

CITY OF SAGINAW
BUILDING BOARD OF APPEALS
MEETING/PUBLIC HEARING

Meeting, Public Hearing, and/or Executive Session Agenda
6:30 p.m. or Immediately Following the Saginaw City Council Meeting,
Whichever is Later - Tuesday, February 7, 2017
SAGINAW CITY HALL – COUNCIL CHAMBERS
333 WEST MCLEROY BOULEVARD

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at Saginaw City Hall, and distributed to the appropriate news media within the required time frame. All meetings of the Saginaw Building Board of Appeals are open to the public. Public participation and written comments are invited on all open session business items.

The members of the Building Board of Appeals request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

The Saginaw City Hall is wheelchair accessible and special parking is available on the front side of the building. If special accommodations are required please contact the City Secretary a minimum of 72 hours in advance at 817-232-4640.

- | | | |
|-----|--|-------------------------------------|
| (1) | Call to Order | Chairman Gary Brinkley |
| (2) | Audience Participation | Chairman Gary Brinkley |
| (3) | Approval of Minutes, October 18, 2016 | Chairman Gary Brinkley |
| (4) | BBA-0217-01
Public Hearing -Substandard Building Abatement
Proceedings, including possible action, against property
located at 5317 S. Blue Mound Road, Lot 1R, Block 1 of
the Great Western Inn Addition which has been determined
by the Building Board of Appeals to be Substandard, including
the possible assessment of civil penalties. | Building Official
Kevin McMillin |
| (5) | Executive Session | |

1 § 551.071. Consultation with Attorney. The Building Board of Appeals may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Building Board of Appeals seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

- a. Any Posted Item

- | | | |
|-----|-------------|------------------------|
| (6) | Adjournment | Chairman Gary Brinkley |
|-----|-------------|------------------------|

DATE POSTED:_____

TIME POSTED:_____

BY:_____

DATE RETRIEVED:_____

TIME RETRIEVED:_____

BY:_____

CITY OF SAGINAW
BUILDING BOARD OF APPEALS
MEETING AND PUBLIC HEARING
HELD AT CITY HALL
333 WEST MCCLEROY BOULEVARD
OCTOBER 18, 2016

Present at the meeting:

Chairman	Gary Brinkley
Vice Chairman	David Flory
Member	Patrick Farr
Member	Valerie Tankersley
Member	Chris Barngrover
Member	Jackie D. Nethery
City Attorney	Bryn Meredith
City Manager	Nan Stanford
Asst. City Manager	Dolph Johnson
City Secretary	Janice England
Police Chief	Roger Macon
Fire Chief	Doug Spears
Director of Public Works	Mark White
Chief Building Official	Kevin McMillin
Police Corporal	Tami McCluskey

Absent from the meeting:

Member	Todd Flippo
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Visitors at the meeting:

A.K. Mago	Vic Patel
Lee Swain	Ryan Stanford

(1) Call to Order

Chairman Brinkley called the meeting to order at 7:31 p.m.

Chairman Brinkley declared the meeting recessed into Executive Session at 7:31 p.m.

Chairman Brinkley declared the meeting back in Regular Session at 7:43 p.m.

(2) Audience Participation

Chairman Brinkley explained the procedure necessary for members of the audience to speak.

Chairman Brinkley administered the oath for those persons planning to speak during the meeting.

(3) Approval of Minutes, December 13, 2011

The minutes of the Building Board of Appeals Meeting held on December 13, 2011 were presented for consideration.

Motion was made by Vice Chairman Flory with a second by Member Tankersley to approve the minutes as presented. Motion carried unanimously. 6-0-0-1

For: Chairman Brinkley, Vice Chairman Flory, Members Farr, Tankersley, Barngrover, and Nethery

Against: None

Abstain: None

Absent: Member Flippo

(4) BBA-1016-01

Public Hearing – Substandard Building Abatement Proceedings, including possible action, against property located at 5317 S. Blue Mound Road, Lot 1R, Block 1 of the Great Western Inn Addition which has been determined by the Building Official to be Substandard

Chairman Brinkley declared the public hearing for this item opened at 7:44 p.m.

