafe Conditions violation was closed, photos of the dwelling were taken from the public right of way. Mr. Davis (owner's ex-husband) granted me access to inspect the exterior & interior of the dwelling. Greg Ross assisted with the inspection. Sgt. Rychlik with RPD was present. Mr. Davis insisted that he no longer resides at the location but there are extension cords in the bedroom, a generator on the enclosed front porch, and food in the kitchen. Mr. Davis is responsible for the property and per Tax Assessor website he has been paying the taxes throughout the years.	

















**RICHMOND**  
EST. **TEXAS** 1837







**RICHMOND**  
EST. **TEXAS** 1837













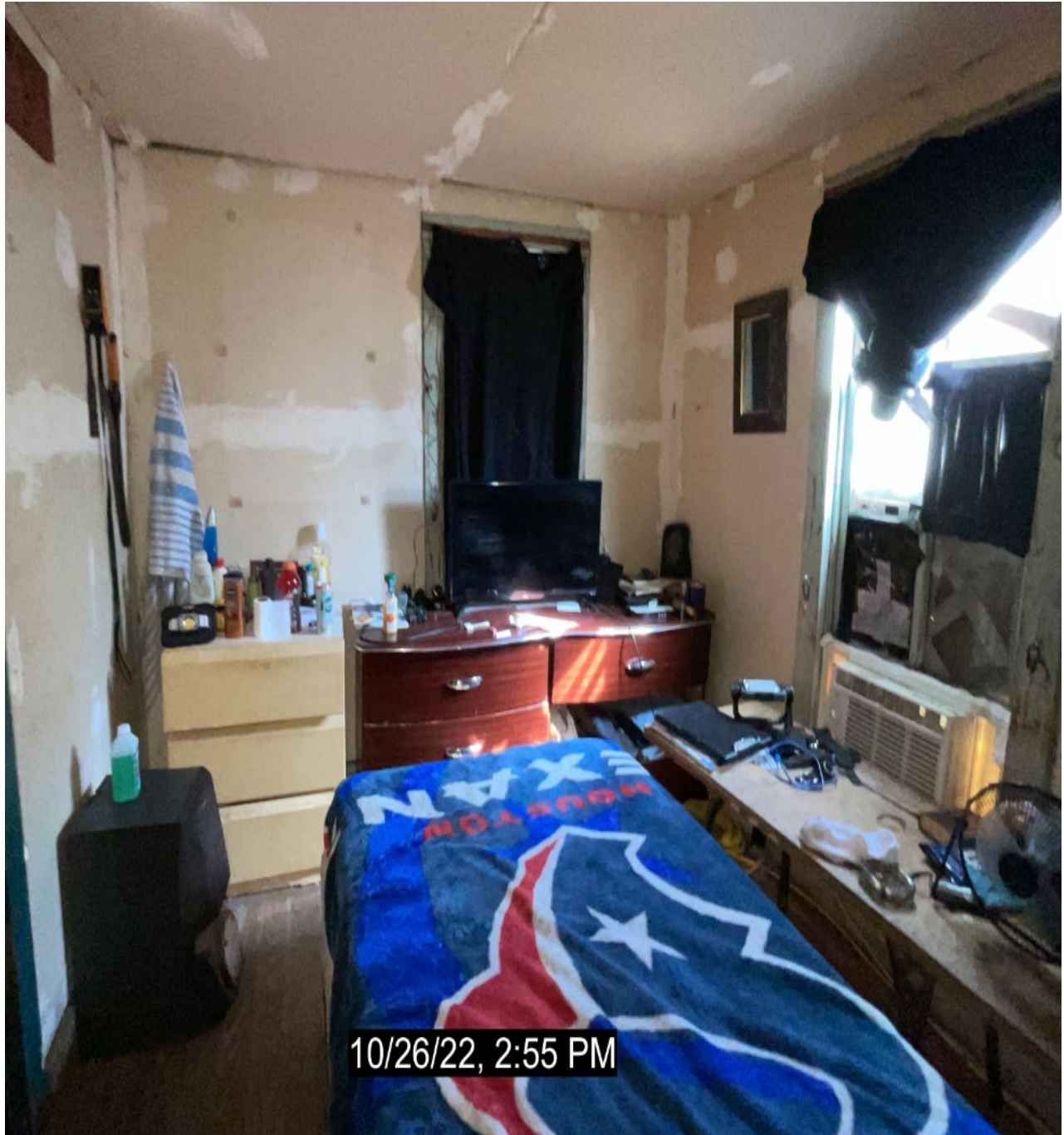


















**RICHMOND**  
EST. **TEXAS** 1837



**Notice of Substandard Structure Order in the City of Richmond, Texas**

**Street Address:**

215 Clark Street, Richmond, Fort Bend County, Texas

**COPY**

**Date of Public Hearing:**

February 7, 2023

**Results of Order:**

The Building and Standards Commission of the City of Richmond, Texas, finds the building, structures and conditions located on such property at 215 Clark Street, Richmond, Fort Bend County, Texas, to be public nuisances.

The owner(s) Katrina Davis, or any lawful grantee(s), heir(s), or assign(s), is hereby ordered, in accordance with the schedule provided in the Order, to repair, demolish or remove the building and all other structures and improvements located within the private property boundaries, including the concrete slab and driveway foundations, within 60 days of the Order. In the event that the owner fails or refuses to repair, demolish or remove such building and all other structures and improvements located within the private property boundaries, in the ordered timeframe, then any lienholder(s) or mortgagee(s) is hereby ordered to commence the repair, demolition, or removal of such building and all other structures and improvements within the private property boundaries, including the concrete slab and driveway foundations, within 70 days of the Order with the completion of the repair, demolition or removal of the building or structure to be finished within 90 days of the Order. In the event that the owner and lienholder(s) fail or refuse to repair, demolish or remove such building, and all other structures and improvements located within the private property boundaries, then such building and all other structures