



Substandard Structure Checklist

***Reference – City of McKinney Texas Code of Ordinances, Chapter 126, Article II, Division 3 Housing and Substandard Building Code**

DATE: November 27, 2018
CODE INSPECTOR: Jackie Buckett
PROPERTY ADDRESS: 1009 East Standifer Street

Property Condition: Checked boxes indicate a deficiency

<input type="checkbox"/> High Grass	<input type="checkbox"/> Trash	<input type="checkbox"/> Debris	<input type="checkbox"/> Fencing	<input type="checkbox"/> Abandoned Vehicles	
<input type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input type="checkbox"/> Accessory	Story:	Number of Units:	
<input type="checkbox"/> Frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Fire Damage	<input type="checkbox"/> Vacant	<input type="checkbox"/> Unsecured	<input type="checkbox"/> Posted

“ALL STRUCTURES MUST MEET CURRENT BUILDING CODES”

EXTERIOR WALLS

- Satisfactory
 Unsatisfactory

Comments: The exterior walls have exposed wood, loose siding and the skirting has numerous openings.

Requirement: Repair per code requirements.

FOUNDATION

- Satisfactory
 Unsatisfactory

Comments: The pier and beam foundation is in disrepair throughout.

Requirement: A structural engineer will need to provide a report describing conditions found and determine if foundation can be repaired or required to be demolished due to conditions found.

ROOF

- Satisfactory
- Unsatisfactory

Comments: The roof covering is not adhered to the deck in some areas and the soffit is not attached in some areas.

Requirement: Repair per code requirements.

PORCHES

- Satisfactory
- Unsatisfactory

Comments: The porches appeared to be sound.

Requirement:

WINDOWS AND DOORS

- Satisfactory
- Unsatisfactory

Comments: Some of the doors are inoperable due to the condition of the foundation.

Requirement: Repair per code requirements.

INSIDE WALL / CEILINGS

- Satisfactory
- Unsatisfactory

Comments: Inside walls and ceilings need to be repaired in some areas due to the condition of the foundation.

Requirement: Repair per code requirements.

STEPS

- Satisfactory
- Unsatisfactory

Comments: Concrete steps appear to be sound.

Requirement:

FLOORS

- Satisfactory
- Unsatisfactory

Comments: The floors are in need of repair due to the condition of the foundation.

Requirement: Repair per code requirements.

PLUMBING

- Satisfactory
- Unsatisfactory

Comments: For the most part the plumbing appeared to be OK. The toilet however is not seated on the floor due to the condition of the foundation.

Requirement: Repair per code requirements.

ELECTRICAL

- Satisfactory
- Unsatisfactory

Comments: The electrical system appeared to be OK.

Requirement:

MECHANICAL

- Satisfactory
- Unsatisfactory

Comments: The HVAC system appeared to be OK.

Requirement:

Dangerous structure or premises (2015 IPMC section 108.1.5). Any structure or *premises* that has any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the *approved* building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, *deterioration*, *neglect*, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become *detached* or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so *anchored*, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, *deterioration*, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and *occupancy*.
7. The building or structure is *neglected*, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the *approved* building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, *ventilation*, mechanical or plumbing system, or otherwise, is determined by the *code official* to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the *code official* to be a threat to life or health.
11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

ALL STRUCTURES MUST MEET THE FOLLOWING CODES:

2015 International Residential Code
2015 International Building Code
2015 International Energy Conservation Code
2015 International Mechanical Code
2015 International Plumbing Code
2017 National Electrical Code

Inspection Comments and Recommendations:

If the option to rehabilitate is extended, the structure must be brought up to the adopted Model Codes. Any deviation from the original plan would require an engineered design.

Other issues not specifically addressed herein may arise during the inspection process. In any case, these issues must meet the adopted Model Codes.

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