Building Official McMillin addressed the Board and gave a brief history of the issues at 5317 S. Blue Mound Road. He explained there have been numerous complaints regarding this property as well as referrals from the Police Department and Fire Department. He stated that a search warrant was secured on August 19, 2016. He explained that along with City inspectors, a third party inspector (Lee Swain of Bureau Veritas North America, Inc.) was hired. He called the Council's attention to the reports of the inspections.

Mr. Swain explained his report covering the exterior of the structure and sleeping units in detail to the board. There was a lengthy discussion regarding the RPZ that protects the potable water system not being installed to code; test ports not capped; not being installed in an insulated box; and not being tested on an annual basis. There was concern expressed that these issues could result in possible contamination of the City's water system. Mr. Swain called the Council's attention to the pictures indicating mold on the ceiling. He explained that mold isn't his area of expertise so it has not been tested.

Building Official McMillin explained that Items 4, 5, and 6 of Mr. Swain's report were issues in regard to the exterior of the structure. He added that Mr. Swain recommended the structure be inspected by a structural engineer. He stated that Mr. Ryan Lockhart of Frank W. Neal & Associates, Inc. was hired to do a visual structural evaluation. He explained Mr. Lockhart's report to the Board.

Building Official McMillin stated that his conclusion is that it has been proven that the building is substandard based on a third party inspection and subsequent structural engineer inspection. He recommended that the Board declare the building to be a nuisance and dangerous and require the second floor to be vacated and property secured until it can be repaired to code requirements. He added that he does not feel it is feasible to make all the required repairs in thirty days. He stated that ninety days would be more reasonable. He explained that his recommendation is that the second floor be vacated for the time being and the first floor remain open until repairs begin. He stated that after the second floor is completed, the repairs on the first floor can be done in sections.

Mr. Ashok K. Mago, owner of the property, addressed the Board. He stated that he purchased the property approximately 25 years ago. He also stated that he received the notice on October 6th about the deficiencies on the property. He explained that he is very disappointed in the people that have been managing his property. He stated that Building Board of Appeals Minutes, October 18, 2016

since receiving the notice, ten items have been repaired. He explained that he hired a structural engineer and will follow all instructions to fix all issues and ensure the property is safe. He added that he will also complete repairs to all items identified by the City. He explained that he plans to remodel every room and purchase new furniture. He stated that he understands the Board's concerns and wants to be able to provide nice rooms for guests.

Mr. Mago explained that he is having some issues with the back portion of his property. He stated that people dump trash and other items. However, he stated that he understands that it is his property and his responsibility.

Mr. Mago stated that tonight is his first time to appear before a Building Board of Appeals. He explained that he has served as a Planning and Zoning Member in Dallas and also on the Airport Board and usually sees the other side of cases like this. He added that it is awkward for him to be in this situation. He apologized that the property had got to the level of problems where it is today. He stated that as the owner he takes responsibility and will get the repairs done as quickly as possible.

There was concern expressed that Mr. Mago wasn't aware of the condition of his property until he received the notice. Mr. Mago explained that he has no excuse for the current condition but can assure the Board that it will not happen again. He added that he can't change the past but he can make sure he does the right thing in the future.

Chairman Brinkley declared the public hearing closed at 8:44 p.m.

