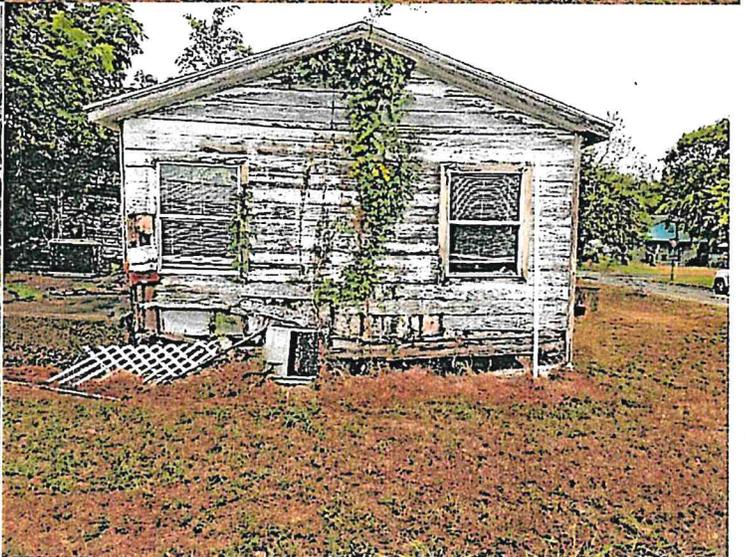
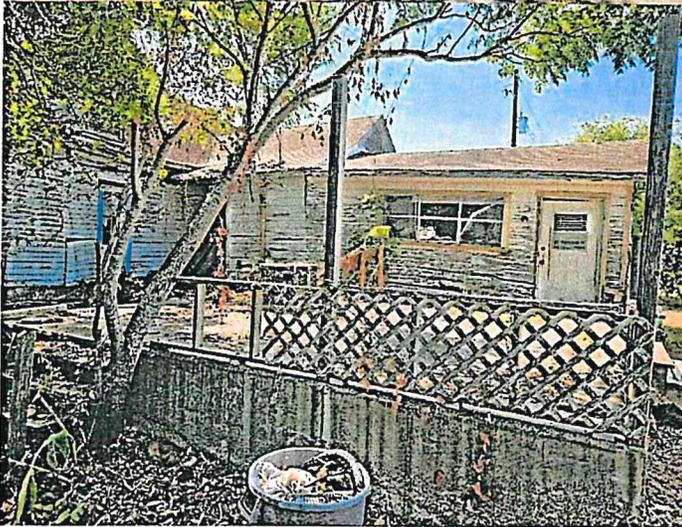
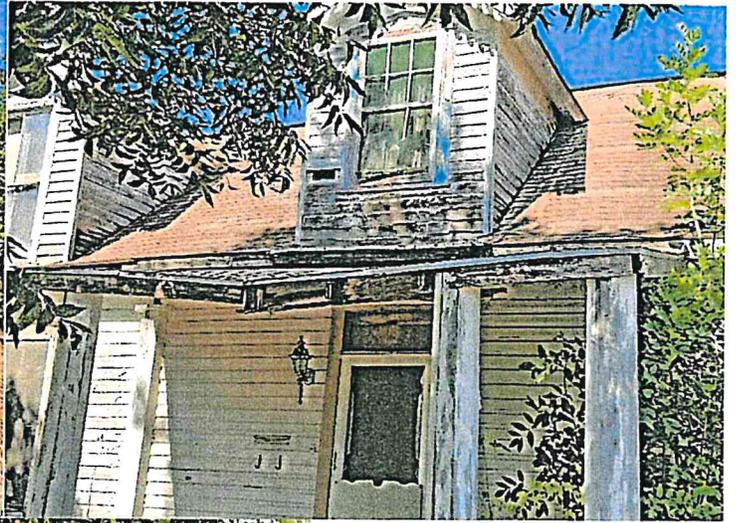
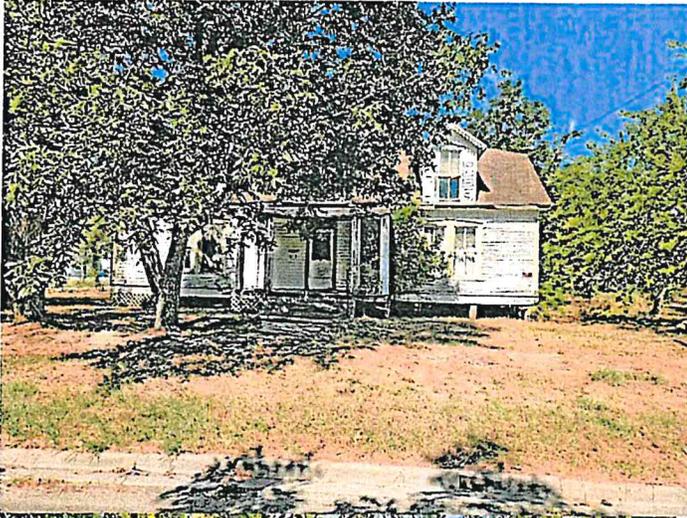
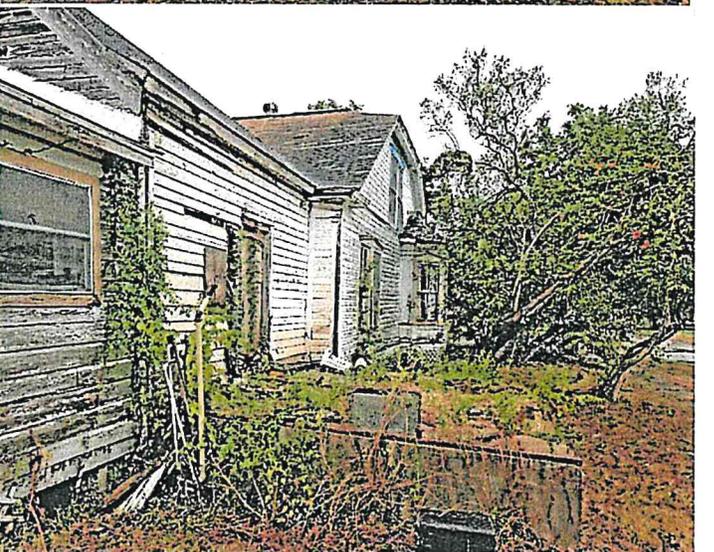
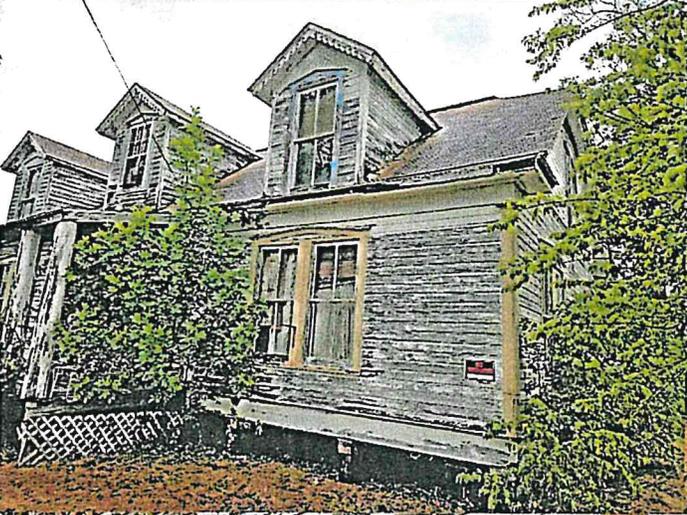
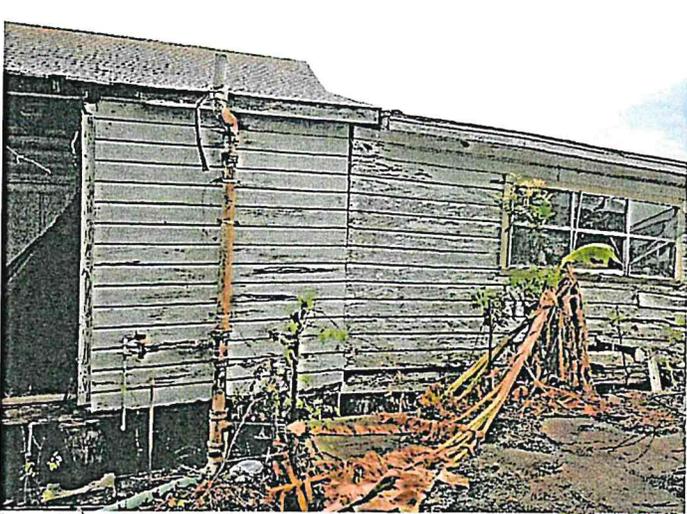


