

116 Cheeves Ave. (District 4)  
Mobile Home

Staff is recommending Council declare this property substandard and allow the property owner ninety (90) days to work with Development Services to arrive at a written renovation plan and if no such plan is executed, then Council authorizes staff to proceed with demolition.



## Inspection Checklist

Date: 7/2/24

Inspector: \_\_\_\_\_

Location: 116 Cheeves

### Exterior Checklist

	Yes	No	Condition/ Type	Code Reference
Roof properly maintained		X	rotten and unkept	
Walls, partitions or other vertical supports split, lean, list or buckle due to defective material, deterioration, or improper construction.	X		leaning wall	
Fireplaces or chimneys properly maintained		NA		
Unsecure building: vacant and open.	X		Door open	
Lack of required rails, stairs, steps and/or balconies	X		porch falling apart	
Lack of or improper exterior wall coverings		X		
Hazardous wiring		X		
Hazardous plumbing		X		
Hazardous mechanical equipment		X		
Sanitation:		X	mold insects dust	
Lack of or improper connection to required sewage disposal		X	undertained	
Lack of improper garbage and rubbish storage		X	undertained	
Standing or stagnant water		X		
Infestation of insects rodents or vermin	X		Excessive bug problem	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.	X		back yard resembles dense jungle	

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).

225 and 227 Cheeves (District 6)

**The property owner provided a written statement on 7.3.24 that he would have both mobile homes removed from the property by December 31, 2024.**



## Inspection Checklist

Date: 7/2/24

Inspector:

Location: 225 + 227 Cheever

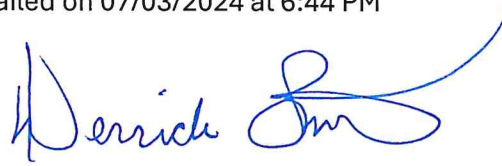
### Exterior Checklist

	Yes	No	Condition/ Type	Code Reference
Roof properly maintained		<input checked="" type="checkbox"/>	worn out	
Walls, partitions or other vertical supports split, lean, list or buckle due to defective material, deterioration, or improper construction.	<input checked="" type="checkbox"/>		Wall supports broken on inside	
Fireplaces or chimneys properly maintained		NA	NA	
Unsecure building: vacant and open.	<input checked="" type="checkbox"/>		Open or broken windows open door	
Lack of required rails, stairs, steps and/or balconies	<input checked="" type="checkbox"/>		Steps missing or rotten on Several Entrances	
Lack of or improper exterior wall coverings	<input checked="" type="checkbox"/>		wall coverings flimsy or unsecured	
Hazardous wiring	<input checked="" type="checkbox"/>		exposed wiring	
Hazardous plumbing	<input checked="" type="checkbox"/>		plumbing exposed	
Hazardous mechanical equipment	<input checked="" type="checkbox"/>		various problems	
Sanitation:		<input checked="" type="checkbox"/>	dirty and moldy	
Lack of or improper connection to required sewage disposal	<input checked="" type="checkbox"/>		No connection	
Lack of improper garbage and rubbish storage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Standing or stagnant water		<input checked="" type="checkbox"/>		
Infestation of insects rodents or vermin	<input checked="" type="checkbox"/>		unsecured home	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		<input checked="" type="checkbox"/>		

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).

Emailed on 07/03/2024 at 6:44 PM



Derrick Smith

7-3-2024

F, Glenn Muse, Plan on Removing  
both of the mobile homes located  
at 225 + 227 Cheeves by December  
31<sup>st</sup> 2024.

Glenn Muse

7-3-2024

Ph # 361-482-9672

505 Bonorden Street (District 4)  
Photo taken 8.9.24 at 2:40 pm

Staff is recommending Council declare this property substandard and allow the property owner ninety (90) days to work with Development Services to arrive at a written renovation plan and if no such plan is executed, then Council authorizes staff to proceed with demolition.