and improvements within the private property boundaries, including the concrete slab and driveway foundations, may be demolished and removed at the expense of the City and the expenses of such demolition and removal shall be assessed against the owner and may be assessed on the property by the filing of a lien against the land in accordance with the provisions of Section 1-39 of the Richmond Code and in accordance with state and federal law.

A complete copy of the Order may be obtained from the City Secretary of the City of Richmond, 402 Morton Street, Richmond, Texas 77469.



Date: April 12, 2023  
Attention: Katrina Davis (via [katrinadr@aol.com](mailto:katrinadr@aol.com))  
Subject: Pre-Repair Foundation Repair Evaluation  
Block and Base Foundation  
215 Clark St., Richmond, TX. 77469

Good Afternoon:

Crosstown Engineering (CE) was retained to inspect the subject foundation and to provide an opinion regarding the performance of the foundation. This report provides our reasonable professional opinion of the condition of the foundation on the date of our inspection and does not take into consideration any changes in the condition of the foundation or soils after that date. The contents of this report supersede any verbal comments made regarding the structure before, during or after the inspection and this report was prepared for exclusive use of the person or persons this report was prepared for and we do not have any obligation or contractual relationship to any other party other than the party this report was prepared for. Observations for compliance with any code or specification other than those explicitly stated are not included.

Scope of Work:

The subject foundation was visually inspected and a floor elevations survey was performed in areas that were accessible at the time of the inspection. The opinions provided within this report are based on the experience and judgment of the inspector and the information provided at the time of the inspection. This report also gives engineering advice with regard to the best and most economical repair method assuming normally expected subsurface conditions and conventional construction methods. It is known to all educated engineers with knowledge of the active soil supporting the structure that a full repair plan would include the underpinning of the entire structure and is not economically feasible due to the cost vs. benefit and the risk of resulting damages.

