



CITY OF

PORT LAVACA

CITY HALL

202 N. Virginia, Port Lavaca, Texas 77979-0105

Phone: (361)-552-9793 www.portlavaca.org

RESIDENTIAL PROPERTY MAINTENANCE INSPECTION CHECKLIST

INSPECTION SCOPE

Per Port Lavaca City Ordinance Article III, Section 12-20, all residential structures shall be inspected for compliance with the 2021 International Property Maintenance Code (IPMC) every two years, upon occupancy of a new tenant, or in response to a complaint that alleged violation of the provisions of this article. The completed form will be provided following the inspection. All Life/Fire Safety items **MUST** pass inspection before occupancy is permitted. If any other items fail inspection, conditional/temporary occupancy may be permitted if the property is structurally sound and fit for habitation.

Inspections are normally completed in 30-45 minutes. The owner or owner's agent must be present at the inspection, no exceptions. Closets and cabinets may be opened. Heating and water heater system operations are checked. Furnishings will be moved only if needed to perform the inspection. Crawl spaces, attics and other confined spaces are not inspected. Concealed, internal or hidden deficiencies may not be observed. Roofing components are not inspected, except as visible from the exterior ground level.

This list is NOT intended to be a comprehensive list of all possible code violations. If you have questions, please contact the Development Services Department at (361)552-9793 ext. 241.

PROPERTY & INSPECTION INFORMATION

Owner/Agent Name: Edelmiro Castillo/Josh Hamm		Address: 818 W Live Oak	
Property Type: SF Detached ☒ Duplex/Townhome ☐ APT ☐ GH ☐		# Bedrooms: 2	# Bathrooms: 1
Furnace: Gas ☐ Elec: ☒ Water Heater: Gas ☐ Elec: ☒ Water: Public ☒ Private ☐ Sewer: Public ☒ Private ☐			Number of Tenants: 5

LIFE / FIRE SAFETY

Code Section / Description	Pass / Fail	Noncompliance Location(s)	Corrective Action(s)	Re-inspection
				Pass / Fail
304.18/702.3 WORKING DOOR LOCKS Exterior doors lock/unlock from inside without a key; operate as designed	F	Front and side door	Repair Door Locks	F
309 PESTS Interior, exterior and premises free from insect and rodent infestation	F	Whole interior	Remove pests	F
403.1 /702.4 BEDROOM EGRESS Each bedroom must have at least one window of required size	P			
603 FUEL BURNING EQUIPMENT (if present) - Maintained in good repair and safe condition - Properly installed and vented 3 feet of unobstructed clearance	Na			
604.3 ELECTRICAL SYSTEM HAZARDS No hazards to occupants or structure due to inadequate service; improper fusing, wiring, receptacles, fixtures or installation; damage or deterioration; overloaded circuits	F	No cover on main panel, improper fittings overloaded panel improper wiring methods	Bring Electrical systems into minimum required standards	F

702 MEANS OF EGRESS All interior locations have a continuous unobstructed path of travel to egress	P			
704 WORKING SMOKE & CO DETECTORS Smoke: 1 on each floor, including basement and attic plus 1 in each bedroom plus 1 in each hallway outside bedrooms	F	No Smoke detector systems	Install proper smoke detection system	F

WINDOWS & EXTERIOR DOORS

Code Section / Description	Pass / Fail	Noncompliance Location(s)	Corrective Action(s)	Re-inspection
				Pass / Fail
304.13 - 304.18 EXTERIOR DOORS, WINDOWS & SKYLIGHTS • Open/close easily; windows stay open • Weather tight and properly sealed • Basement windows protected/shielded against rodent entry • No broken/cracked window glass • Screens installed where required and free from tears/holes	F	Windows cracked and damaged	Repair or replace Damaged windows	F

INTERIOR STRUCTURE

Code Section / Description	Pass / Fail	Noncompliance Location(s)	Corrective Action(s)	Re-inspection
				Pass / Fail
305.1 /305.2 STRUCTURE • No unsafe conditions • Walls and floors are structurally sound and in good repair • Structural members are sound and capable of supporting loads • Stairs and other walking surfaces are sound and in good repair	F	Floors walls and subfloors	Repair floors walls and subfloors in accordance with adopted IPMC	F
305.3 PAINT & WALLCOVERINGS • Painted surfaces are clean and sanitary • Walls, doors, ceilings and trim are free from peeling paint/wallpaper/coverings	F	Wall coverings damaged	Replace or repair damaged wallcoverings	F
305.4 FLOOR COVERINGS • Floor coverings present where required • Clean, sanitary and in good condition (no rips, missing tiles, etc.) with no exposed subflooring • Thresholds, trim work, etc. are properly installed and securely attached	F	Floor coverings in poor condition	Repair or replace damaged floor coverings	F
305.5/307 HANDRAILS & GUARDRAILS • Structurally sound, securely attached and in good repair • Railings present where required; height between 30 and 42 inches • Spindles are properly spaced	N/A			
305.3/305.6 INTERIOR DOORS • Clean, fully operable and in good repair • Well-fit and securely attached to jambs • Hardware properly installed and operating as designed	F	Damaged and semi functional	Repair or replace damaged interior doors	F
308 INTERIOR CONDITIONS • No accumulation of rubbish, garbage, appliances, etc. • Proper garbage disposal facilities/containers are present	F	Accumulations in and around home	Remove accumulations	F

