



# CITY OF HOUSTON

Houston Public Works  
Houston Permitting Center  
Habitability Inspection Section  
1002 Washington Ave, Houston, Texas 77002 832-394-8841

FRANCISCO RODRIGUEZ  
6915 AVENUE H  
HOUSTON, TX 77011

25-AUG-2020

Habitability Project: **19041905**

## NOTICE OF VIOLATIONS

According to one or more public records, you are the owner, or the registered agent of the owner, of the multi-family rental building located at **2705 BEATTY ST # HABIT**, Houston, Texas 77023 (the "Property"). On 24-AUG-2020, one or more employees of the City of Houston inspected the Property pursuant to Section 10-157 of the City's Code of Ordinances.

As noted on the enclosed Habitability Inspection Corrections Report (the "Corrections Report"), the City has determined that the Property is in violation of the City of Houston Construction Code and/or the City's Code of Ordinances. **The violations must be addressed as specified in the Corrections Report.** It is the owner's legal obligation to bring the Property into full Compliance with the City's laws within the time stated in the Corrections Report, unless this Department extends the deadline in writing.

If correction of the violations requires a Structural permit, the permit may be obtained from the City by you or your authorized representative. Electrical, Plumbing, and HVAC permits, however, must be obtained from the City by a licensed contractor. Each permit should bear the Project Number assigned to the particular building at which the corrective work will be performed.

Your licensed contractor should call the appropriate department as shown below to request the required inspection(s). Inspections also may be scheduled at [www.houstonpermittingcenter.org](http://www.houstonpermittingcenter.org) or by calling the Department's automated inspection request line at 713-222-9922. It is the duty of the person requesting an inspection to provide the inspector with (1) physical access to the work for which the permit was issued, (2) a copy of the Corrections Report, and (3) any permits or plans required by the Construction Code.

It is the owner's duty to notify this Department when all violations have been corrected. An inspection for final approval is required for each permit issued and for each building at which the Corrections Report has noted a violation.

| Department | Phone No.      | Department  | Phone No.      |
|------------|----------------|---|----------------|
| Structural | (832) 394-8840 | Electrical  | (832) 394-8860 |
| H.V.A.C.   | (832) 394-8850 | <b>Plumbing</b>   | (832) 394-8870 |
| Occupancy  | (832) 394-8880 | To apply for a certificate of occupancy please call Occupancy |                |

**The failure of an inspector or other City employee to observe a violation of the City's laws does not absolve an owner of responsibility to bring the property into compliance. Lack of compliance may result in the issuance of criminal citations or other legal action against the owner or the owner's agents.**

If you believe this Notice of Violations or the Corrections Report is inaccurate in any respect, please contact the Department at 832-394-8841 at your earliest convenience. The City of Houston appreciates your cooperation in this matter, and we look forward to working with you.

Mark Savasta, CFM, CBO, MCP  
Building Official for the City of Houston



# CITY OF HOUSTON

Houston Public Works  
Houston Permitting Center  
Habitability Inspection Section

1002 Washington Ave, Houston, Texas 77002 832-394-8841

Habitability Inspection Corrections Report  
Emergency Repairs  
Inspection Date: 24-AUG-2020

FRANCISCO RODRIGUEZ  
2705 BEATTY ST  
HOUSTON, TX 77023

Habitability Project: **19041905**

## NOTICE OF VIOLATIONS

### 2705 BEATTY ST # HABIT

#### Habitability Report Header Comments

PLEASE USE SUB PROJECT NUMBERS PROVIDED ABOVE TO PURCHASE REQUIRED PERMITS IF THEY ARE NEEDED.

IF INDICATED ON NOTICE OF DEFICIENCY, SUBMIT HABITABILITY FEES, AS REQUIRED BY CITY OF HOUSTON ORDINANCE NO. 2009-1043, WITHIN TEN BUSINESS DAYS OF THE DATE OF INSPECTION.