Scope of Work Limitations:

This report is for informational purposes only and is not intended to provide a detailed inventory of defects or a technical evaluation of the structure, drainage system or the overall property. The inspection excludes plumbing tests or procedures, verification of previous foundation repairs, framed superstructure, detached buildings, privacy or retaining walls, general site drainage away from the structure, material and soil sampling/testing, and verification of concrete reinforcement or knowledge of the location of interior grade beams, boxed structural members not in plain sight or previous repair work.

The client or individual ordering this report agree that Crosstown Engineering is not responsible for knowledge of the subsurface conditions without extensive geotechnical investigation including on-site drilling or testing of samples.

The future performance of this foundation cannot be predicted due to variables out of the control of the inspector. Therefore, this report does not predict or warrant the future performance of the subject foundation and the reader is encouraged to read the entire report.

Document Review:

Documents were not provided for review. If existing piers are shown in the limited repair plan, their locations were provided by the client and are approximated. We do not certify their performance or existence. If the reader would like to verify their presence, they must contact the owner or contractor to obtain an engineering certificate for them.

General Observation:

For the purposes of this report directions will be described using the terms left, right, front, and back with the front referring to the side of the structure indicated on the limited repair plan.

The structure is one story tall with a block and base foundation. The primary structural system of the structure is a wood framed system with exterior wood siding and interior drywall with various finishes. The foundation was not exposed during our inspection and was covered with various floor-covering types.

Grading, Drainage, Erosion and Vegetation Observations:

The terrain immediately surrounding the structure was visually observed during the inspection. We observed the following:

- The gutter system is inadequate and needs improvement.
- The drainage system is adequate.
- The terrain is landscaped with grass, several trees, and some shrubbery. No trees and/or shrubs are close to the foundation.

Floor Elevation Discussion:

A relative elevation floor survey was performed using a Zipline Pro-2000B to map the surface topography of the floor of the living area and garage (if present). The floor plans and the elevations are illustrated on the limited repair plan. The elevations were adjusted based on the flooring type encountered to be on the same plane as the base point floor type. If a garage was present, the garage ceiling was measured and adjusted to be on the same plane as the foundation. Garage floors are designed to slope and are not as effective in measuring foundation movement.

Visual Observations:

Drywall cracks were observed. Based on our observations of the structure, the structure's physical damage and review of the elevation map, we believe the structure has experienced seasonal foundation movement over the life of the structure, resulting in differential movement of the block and base foundation.

Damage observations were notable on the on the back of the structure and are correlated with floor elevation data.



Foundation Repair Recommendations:

We recommend performing the following in the approximate locations of the structure as indicated on the limited repair plan:

- Install 6 pad and block supports (2 to be placed at contractor's discretion).
- Re-level 4 blocks.
- Install 176 LF of 2x8 joist.
- Install 161 LF of 4x6 beam.
- Install a fully functioning gutter system.

Some of the recommended joist to be replaced may be salvaged at contractor discretion. Contractor may also be able to salvage useful sections of beam that are unaffected by rot or termite damage. The purpose of the installation is to provide support and mitigate downward movement in the areas of the installation. Please see the limited repair plan for more information.

Maintenance Opportunities:

We recommend pre-lift and post-lift plumbing tests be performed on the sewer and potable plumbing lines. The results of the tests should be immediately provided to our office.

Maintaining a fully functioning gutter system will minimize ponding, soil loss and erosion, and will help control seasonal movement near the foundation. The gutter system should direct storm-water discharge away from the foundation through downspouts to a well-drained area that is graded away from the foundation. Optimally, we recommend the gutter system discharge via in-ground solid pipe to a low-lying area far away from the foundation.