# 502 S Guadalupe Pictures



# 502 S Guadalupe Pictures Cont.



## **502 S Guadalupe St**

- **The property owner has been sent letters regarding building conditions in December of 2024 and in March of 2025.**
- **The city has had to maintain this property regularly, the property owner has been sent several letters regarding this and has not responded.**
- **We have had no contact with this owner**

## Inspection Checklist

Date:08/18/2025

Inspector:

Location:502 S Guadalupe

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof in extreme levels of disrepair	
Improper Walls, partitions or other vertical supports		X	The walls are in varying states of decay	
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.		X	Window broken and doors not secured	
Lack of required rails, stairs, steps and/or balconies		X	No balconies or railings	
Lack of or improper exterior wall coverings		X	Wall coverings missing or damaged	
Hazardous wiring		X	Damaged exterior wiring	
Hazardous plumbing		X	Plumbing damaged on exterior	
Hazardous mechanical equipment			Unable to verify	
Sanitation:		X	Trash and rubbish on property	
Lack of or improper connection to required sewage disposal		X	Exterior sewer lines damaged	
Lack of or improper garbage and rubbish storage		X	No proper rubbish storage	
Standing or stagnant water	X			
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports		X	Walls damaged	
Improper Flooring or floor supports		X	Floor supports damaged	
Improper Foundation		X	Foundation giving out in various locations	
Vermin/Insects		X	Insect damage obvious	
Dampness of habitable space		X	Roof is damaged allowing water into home	
Lack of electrical lighting		X	No Electrics	
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No Water or Electrics	
Lack of or Improper bathroom		X	No water	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Trees and debris on property	

*This inspection was completed in accordance with Sec. 12-287 of the City of Port Lavaca Code of Ordinances.*

**State Law reference—** Authority to condemn dangerous buildings, V.T.C.A., Local Government Code § 342.012(b).