## Inspection Checklist

Date: 7/2/24  
 Location: 505 Borden

Inspector: \_\_\_\_\_

### Exterior Checklist

	Yes	No	Condition/ Type	Code Reference
Roof properly maintained		X	turn shingles roof bowing	
Walls, partitions or other vertical supports split, lean, list or buckle due to defective material, deterioration, or improper construction.		X		
Fireplaces or chimneys properly maintained	X		No chimney	
Unsecure building: vacant and open.	X		Missing lower half of <sup>front</sup> <sub>road</sub>	
Lack of required rails, stairs, steps and/or balconies		X		
Lack of or improper exterior wall coverings	X		whole back lower half of wall gone	
Hazardous wiring	X		wires to electrical box cut left behind	
Hazardous plumbing	X		plumbing broken	
Hazardous mechanical equipment	<del>X</del>		yes and no <sup>AO</sup> more likely just none	
Sanitation:		X	trash and debris	
Lack of or improper connection to required sewage disposal	X		Sewer line broken	
Lack of improper garbage and rubbish storage		X		
Standing or stagnant water		X		
Infestation of insects rodents or vermin	X		whole house exposed	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X		

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).

515 N. Nueces Street (District 3)

Photo taken 8.9.24 at 2:50 pm

The property Owner has been in contact with both Code Enforcement and the City Manager's office. Staff is recommending Council declare this property substandard and allow the property owner ninety (90) days to work with Development Services to arrive at a written renovation plan and if no such plan is executed, then Council authorizes staff to proceed with demolition.





## Inspection Checklist

Date: 7/2/24

Inspector:

Location: 515 N Nueces

### Exterior Checklist

	Yes	No	Condition/ Type	Code Reference
Roof properly maintained		X	too much weight roof bowing and caving	
Walls, partitions or other vertical supports split, lean, list or buckle due to defective material, deterioration, or improper construction.	X		entire house is sinking into ground	
Fireplaces or chimneys properly maintained		X	No chimney	
Unsecure building: vacant and open.	X		back door open windows broken	
Lack of required rails, stairs, steps and/or balconies		X	deck solid only one step	
Lack of or improper exterior wall coverings		X		
Hazardous wiring		X		
Hazardous plumbing		X		
Hazardous mechanical equipment		X		
Sanitation:		X	windows left broken	
Lack of or improper connection to required sewage disposal		X		
Lack of improper garbage and rubbish storage	X		no trash receptacle	
Standing or stagnant water		^		
Infestation of insects rodents or vermin	X		House open to elements	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X		

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).

502 N. Benavides Street (District 3)  
Photo taken 8.9.24 at 2:45 pm

The property Owner has been in contact with Code Enforcement and has stated their intention ot renovate the property. Staff is recommending Council declare this property substandard and allow the property owner ninety (90) days to work with Development Services to arrive at a written renovation plan and if no such plan is executed, then Council authorizes staff to proceed with demolition.



## Inspection Checklist

Date: 7/2/24

Inspector:

Location: 502N Benavides

RJA

### Exterior Checklist

	Yes	No	Condition/ Type	Code Reference
Roof properly maintained		X	Shingles torn or missing plywood rotting	
Walls, partitions or other vertical supports split, lean, list or buckle due to defective material, deterioration, or improper construction.	X		walls in disrepair or missing outside panels	
Fireplaces or chimneys properly maintained	X		No chimney	
Unsecure building: vacant and open.	X		portions of wall missing	
Lack of required rails, stairs, steps and/or balconies	X		stairs to deck and deck missing or rotten	
Lack of or improper exterior wall coverings	X		wall pieces missing	
Hazardous wiring	X		exposed wiring everywhere	
Hazardous plumbing	X		various pipes exposed	
Hazardous mechanical equipment	X		Electrical boxes hanging off wall	
Sanitation:		X	building is very rotten	
Lack of or improper connection to required sewage disposal		X		
Lack of improper garbage and rubbish storage	X		No trash receptacle	
Standing or stagnant water		X		
Infestation of insects rodents or vermin	X		building open to Elements	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X		

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).