Vegetation maintenance and a foundation and yard-watering program will also help control seasonal movement. Maintaining consistent moisture levels in supporting soils at all times of the year is necessary. It is important that the soils be stabilized and maintained with grass or ground cover around the perimeter of the structure to prevent erosion and an exposed or improperly embedded foundation. Large to medium-sized trees, and even large or numerous shrubs, growing too close to a foundation can dramatically effect the moisture content of the soils within the zone of influence beneath the structure. Root systems extract large quantities of water from underlying soils and result in large volumetric changes in the soils (shrinkage). As the tree absorbs water from the soil and the soil volume decreases, the foundation will settle in unsupported. If problematic roots are observed, we recommend removal or installation of tree root barriers.

Grading of the soils around the foundation is a critical element to your foundations health. Sloping the soils away from the home and preventing water from ponding near the foundation is needed to prevent soil "heave". If ponding is noticed near the foundation during the rainy season, consult with an engineer or a drainage contractor immediately. Over-saturated soils can cause "heave" or settlement and contribute to foundation movement.

The purpose of the pier installations and block and base work is to support the structure properly and improve elevations in areas of differential settlement. It is understood that structures of this age and type will not be completely level. Any wood shims and inappropriate wood pad/block elements shall be replaced with steel shims and the appropriate concrete pad and blocks. All deteriorated, rotted, cracked or twisted wood beams, joists, subfloor or sill plates shall be removed and replaced. The contractor shall sister beams and joists as appropriate where spans are greater than 7 feet. Additional pads and blocks are recommended for beam spans greater than 7 feet between existing pad/blocks. Although Crosstown was able to visually identify the majority of the wood members, it should be understood that some areas of the crawlspace were difficult to access for a visual inspection and deteriorated wood is

not easily identified upon visual observation. As a result, the contractor may identify additional wood members that need replacement. This report identifies the minimum foundation repairs necessary. Please see the repair plan for more information.

*Expectations of the Limited Foundation Repairs:*

The proposed limited repair plan is intended to provide a reasonable repair to improve the performance of the foundation and is not intended to level the foundation. The contractor shall determine the amount of elevation correction needed based on the reaction of the structure during the lift in order to minimize damages and additional stress.

Because the structure has endured foundation movement and framing distress, residual differential elevation and perceptible floor slope or some leaning door frames/windows, other re-occurring damages, and noticeable issues may remain following the foundation repairs.

The soils beneath and surrounding the structure are known to shrink and swell as the seasonal soil moisture content fluctuates. Moving forward, we anticipate that some cracks in the interior and exterior walls will surface due to seasonal movement within the soils, even after foundation repair. Periodic repair of this type of cracking may be needed.





Adam A. Green, P.E. (FL & TX), MBA

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Disclaimer:

The fees collected are for this report and inspection only and do not include additional services. Additional engineering services such as construction compliance inspections or post-repair inspections are available at an additional cost. A request for a construction compliance inspection must be made in a timely manner before commencement of repair work. Otherwise, we accept no responsibility for the proper execution of the repairs. Crosstown Engineering will only perform the post-repair inspection if the proper paperwork is provided at the time of the request. The paperwork should include the type of piling installed, the piling installation depth, the final pressure and the final scope of work. If the scope of work is to be altered by the contractor, we must be notified prior to installation.

It is known to educated professional engineers that the soils in this area are subject to movement due to expansion, contraction or densification of the soils, etc. This soil movement could possibly cause the foundation to move after the remediation plan has been implemented and may impact the stability of the foundation and cause damage.

We do not warrant the future performance of the subject foundation and the reader is urged to review this entire report. The limit of liability is limited to the fee paid for this opinion. No further agreement shall be made, altered, or varied except by written instrument. Diligent foundation care to maintain consistent soil conditions along the perimeter should reduce further problems after the recommendations within this report have been implemented. However, seasonal moisture variations, water leaks, erosion and other factors may affect the stability of the foundation and put it in danger of further damage.

Neither Crosstown Engineering, its sub-contractors, nor Adam Green, P.E., are responsible for liability to the owner or others for acts or omissions of the contractor to carry out the repairs in accordance with their agreement or for the construction means, methods, techniques, sequences, procedures or the safety precautions incident thereto. The contractor is solely responsible for the warranty of the work performed in accordance with their agreement.