PLUMBING, MECHANICAL & ELECTRICAL

Code Section / Description	Pass / Fail	Noncompliance Location(s)	Corrective Action(s)	Re-inspection
				Pass / Fail
501/502/503/504 GENERAL PLUMBING • Occupiable structures shall have facilities and fixtures per these sections • Fixtures are clean and sanitary • Free from clogs, leaks and defects • Fixtures are in working condition and pose no hazards to the health of occupants due to improper installation, deterioration or material defects	F	Leaking or non functional	Repair or replace leaky and dysfunctional plumbing and fixtures	F
505 WATER SYSTEM • Proper connection to a public supply or approved private water source • Fixtures have adequate discharge volume and pressure • Taps run with no drips; toilets flush • Water heater present, properly installed, and in good repair; heat water to 110° F • Water heater equipped with a working temperature/pressure relief valve and discharge pipe	F	Leaking and non functional fixtures	Replace or repair leaky non functioning fixtures and properly install water heater	F
506 SANITARY DRAINAGE SYSTEM • Proper connection to a public sewer system or approved private system • Stacks, vents, waste and sewer lines function properly without leaks or obstructions	F	Sewer line damaged	Repair or replace damaged sewer line	F
602 HEATING EQUIPMENT • All occupiable structures shall have approved heating equipment maintained in good working order • Must be capable of maintaining a constant indoor temperature of 68°F in all habitable rooms of dwellings and 65°F in occupiable work spaces	P			F
604 ELECTRICAL SYSTEM • Proper connection to an electrical system • Service provided per Electrical Code for applicable structure/occupancy type • Service panel and wiring in working condition with no hazards to the occupants or structure due to improper installation, deterioration or material defects	F	Improper instalation	Install proper electrical system in accordance with adopted Electrical codes	F
605 ELECTRICAL EQUIPMENT • Equipment, wiring, fixtures and appliances properly installed and in safe working condition • Proper globes/diffusers/covers on all light fixtures • Covers on outlets, switches and panel boxes • At least one outlet in bathrooms and two outlets in all other rooms • GFCI outlets required within 6 feet of interior water sources and exterior locations • Light fixtures present in all halls, stairways, laundry rooms and furnace rooms • Working exhaust fan <u>OR</u> window in each bathroom	F	Improper installation	Repair interior and exterior electrical equipment in accordance with adopted codes	F

EXTERIOR PROPERTY & STRUCTURES

Code Section / Description	Pass / Fail	Noncompliance Location(s)	Corrective Action(s)	Re-inspection
				Pass / Fail
302/306/308 EXTERIOR CONDITIONS - Premises clean, safe, sanitary, structurally sound and in good repair - No accumulation of rubbish, garbage, junk, appliances or inoperable vehicles - Free of rodent harborage - Accessory structures, fences and pavement are structurally sound and in good repair - No graffiti or similar defacement	F	Accumulations on property	Remove accumulations	F
303 POOLS, SPAS & HOT TUBS - Clean, sanitary and in good repair 48-inch tall barrier with a self-latching and self-closing gate; maintained in good repair				
304.1-304.6/306 WALLS & FOUNDATION - Walls are structurally sound and in good repair - Siding and surfaces are free of decay, damage, peeling paint, deterioration, cracks, rust and corrosion - Address numbers at least 4 inches tall are clearly visible from street - Structural members are capable of carrying adequate loads - Foundation is structurally sound, in good repair and free of open cracks	F	Walls separating from foundation	Repair separating walls	F
304.7/304.9/304.11 ROOF & CHIMNEY - Roof, flashing, drains, gutters, overhangs and chimneys are structurally sound and in good repair - Roof and flashing are watertight - Drains, gutters and downspouts are unobstructed and discharge properly - Chimneys are appropriately capped and function properly	P			
304.10/304.12/304.19/307 DECKS, PORCHES, STAIRS, RAILINGS, GATES - Structurally sound, securely attached and in good repair - Properly anchored and capable of carrying adequate loads - Railings present where required; height between 30 and 42 inches - Spindles are properly spaced - Gates and latches work properly	F	Porch covering leaning	Repair porch coverings	F

OTHER CODE COMPLIANCE ITEMS

Code Section / Description	Pass / Fail	Noncompliance Location(s)	Corrective Action(s)	Re-inspection
				Pass / Fail

INSPECTOR CERTIFICATION

Inspection Date:03/03/2026

Inspection Time:2:00PM

Inspector Name & Title: Bradley Shaffer Code Enforcement Officer

Inspection Status:Fail

- ☐ Pass. All Life/Fire Safety items passed inspection and the property complies with IPMC requirements.
- ☐ Partial Pass. All Life/Fire Safety items passed inspection, but other IPMC deficiencies were noted. A Conditional Certificate of Compliance may be issued if the inspector deems the property structurally sound and fit for habitation. Deficiencies not corrected within _____ days may be subject to enforcement action, which may include fines of \$50 per day, not to exceed \$1000.
- ☒ Fail. At least one Life/Fire Safety item failed inspection or the structure has been deemed unfit for habitation. No Pass Certificate of Compliance will be issued until noted deficiencies are corrected.

Next Annual Inspection Due Date:04/03/2026

Bradley Shaffer

Inspector Signature

Re-Inspection Date:04/03/2026

Not Applicable ☐

Inspector Name & Title:

Reinspection Fee Paid _____

Re-Inspection Status:
See definitions above.

Pass ☐

Partial Pass ☐

Fail ☒

Bradley Shaffer

Inspector Signature

All required repairs or alterations shall be done in accordance with current Building Codes. Repairs/alterations may require the issuance of building permits or other necessary approvals.