

HISTORIC AND DESIGN REVIEW COMMISSION

January 19, 2022

HDRC CASE NO: 2022-044
ADDRESS: 324 ADAMS ST
LEGAL DESCRIPTION: NCB 946 B-2 LOT SW TRI 12.3 OF 15,16 EXC NE & SW TRI & NE TRI
16.2 FT OF 17 ARB A14
ZONING: RM-4, HS, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Individual Landmark
APPLICANT: Lisa J. Montoya and Niria Trevino
OWNER: Lisa J. Montoya and Niria Trevino
TYPE OF WORK: Historic Tax Certification and Verification
APPLICATION RECEIVED: January 12, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata
REQUEST:

The applicant is requesting Historic Tax Certification & Verification for the property at 324 Adams.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualification.

(d) Certification.

(1) Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

UDC Section 35-618 Tax Exemption Qualifications:

(e) *Verification of Completion.* Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

FINDINGS:

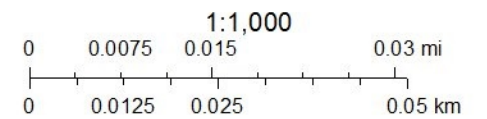
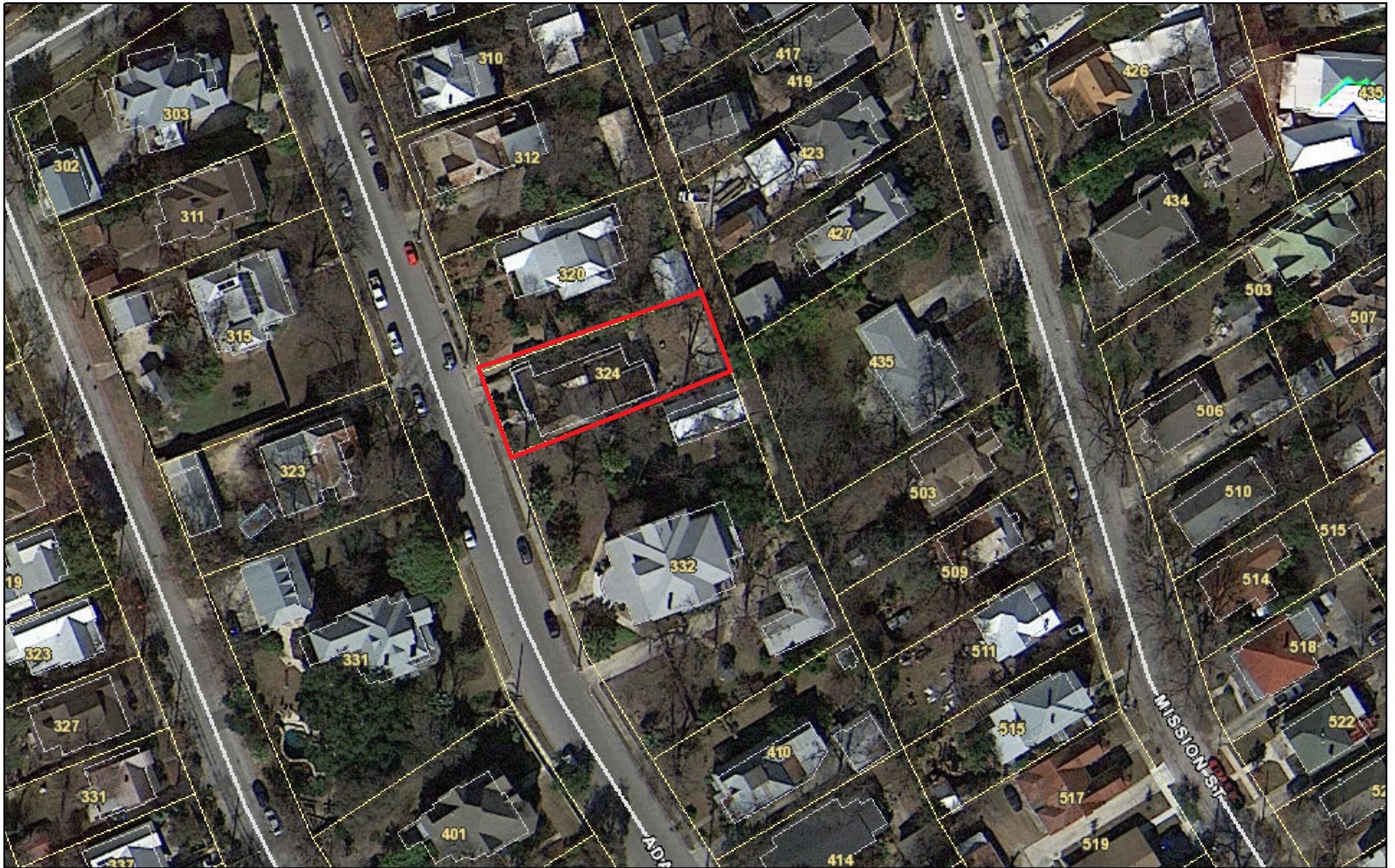
- a. The primary structure located at 324 Adams is a 1-story, single-family residence that first appears on the 1924 Sanborn map. Based on Sanborn maps, the home underwent substantial alteration between 1924 and 1951, and stucco cladding, a front addition, and a driveway arch were introduced that have resulted in its current Mediterranean Revival style. After 1951, two additions were constructed at the rear. The property is contributing to the King William Historic District. The applicant is requesting Historic Tax Certification and Historic Tax Verification.