Please see the pier specifications (if provided) and limited repair plan for more information.

Sincerely,

Crosstown Land Development Services  
Texas Engineering Firm (F-15944)

Adam Green, P.E., MBA  
Professional Engineer (TX #116597)



4/12/23

## DISCLOSURE & DISCLAIMER

It is known to knowledgeable professional engineers that the soils in this area are subject to movement due to expansion, contraction or densification of the soils etc. This soil movement could possibly cause the foundation to move after the remediation plan within the attached report has been implemented and may impact the stability of the foundation and cause damage.

NO WARRANTY IS EXPRESSED OR IMPLIED BY THIS ENGINEER AS TO THE PERFORMANCE OF THIS FOUNDATION OR THE REPAIRS THERETO. Diligent foundation maintenance to maintain consistent soil conditions along the perimeter should reduce further problems after the recommendations within this report have been implemented. However, seasonal moisture variations, water leaks, erosion and other factors may affect the stability of the foundation and put it in danger of further damage.

## REPORT LIMITATIONS

This report is written for informational purposes only and is not intended to be a detailed technical evaluation of the property or an inventory of defects. The opinions expressed in this report are based on a visual evaluation of current conditions observed at the time of the inspection. THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THIS ENGINEERING REPORT.

The information in this report supersedes any verbal comments, expressed or implied, made by Crosstown Land Development Services or its principals, agents or employees. The client agrees that neither CLDS nor its employees or owners will be responsible for:

1. Knowledge of the subsurface conditions without extensive geotechnical data obtained from onsite drilling and testing of the recovered samples,
2. Knowledge of cracks, vertical differential displacement of floors without uncovering of the floor by the client; and
3. Any other element such as joists or beams and other structural members that is boxed or otherwise not readily available to CE for viewing, and releases CE from any liability attributable to such knowledge or conditions.

Any prescribed repair or maintenance plan detailed by this report is based on observations of apparent performance of the facility at the time of this structural survey. Compliance with any code or specification other than as expressly noted is specifically excluded.

The provided Floor Elevation Map and resulting recommendations are based on conditions as they now exist and DOES NOT IMPLY OR WARRANT THAT OTHER PROBLEMS AND OR AREAS MAY NOT MANIFEST IN THE FUTURE.

This report was prepared expressly for the client and expressly for the purposes indicated by the client. Permission for use by any other person for any purpose, or by the client for different purpose is denied unless otherwise stated in writing by CE.

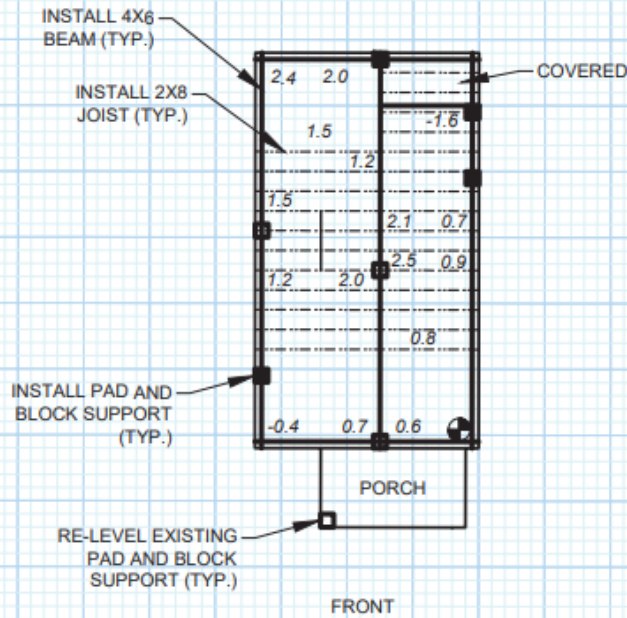
CE SHALL HAVE NO LIABILITY FOR ACTS OR OMISSIONS BY THE CONTRACTOR OR HIS SUBCONTRACTORS PERFORMING WORK ON THIS PROJECT, OR THE FAILURE OF THE CONTRACTOR TO PERFORM THE WORK IN ACCORDANCE WITH THE REPAIR PLAN. CE IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES OR THE PRECAUTIONS INCIDENTAL THERETO.