Motion was made by Member Farr with a second by Member Barngrover regarding **BBA-1016-01** (Substandard Building Abatement Proceedings, including possible action, against property located at 5317 S. Blue Mound Road, Lot 1R, Block 1 of the Great Western Inn Addition which has been determined by the Building Official to be Substandard) that we, the Building Board of Appeals, find that violations do exist and have been proven to be accurate, and hereby issue the following order ("Order") pursuant to such finding:

- (1) Ashok K. Mago, "owner" of the property located at Lot 1R in Block 1 of the Great Western Inn Addition to the City of Saginaw, Tarrant County, Texas, commonly known as 5317 S. Blue Mound Rd. and also commonly referred to as the Great Western Inn, in Saginaw, Texas, is given 90 days to repair the building(s) on the property to a standard in compliance with the Property Maintenance Code, Article X, Chapter 10 of the Saginaw City Code. In the alternative the owner may demolish or remove the buildings.
- (2) The work to repair, demolish, or remove the buildings must be completed, in accordance with the attached schedule of work, within 90 days from the owner's receipt of this order and the owner, lienholder, or mortgagee shall secure the property in a reasonable manner from unauthorized entry while the work is being performed.
- (3) If the work to repair, demolish, or remove the buildings is not completed within the period of time referenced in the preceding paragraph, the City of Saginaw will vacate, secure, remove or demolish the buildings and charge all expenses incurred by the city to the owner. If the owner does not reimburse the city for its expenses, the city will place a lien upon the property for the amount owed. The costs, together with interest accruing at 10% per annum will be assessed as a charge against the land and will be a personal obligation of the owner.
- (4) All persons occupying the portions of said building shall vacate within 10 days from the date of receiving delivery of notice of this Order.
- (5) The building official shall post at each entrance to said buildings a notice to vacate as required by the Property Maintenance Code, Article X, Chapter 10 of the Saginaw City Code.
- (6) No person shall again occupy the portions of said buildings until the unsafe and/or unsanitary conditions have been eliminated and the structure has been brought into compliance with the Property Maintenance Code, Article X, Chapter 10 of the Saginaw City Code.

Motion carried unanimously. 6-0-0-1

For: Chairman Brinkley, Vice Chairman Flory, Members Farr,
Tankersley, Barngrover, and Nethery

Against: None

Abstain: None

Absent: Member Flippo

(5) Executive Session

1 § 551.071. Consultation with Attorney. The Building Board of Appeals may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Building Board of Appeals seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

a. Any Posted Item

(6) Adjournment

Chairman Gary Brinkley

Motion was made by Member Barngrover with a second by Member Tankersley to adjourn the meeting. Motion carried unanimously. 6-0-0-1

For: Chairman Brinkley, Vice Chairman Flory, Members Farr,
Tankersley, Barngrover, and Nethery

Against: None

Abstain: None

Absent: Member Flippo

Chairman Brinkley declared the Building Board of Appeals Meeting adjourned at 8:49 p.m.

ATTEST:

APPROVED:

City Secretary

Chairman



January 25, 2017

Ashok K. Mago
7115 Van Hook Dr.
Dallas, TX 75248-1537

**NOTICE OF ADMINSTRATIVE PUBLIC HEARING
SAGINAW BUILDING BOARD OF APPEALS
BBA 1016-01**

NOTICE OF ADMINSTRATIVE PUBLIC HEARING TO BE HELD BEFORE THE BUILDING BOARD OF APPEALS ON **February 7, 2017 AT 6:30 P.M. IMMEDIATELY AFTER THE CITY OF SAGINAW COUNCIL MEETING** IN THE COUNCIL CHAMBERS LOCATED AT SAGINAW CITY HALL, 333 WEST MCLEROY, SAGINAW, TEXAS 76179.

NAME AND ADDRESS OF RECORD OWNER:

Ashok K. Mago, 7115 Van Hook Dr., Dallas, TX 75248-1537

NAME AND ADDRESS OF ALL LIENHOLDERS, MORTGAGEES OR OTHER PERSONS WITH INTEREST: **See Exhibit A, attached.**

ACCORDING TO PUBLIC RECORD, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS: **Lot 1R in Block 1 of the Great Western Inn Addition to the City of Saginaw, Tarrant County, Texas, commonly known as 5317 S. Blue Mound Rd. and also commonly referred to as the Great Western Inn.**

According to the real property records of Tarrant County, you own or may have some interest in the real property described in this notice. If you no longer own or have an interest in 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 this office not 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 or have an interest the property described in this notice, even if you do not.