IF NOT ALREADY REGISTERED AS REQUIRED BY CITY OF HOUSTON ORDINANCE NO. 2009-1043, REGISTER ONLINE AT:

[WWW.HOUSTONMULTIFAMILY.ORG](http://WWW.HOUSTONMULTIFAMILY.ORG)

\*\*\*CORRECTIONS REPORT AND PERMIT MUST BE ONSITE AT TIME OF INSPECTION\*\*\*

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* * ALL WORK REQUIRED BY THIS REPORT AND ALL FINAL INSPECTIONS * *
* * SHALL BE COMPLETED WITHIN 180 DAYS OF THE 'DATE INSPECTED' * *
* * SHOWN ABOVE. * *
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#### Habitability Electrical Comments

<< NOTICE OF VIOLATIONS CONTINUED >>

Debbie Gamble----- Habitability Inspector-----  
If you wish to contact this inspector, they may be reached at 832-394-8841  
Monday thru Friday Between 7:00 a.m. and 8:00 a.m.

HE02\*AN ELECTRICAL PERMIT SHALL BE REQUIRED.  
THE APPLICATION FOR THIS PERMIT SHALL BE SUBMITTED WITH A TYPED & SIGNED  
LIST OF THE PROPOSED SCOPE OF WORK, INCLUDING A COPY OF THIS HABITABILITY  
INSPECTION REPORT.  
THIS LIST SHALL HAVE THE MASTER PROJECT NUMBER DISPLAYED.

\*\*\*\*IF YOU REQUIRE ADDITIONAL INFORMATION ON THIS ITEM, CALL 832-394-8860\*\*\*  
\*\*\*\*\*POST A COPY OF THE PERMIT ON THE JOB SITE \*\*\*\*\*

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HE07\*REPLACE ALL MISSING J-BOX COVERS AND KNOCK-OUT SEALS (CLOSE UNUSED  
OPENINGS IN BOXES,PANELS,GUTTERS,RACEWAYS ETC.)

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HE12\*REPLACE ALL MISSING DEAD FRONT COVERS, PANEL COVERS, GUTTER COVERS, AND  
MOTOR COVERS, ALSO ENSURE THAT THE SERVICE HAS CORRECT FUSE AND/OR BREAKER  
SIZES AND THERE ARE NO "DOUBLED- UP" TERMINAL CONNECTIONS.

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HE23\*PROPERLY SUPPORT LOOSE AND SAGGING CONDUIT.ENSURE THERE ARE NO MISSING,  
BROKEN, OR LOOSELY CONNECTED FITTINGS. PROPERLY SUPPORT ELECTRICAL PANELS,  
METER BANKS, DISCONNECTS, AND OTHER ELECTRICAL EQUIPMENT.

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HE54\*IN ADDITION TO THE CALLED INSPECTIONS REQUIRED BY THIS CODE, THE  
BUILDING OFFICIAL MAY MAKE OR REQUIRE OTHER INSPECTIONS OF ANY WORK TO  
ASCERTAIN COMPLIANCE WITH THE PROVISIONS OF THIS CODE AND OTHER APPLICABLE  
LAWS. DEFICIENCIES NOT OBSERVED BY INSPECTOR DOES NOT ABSOLVE OWNER OF  
RESPONSIBILITY WHERE ADDITIONAL DEFICIENCIES REQUIRING CORRECTIONS EXIST.

<< NOTICE OF VIOLATIONS CONTINUED >>

HE99\* PLEASE SEE \*\* ADDITIONAL ELECTRICAL COMMENTS \*\*

- 1) [HE02] OBTAIN ELECTRICAL PERMITS (1) AND REPAIR UNSAFE ELECTRICAL BLDGS #1 ADDRESS 2705 BEATTY ST.
- 2) [HE07] ENSURE MISSING/DAMAGED J-BOX COVERS, KNOCK-OUTS, AT BUILDING #1.  
J-BOX COVERS AT THE PORCH AREA  
KNOCK-OUTS AT THE BOTTOM OF PANEL
- 3) [HE12] ENSURE DEAD FRONT IS SECURED AND IN PLACE AT B#1 SECOND PANEL.  
THE CUT OUT DEAD FRONT BREAKERS AND WIRES ARE EXPOSED INSIDE OF PANEL. PLEASE REMOVE AND INSTALL DEAD FRONT UP TO CODE.
- 4) [HE23] SUPPORT ELECTRICAL WIRES IN FRONT TREE (ROPE/TIRED TO TREE) BY THE ELECTRICAL CODE BUILDING#1.  
SUPPORT EXPOSED WIRES AT UPPER PORCH AREA AT FLOOD LIGHT BUILDING#1.

