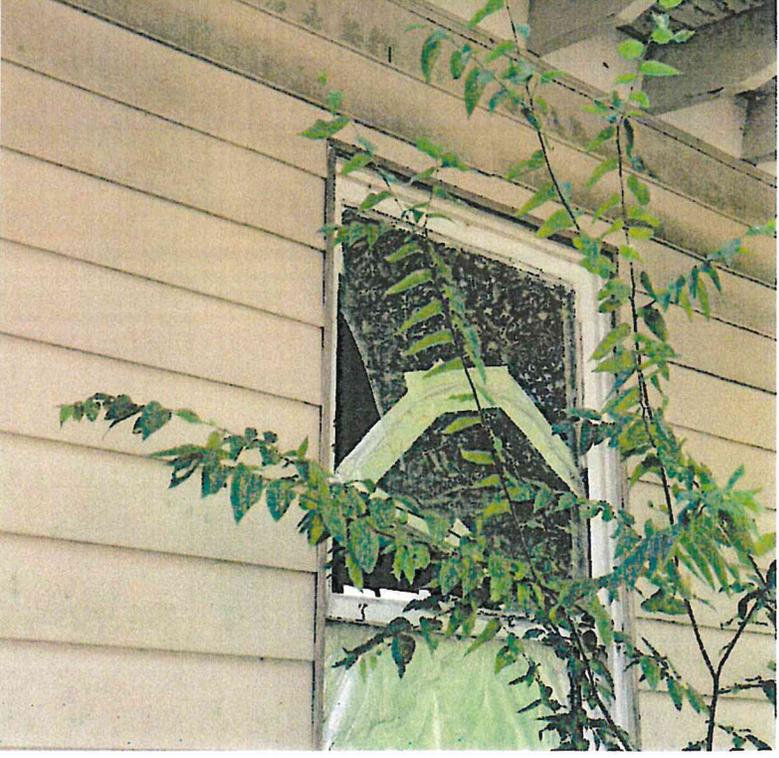
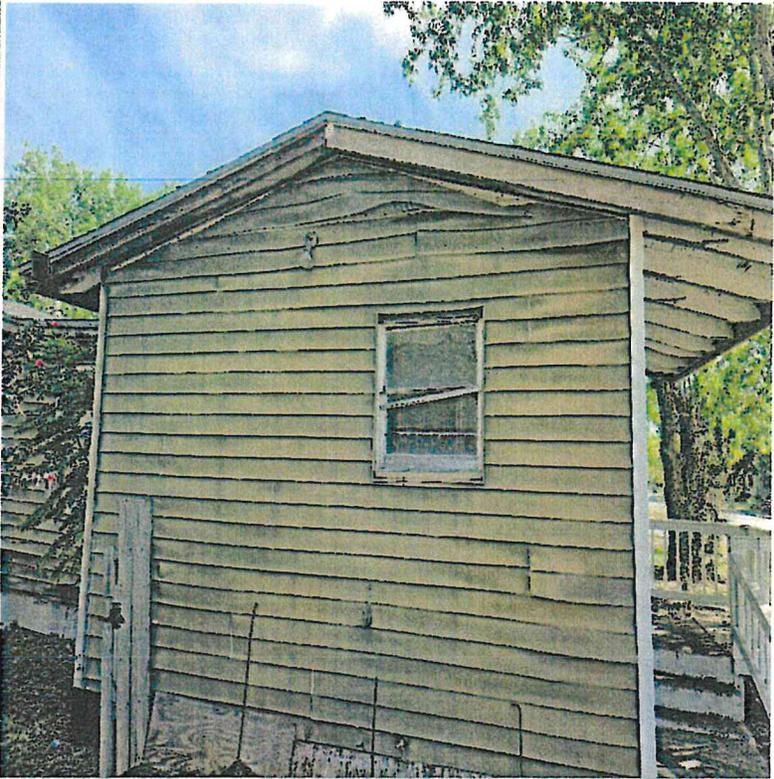
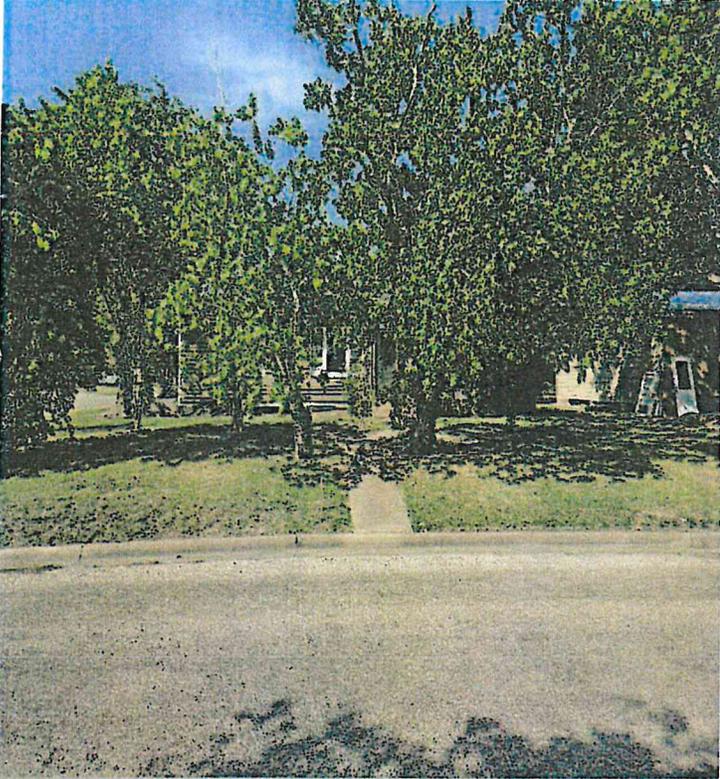


101 Bauer Pictures



Inspection Checklist

Date: 09/15/2025

Location: 101 Bauer

Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained	X			
Improper Walls, partitions or other vertical supports	X			
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.		X	Windows broken in several places	
Lack of required rails, stairs, steps and/or balconies		X	Stairs at front door sinking and broken	
Lack of or improper exterior wall coverings		X	Exterior wall coverings warping and coming off exposing paneling underneath	
Hazardous wiring			Unable to verify	
Hazardous plumbing		X	No properly installed bathroom	
Hazardous mechanical equipment			Unable to verify	
Sanitation:		X	Open and spilling oil containers in backyard	
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage		X	No rubbish storage improperly stored open oil containers in back yard	
Standing or stagnant water		X	Five gallon buckets of stagnant water and oil	
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports	X			
Improper Flooring or floor supports		X	Floor coverings missing or damaged	
Improper Foundation	X			
Vermin/Insects		X	Evidence of rodents and vermin	
Dampness of habitable space	X			
Lack of electrical lighting		X	No electric	
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No water or electric	
Lack of or Improper bathroom		X	No toilet or shower properly installed	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Holes and other tripping hazards 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).

101 Bauer Details

- **This property was originally sent a letter regarding the buildings substandard condition on 10/15/2024 to the then owners 1507 California LLC out of Houston no response was ever given nor improvements made.**
- **The City had to mow and maintain the yard regularly until roughly the 6th month of 2025.**
- **A new owner came in at the beginning of September to speak with me he is going to be bringing the entire property into compliance to live in it**
- **The new owner purchased it in June of 2025.**