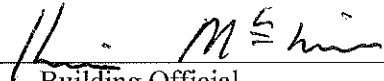
On October 18, 2016 a public hearing of the Building Board of Appeals found from evidence presented at the public hearing the buildings at, **Lot 1R in Block 1 of the Great Western Inn Addition to the City of Saginaw, Tarrant County, Texas, commonly known as 5317 S. Blue Mound Rd. and also commonly referred to as the Great Western Inn**, are substandard, the Board furthers finds the buildings are feasible of repair and further finds that 90 days is a reasonable period of time to complete the needed repairs. **See Exhibit B, attached.**

On January 19, 2017, 90 days after the order to repair was issued, the building official conducted an inspection of the premises and has determined the needed repairs are not complete and the property owner has failed to take necessary action for compliance with the order. **See Exhibit C attached.**

As noted above, An administrative public hearing will be held on **February 7, 2017, at 6:30 P.M. (immediately after the City of Saginaw Council meeting)** before the Building Board of Appeals to determine whether the buildings or structures enumerated in the attached report located at the above described property comply with the standards set out in Article X, of Chapter 10 of the Saginaw City Code.

At the hearing the Building Board of Appeals may assess a civil penalty not to exceed \$1000.00 a day for each violation.

If you should have any questions regarding this notice, or you are not the owner, mortgagee, or lienholder please call the office of the Building Official at (817) 230-0451 or write to the Building Official at P.O. Box 79070, Saginaw, Texas 76179.



Building Official
City of Saginaw, Texas

Attachments:

Exhibit A: List of Lienholders, Mortgagees and Interested Parties.

Exhibit B: Order of the Building Board of Appeals dated October 18, 2016.

Exhibit C: 90 Day Inspection

SUBSCRIBED AND SWORN TO before me on this 24 day of January, 2017 by the above named person, to certify which witness my hand and official seal.



Notary Public in and for
The State of Texas

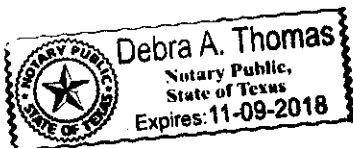


Exhibit A

RECORD OWNER- LIENHOLDERS- MORTGAGEES OR OTHER PERSONS WITH
INTEREST: Lot 1r in Block 1 of the Great Western Addition to the City of Saginaw, Tarrant
County, Texas, commonly known as 5317 S. Blue Mound Rd., and also commonly referred to as
the Great Western Inn.

Owner of Record:

Ashok K. Mago
7115 Van Hook Dr.
Dallas, TX 75248-1537

City of Saginaw Water Records:

Bhupat Zaveri
5317 S. Blue Mound Rd.
Saginaw, TX 76106

Tarrant County Assumed Name Records:

AK Enterprises
DBA Great Western Inn
620 W. Eules Blvd
Eules, TX 76106

Tarrant County Assumed Name Records:

AK Enterprises
DBA Great Western Inn
5317 S. Blue Mound Rd.
Saginaw, Tx 76106

Registered Agent:

Seema Khatter
5317 S. Blue Mound Rd.
Saginaw, TX 76106



City of Saginaw

Exhibit B

ORDER OF THE BUILDING BOARD OF APPEALS OF THE CITY OF SAGINAW, TEXAS TO REPAIR AND VACATE SUBSTANDARD BUILDING

TO: Ashok K. Mago, 7115 Van Hook Dr., Dallas, TX 75248-1537, Owner

DATE: October 18, 2016

WHEREAS, a public hearing was held on October 18, 2016 before the Building Board of Appeals of the City of Saginaw regarding buildings on the property located at:

Lot 1R in Block 1 of the Great Western Inn Addition to the City of Saginaw, Tarrant County, Texas, commonly known as 5317 S. Blue Mound Rd. and also commonly referred to as the Great Western Inn, in Saginaw, Texas; and

WHEREAS, the records of the office of the county clerk indicate that Ashok K. Mago is the record owner of the property; and

WHEREAS, notice of the public hearing was mailed to the property owner, to mortgagees, and to lien holders of record, if any, at least ten (10) days prior to the date of the hearing; and

WHEREAS, the Building Board of Appeals finds that the defects or conditions set forth on the Substandard Building Inspection Report, attached hereto as Exhibit "A" and incorporated herein for all purposes, are present in the building(s); and

WHEREAS, the Building Board of Appeals finds from evidence presented at the public hearing that the buildings are substandard and in violation of the minimum standards set forth in the Property Maintenance Code, Article X, Chapter 10 of the Saginaw City Code and that the defects or conditions exist to the extent that the life, health, property and safety of the public are endangered; and

WHEREAS, the substandard conditions exist to the extent that said buildings are unfit for human habitation, and the life, health, property, and safety of the occupants are endangered; and

WHEREAS, the Building Board of Appeals further finds that the buildings are feasible of repair; that a specific time schedule for the commencement and performance of the work is attached hereto, as Exhibit B and the owner, lienholder, or mortgagee shall secure the property in a reasonable manner from unauthorized entry while the work is being performed; and further finds that there is a probability that the buildings will be repaired within a reasonable period of time; and further finds that 90 days is a reasonable period of time to complete the needed repairs taking into account the owner's interests and the interests of public safety; and

WHEREAS, the Building Board of Appeals further finds that if the building is not repaired within said time period, that there is no reasonable probability that the building will be repaired within a reasonable period of time if additional time is given; and,

Exhibit B

NOW, THEREFORE, THE BUILDING BOARD OF APPEALS HEREBY ORDERS THAT:

- (1) Ashok K. Mago, "owner" of the property located at Lot 1R in Block 1 of the Great Western Inn Addition to the City of Saginaw, Tarrant County, Texas, commonly known as 5317 S. Blue Mound Rd. and also commonly referred to as the Great Western Inn, in Saginaw, Texas, is given 90 days to repair the building(s) on the property to a standard in compliance with the Property Maintenance Code, Article X, Chapter 10 of the Saginaw City Code. In the alternative the owner may demolish or remove the buildings.
- (2) The work to repair, demolish, or remove the buildings must be completed, in accordance with the attached schedule of work, within 90 days from the owner's receipt of this order and the owner, lienholder, or mortgagee shall secure the property in a reasonable manner from unauthorized entry while the work is being performed.
- (3) If the work to repair, demolish, or remove the buildings is not completed within the period of time referenced in the preceding paragraph, the City of Saginaw will vacate, secure, remove or demolish the buildings and charge all expenses incurred by the city to the owner. If the owner does not reimburse the city for its expenses, the city will place a lien upon the property for the amount owed. The costs, together with interest accruing at 10% per annum will be assessed as a charge against the land and will be a personal obligation of the owner.
- (4) All persons occupying the portions of said building indicated in the attached Exhibit "A" shall vacate within 10 days from the date of receiving delivery of notice of this Order.
- (5) The building official shall post at each entrance to said buildings a notice to vacate as required by the Property Maintenance Code, Article X, Chapter 10 of the Saginaw City Code.
- (6) No person shall again occupy the portions of said buildings indicated in the attached Exhibit "A" until the unsafe and/or unsanitary conditions have been eliminated and the structure has been brought into compliance with the Property Maintenance Code, Article X, Chapter 10 of the Saginaw City Code.

PASSED AND APPROVED THIS 18 DAY OF October, 2016.