**Habitability Mechanical Comments**

Debbie Gamble----- Habitability Inspector-----  
If you wish to contact this inspector, they may be reached at 832-394-8841  
Monday thru Friday Between 7:00 a.m. and 8:00 a.m.

HA05 H.V.A.C. IS APPROVED FOR HABITABILITY.

**Habitability Plumbing Comments**

PERCY GASTON----- Habitability Inspector-----  
If you wish to contact this inspector, they may be reached at 832-394-8841  
Monday thru Friday Between 7:00 a.m. and 8:00 a.m.

HP07 PERFORM A GAS TEST OR SHOW PROOF OF CURRENT GAS TEST. A MASTER PLUMBER WITH A PERMIT IS REQUIRED TO PERFORM A GAS TEST.  
1) COMPLY WITH THE FIRE MARSHAL REQUIREMENTS ON APARTMENT GAS TESTING (5 YEARS).

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NOTE: IF ADDITIONAL PLUMBING WORK IS DONE, BOTH THE GAS TEST AND ADDITIONAL

<< NOTICE OF VIOLATIONS CONTINUED >>

PLUMBING WORK SHALL BE PERMITTED.

HP99\* PLEASE SEE \*\* ADDITIONAL PLUMBING COMMENTS \*\*

\*\*\*\*\*DEFICIENCIES AT 2705 BEATTY ST\*\*\*\*\*

- 1) HP07 PERFORM A GAS TEST OR SHOW PROOF OF CURRENT GAS TEST.  
(FOR BLDG MARKED AS:2705 BEATTY ST

**Habitability Structural Comments**

PERCY GASTON----- Habitability Inspector-----  
If you wish to contact this inspector, they may be reached at 832-394-8841  
Monday thru Friday Between 7:00 a.m. and 8:00 a.m.

HS02 A STRUCTURAL PERMIT SHALL BE REQUIRED. THE APPLICATION FOR THIS PERMIT SHALL BE SUBMITTED WITH A COPY OF THIS REPORT. THE MASTER PROJECT NUMBER OF THIS REPORT MUST APPEAR ON THE PERMIT.

THIS PERMIT MAY REQUIRE A STATE MANDATED ASBESTOS SURVEY. APPLICATION FOR THE PERMIT MAY BE OBTAINED FROM THE STRUCTURAL DEPARTMENT SECTION WHICH IS LOCATED AT 1002 WASHINGTON AVENUE. IF YOU REQUIRE ADDITIONAL INFORMATION, CALL 832-394-8840.

\*\*\*\*\*POST A COPY OF THE PERMIT ON THE JOB SITE\*\*\*\*\*

HS36 REPLACE ALL MISSING AND/OR DAMAGED WINDOWS.

<< NOTICE OF VIOLATIONS CONTINUED >>

HS68 REMOVE/REPLACE ROTTEN OR MISSING EXTERIOR SIDING, SOFFIT, FASCIA, OR TRIM AND REPAIR ANY DAMAGE TO STRUCTURE CAUSED BY WATER INFILTRATION OR TERMITES. DO NO REPLACE SIDING OR COVER-UP STRUCTURAL MEMBERS UNTIL THEY HAVE BEEN REPAIRED AND INSPECTED. SEAL HOLES IN BUILDING EXTERIOR.

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HS99\* PLEASE SEE \*\* ADDITIONAL STRUCTURAL COMMENTS \*\*  
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\*\*\*\*\*DEFICIENCIES AT 2705 BEATTY ST\*\*\*\*\*

- 1) HS02 OBTAIN STRUCTURAL PERMITS AND REPAIR UNSAFE STRUCTURAL IMMEDIATELY.(BUILDING MARKED AS: 2705 BEATTY)
- 2) HS36 REPLACE ALL MISSING/DAMAGED WINDOWS.(BUILDING MARKED AS: 2705 BEATTY)
- 3) HS68 REMOVE ROTTEN OR MISSING SIDING, SOFFIT, FASCIA, TRIM, AND REPAIR ANY DAMAGE TO STRUCTURE CAUSED BY WATER INFILTRATION. DO NOT REPLACE SIDING OR COVER-UP STRUCTURAL MEMBERS UNTIL THEY HAVE BEEN REPAIRED AND INSPECTED. SEAL HOLES IN BUILDING EXTERIOR.(BUILDING MARKED AS: 2705 BEATTY)