CE expressly DISCLAIMS ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE and the client expressly disclaims that it has contracted for or received any warranty of fitness for a particular purpose with respect to this report. THE REPORT UNDER THIS AGREEMENT IS THE OPINION OF CE AND THERE ARE NO WARRANTIES THAT EXTEND BEYOND THE DESCRIPTION ON THE FACE OF THIS AGREEMENT.



CONSTRUCTION NOTE: IF INTERIOR PILING LOCATIONS ARE SHOWN ON THIS MAP THEY ARE APPROXIMATED AND ARE LOCATED WITHOUT KNOWLEDGE OF THE LOCATIONS OF THE INTERIOR GRADE BEAMS. THE CONTRACTOR SHALL MAKE FIELD JUDGEMENTS BASED OFF OF THEIR GRADE BEAM INVESTIGATIONS AND OBSERVED SLAB QUALITIES TO FIELD LOCATE THE FINAL INTERIOR PIER LOCATIONS. FINAL SCOPE CHANGES SHALL BE APPROVED BY THE ENGINEER OF RECORD.

PLEASE NOTE: IF EXISTING PILINGS ARE SHOWN ON THIS MAP, THEIR LOCATION WAS PROVIDED BY THE CLIENT AND IS APPROXIMATE. CE DOES NOT CERTIFY THEIR PERFORMANCE OR EXISTENCE. IF THE READER WOULD LIKE TO DETERMINE IF THEY ARE ACTUALLY PRESENT, THEY MUST CONTACT THE OWNER OR CONTRACTOR TO OBTAIN AN ENGINEERING CERTIFICATE FOR THEM.



- INSTALL 6 PAD AND BLOCK SUPPORTS (2 TO BE PLACED AT CONTRACTOR'S DISCRETION).
- RE-LEVEL 4 BLOCKS.
- INSTALL 176 LF OF 2X8 JOIST.
- INSTALL 161 LF OF 4X6 BEAM.
- INSTALL A FULLY FUNCTIONING GUTTER SYSTEM.

**LIMITED REPAIR PLAN**

PRE-LIFT ELEVATIONS BY CE (04.10.23) 0.0

\*NOT TO SCALE - ALL LOCATIONS APPROXIMATE\*

POST-LIFT ELEVATIONS BY CE (\_\_\_\_\_) (X.X)

**LEGEND**

- |                     |                    |                        |
|---------------------|--------------------|------------------------|
| ELEVATION BASEPOINT | PROPOSED PAD/BLOCK | EXISTING PIER          |
| PROPOSED BEAM       | EXISTING PAD/BLOCK | PROPOSED BREAKOUT PIER |
| EXISTING BEAM       | PROPOSED PIER      | EXISTING BREAKOUT PIER |

*Alan Geary*  
04.12.23



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215 CLARK ST., RICHMOND, TX. 77469

**Corrective Action(s):**

- The Building and Standards Commission shall not allow the owner, lienholder, or mortgagee more than 90 days to repair, remove, or demolish the building or structure or fully perform all work required to comply fully with the order of the commission.
- If the scope of work is complex and would take more than 90 days a timeline and schedule shall be submitted to the Building and Standards Commission.
- Demolition of structure or submit framing, foundation and roofing plan for wind load requirements drawn by a licensed plan designer or engineer to the Building Department.

**Staff's Recommendation:**

- Staff recommends allowing time for the owner to start the necessary repairs which will bring this structure into compliance.

-----End of Report-----