Gary Brinkley, Mayor & Board Chairman

Attest:



Janice England, City Secretary



Exhibit B

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

KNOW ALL BY THESE PRESENTS:

This instrument was acknowledged before me on October 18, 2016 by Gary Brinkley as Chairman of the City of Saginaw Building Board of Appeals, on behalf of said Board.

(seal)



Melanie Ann McManus

NOTARY PUBLIC, State of Texas

NAME: Melanie Ann McManus

My Commission Expires: 11/07/2016



City of Saginaw

90 DAY BUILDING INSPECTION – THURSDAY, JANUARY 19, 2017

CASE:

BBA 1016-01

PREMISES:

Lot 1R in Block 1 of the Great Western Inn Addition to the City of Saginaw, Tarrant County, Texas, commonly known as 5317 S. Blue Mound Rd. and also commonly referred to as the Great Western Inn.

NAME AND ADDRESS OF RECORD OWNER:

Ashok K. Mago, 7115 Van Hook Dr., Dallas, TX 75248-1537

Unit 101:

- Pass

Unit 102:

- Pass

Unit 103:

- Caulk exterior door

Unit 4:

- Seal around windows
- Replace bedspread

Unit 105:

- Secure faucet at sink

Unit 106:

- Replace bathroom door knob

Unit 107:

- Install aerator at bathroom sink

Unit 108:

- Repair toilet- not flushing
- Repair- Open valve at shower
- Replace damage front door and frame

Exhibit C
City of Saginaw – Office of Chief Building Official – Kevin McMillin
P.O Box 79070- Saginaw-TX 76179
817-230-0451 – kmcmillin@ci.saginaw.tx.us

Utility Room:

- Remove all flammables
- Clear area around electric panels
- Cover all electric panels
- Clearance at exhaust pipe required
- Seal all penetrations
- Remove all broken, rotted, damaged drywall and call for inspection of interior of wall PRIOR to installing new material
- Remove all storage items from Utility room

Storage Room:

- Frame door
- Seal all penetrations

Unit 109:

- Weather seal bottom of front door

Unit 110:

- Replace defective shower diverter
- Install aerator at bathroom sink

Unit 111:

- Cover open receptacle

Unit 112:

- Replace broken shower/bath tile
- Adjust bath fixture
- Seal around tub faucet

Unit 114:

- Pass

Unit 115:

- Repair toilet- does not drain

Unit 116:

- Install aerator at bathroom sink

Unit 117:

- Replace cutoff valve at toilet

Unit 118:

- Replace broken shower/bath tile
- Provide hot water to shower/tub

Unit 119:

- Repair shower valve- will not shut off

Unit 120:

- Repair sink – will not drain
- Repair leak under sink

Unit 121:

- Repair/ replace defective A/C- Heating unit
- Repair tub overflow valve
- Replace defective handle at tub faucet
- Replace bathroom door knob

Exhibit C
City of Saginaw – Office of Chief Building Official - Kevin McMillin
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817-230-0451 – kmcmillin@ci.saginaw.tx.us

Unit 221:

- Repair/ replace defective A/C- Heating unit
- Replace faucet at bathroom sink
- Replace toilet seat
- Seal shower escutcheon
- Repair bathroom sink- does not drain
- Attach A/C grill

Unit 220:

- Seal exterior door trim
- Replace bedspread
- Repair/ replace defective A/C- Heating unit
- Weather seal front door
- Install smoke detector
- Repair toilet fill tube
- Seal escutcheons in bathroom
- Replace toilet lid
- Replace exhaust fan

Unit 219:

- Install peephole at front door
- Repair/ replace defective A/C- Heating unit
- Secure sink faucet
- Attach A/C grill

Unit 218:

- Attach A/C grill
- Repair/ replace defective A/C- Heating unit
- Provide hot water to unit
- Replace bedspread

Unit 217:

- Replace bedspread
- Seal all bath escutcheons
- Repair loose receptacle
- Cover open receptacle
- Weather seal attic access
- Repair/ replace defective A/C- Heating unit

Unit 216:

- Repair/ replace defective A/C- Heating unit
- Replace bedspread
- Install peephole in front door
- Seal shower escutcheon

Unit 215:

- Repair/ replace defective A/C- Heating unit
- Weather seal front door
- Replace bedspread
- Adjust ill-fitting bathroom door

Exhibit C
City of Saginaw – Office of Chief Building Official - Kevin McMillin
P.O Box 79070- Saginaw-TX 76179
817-230-0451 – kmcmillin@ci.saginaw.tx.us

Unit 214:

- Repair/ replace defective A/C- Heating unit
- Replace bedspread
- Replace shower handle
- Secure toilet tank
- Install peephole in front door

Unit 212:

- Repair/ replace defective A/C- Heating unit
- Install smoke detector
- Replace bedspread
- Remove pests- pest control
- Seal shower escutcheon
- Install peephole in front door

Unit 211:

- Repair/ replace defective A/C- Heating unit
- Weather seal front door
- Install smoke detector
- Install sink aerator
- Weather seal attic access
- Replace toilet seat

Unit 210:

- Install sink aerator
- Repair/ replace defective A/C- Heating unit
- Repair toilet- stopped up
- Replace shower fixture
- Install smoke detector
- Replace bathroom doorknob
- Install peephole in front door
- Install blank on front door

Unit 209:

- Repair/ replace defective A/C- Heating unit
- Replace bedspread
- Install smoke detector
- Weather seal front door
- Repair front door latch

Room 464- Storage:

- Replace door frame
- Seal all penetrations
- Repair open wiring
- Install lighting

Exhibit C
City of Saginaw – Office of Chief Building Official - Kevin McMillin
P.O Box 79070- Saginaw-TX 76179
817-230-0451 – kcmcmillin@ci.saginaw.tx.us

Unit 302:

- Entire unit is incomplete – requires plumbing inspection and interior wall inspection prior to proceeding

Unit 208:

- Secure – seal window panes
- Repair/ replace defective A/C- Heating unit
- Replace bedspread
- Remove drywall to expose plumbing work and call for inspection PRIOR to additional plumbing work
- Replace toilet seat
- Install toilet over fill
- Repair front door trim

Unit 207:

- Weather seal front door frame
- Repair/ replace defective A/C- Heating unit
- Install smoke detector
- Install sink aerator

Unit 206:

- Replace toilet seat
- Install smoke detector
- Repair/ replace defective A/C- Heating unit

Unit 205:

- Repair/ replace defective A/C- Heating unit
- Install smoke detector
- Replace bed spread
- Weather seal front door
- Install shower escutcheon

Unit 204:

- Repair/ replace defective A/C- Heating unit
- Install smoke detector
- Repair interior front door frame
- Install fill tube in toilet
- Replace bathroom door knob
- Weather seal front door

Unit 203:

- Repair/ replace defective A/C- Heating unit
- Weather seal front door
- Install smoke detector
- Repair bath tub – not draining

Exhibit C
City of Saginaw – Office of Chief Building Official - Kevin McMillin
P.O Box 79070- Saginaw-TX 76179
817-230-0451 – kcmcmillin@ci.saginaw.tx.us

Unit 202:

- Repair/ replace defective A/C- Heating unit
- Weather seal front door
- Install smoke detector
- Replace bed spread
- Seal holes under sink vanity
- Replace toilet float
- Secure toilet tank

Unit 201:

- Repair/ replace defective A/C- Heating unit
- Install smoke detector
- Weather seal front door
- Repair toilet – no water to toilet

Manager Living Quarters:

- Repair all holes in walls
- Secure all loose receptacles
- Repair incomplete shower
- Properly install toilet
- Repair all illegal valves in tub
- Repair open plumbing – sewer gas exposure
- Repair all improper plumbing fitting in kitchen
- Remove drywall on exterior wall (east side) and call for inspection of interior of wall
- Seal all ceiling penetrations
- Remove all hasp locks assemblies on bedroom doors
- Call for inspection of furnace – improper clearance of flue pipe
- Repair all broken floor tiles
- Install smoke detectors in each sleeping room

Storage off manager unit:

- Identify as storage
- Remove range
- Cap plumbing- sewer gas exposure

Laundry:

- Seal all penetrations
- Remove all garbage, junk, refuse, debris
- Install proper gas stop
- Expose improper plumbing and call for inspection
- Install smoke detector
- Remove all chemicals and pesticides

Exhibit C
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Office and ancillary rooms:

- Install smoke detectors
- Install globe over light fixture
- Install exhaust fans in all bathrooms
- Remove all chemicals from bathrooms
- Repair bathrooms to working order
- Seal/ weather proof all windows (IT room)
- Remove all storage of chemical, pesticides, flammables and old linens – remove all fire hazards and blocked access

Unit 128:

- Weather seal front door
- Install smoke detector
- Install sink aerator
- Replace toilet seat
- Repair/ replace defective A/C- Heating unit
- Seal penetrations

Unit 127:

- Install sink aerator
- Repair leak under sink
- Repair shower/tub pull
- Install bathroom doorknob with lock
- Repair holes in bathroom wall
- Seal around shower head
- Replace toilet seat
- Replace bed spread

Unit 126:

- Weather seal front door
- Remedy no water pressure to sink
- Secure sink fixture
- Replace toilet seat
- Replace vanity bottom
- Install smoke detector

Unit 125:

- Secure loose bath fixture
- Weather seal front door
- Replace sink fixture
- Repair damage to vanity under sink
- Seal around shower head
- Replace burnt A/C receptacle
- Repair bathroom door - does not shut or lock

Unit 124:

- Weather seal front door
- Install sink aerator

Exhibit C
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Unit 123:

- Repair/ replace defective A/C- Heating unit
- Weather seal front door
- Seal shower head
- Install tub escutcheon
- Install smoke detector

Unit 122:

- Repair toilet
- Repair sink
- Install smoke detector
- Install sink aerator
- Repair damage under vanity
- Install peephole in front door
- Weather seal front door
- Repair front door trim
- Remove hasp assembly from door

Storage (single story building):

- Unable to properly access room for inspection – over crowded with items- Call for inspection
- Repair all open electrical
- Seal all penetrations

Parking lot:

- Incomplete – no progress on repairs

Exterior of both structures:

- Weather proof all exposed wood surfaces
- Seal all penetrations
- Weatherproof exposed plumbing
- Remove all toilets stored outside
- Install proper clean-out caps over sewer clean-outs
- Cover all vents
- Call for inspection of all exterior electrical work conducted
- Remove all sewer debris (south of two story structure)
- Install windows screens
- Properly secure railing on second floor of two story structure – improperly installed
- All exterior receptacles must be GFCI and in a weatherproof box
- All units must have A/C unit grills attached

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Attic and attic access:

- Replace attic all attic access in units with weather sealed and locking panels
- Smoke walls in attic must be sealed – check all

-
- Inspect interior of toilet tanks in each unit to confirm they are in good repair and proper working order and proper equipment
 - Replace all stained and or torn bedspreads in each unit
 - Inspect and confirm front doors to each unit are weather sealed, trim is weather sealed, fit tightly, have functioning locks and peepholes installed
 - Inspect and confirm all lights outside of each unit are sealed and functioning
 - Inspect and confirm all units have properly installed and functioning smoke detectors
 - Inspect and confirm all units have A/C heating units that are functioning, properly installed with attached grills, out fitted with all knobs, plates and equipment
 - Repair, replace, paint all damaged under sink vanities in each unit
 - Clean and remove all insect, rodent remnants and treat all units for rodents and insects.
- PROVIDE A COPY OF REPORT FROM PEST CONTROL PROVIDER