- b. The scope of work includes a comprehensive interior remodel, roof replacement, foundation repair, electrical, mechanical, and plumbing upgrades, stucco repair, interior and exterior carpentry and painting, and landscaping improvements.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer.
- d. Staff conducted a site visit on January 11, 2022, to examine the conditions of the property. Staff verifies that all work used to qualify for the Substantial Rehabilitation Tax Incentive has been completed and that there are no existing violations on the property.
- e. The applicant has met all requirements of the City's tax verification process as described in Section 35-618 of the UDC and has furnished evidence to that effect to the Historic Preservation Officer, including the submission of an itemized list of costs that meets the threshold to be eligible for the Substantial Rehabilitation Tax Incentive.
- f. Approval of Tax Verification by the HDRC for work completed in 2021 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2022. The Substantial Rehabilitation Tax Incentive applies to the City of San Antonio tax entity line only.

RECOMMENDATION:

Staff recommends approval based on findings a through f.

City of San Antonio One Stop



324 ADAMS ST.

BEFORE



AFTER



324 ADAMS ST –
BEFORE





BEFORE



BEFORE



BEFORE



BEFORE



BEFORE



AFTER



324 ADAMS ST – AFTER



AFTER



AFTER



AFTER

AFTER





AFTER

EXPENSES

WORK	COST
Roof	\$
Foundation	\$
Electric	\$
AC	\$
Carpentry, Painting, Interior & exterior	\$
Plumbing	\$
Drain Line	\$
Stucco	\$
Materials	\$
Shed	\$
Landscape	\$
Demo	\$
Total	\$



City of San Antonio
Development Services Department



Plan Reviews/Permits/Inspections For An Address

Permits for address 324 ADAMS ST

House Number: 324

Street: ADAMS ST
 BLDG:2 or SUITE:201

Bldg/Suite: _____

Example: 2 or

List Plan Reviews/Permits/Inspections For An Address

Reset

Permit Number	Address	Contractor/Contacts	Completion Date	Status	Type	Inspections	Reviews
2275185	324 ADAMS ST	DAVALOS & ASSOCIATES PAUL DAVALOS	04/26/2021	CLOSED	MISC NO REVIEW	Inspections	Reviews
2282276	324 ADAMS ST	A & M ELECTRIC & TRENCHING LLC ANTHONY DELGADO	03/08/2019	CLOSED	GENEAL	Inspections	Reviews
2295062	324 ADAMS ST	RIGHT CHOICE HEATING AND AIR OMAR A RODRIGUEZ	02/25/2020	CLOSED	MECHANICAL PERMIT APPLICATION	Inspections	Reviews
2303522	324 ADAMS ST	A&A SEWER CONTRACTORS JOHNNY GONZALES A&A SEWER CONTRACTORS		OPEN	GENERALPLUMB	Inspections	Reviews
2326947	324 ADAMS ST	LISA MONTOYA	11/27/2017	CLOSED	DEMOLITION	Inspections	Reviews
2342088	324 ADAMS ST	LISA MONTOYA	07/23/2020	CLOSED	MISC NO REVIEW	Inspections	Reviews
2510651	324 ADAMS ST	WEATHERTEK GENERAL CONTRACTOR WEATHERTEK GENERAL CONTRACTOR MICHAEL J DEOSDADE	08/14/2019	CLOSED	MISC NO REVIEW	Inspections	Reviews
2574819	324 ADAMS ST TUNNEL	ARAMENDIA PLUMBING ALBERT G JOSEPH	02/25/2020	CLOSED	GENERALPLUMB	Inspections	Reviews
1							

[Back](#)

[Main Menu](#)

[Dynamic Portal](#)

[SERVICES](#) | [BUSINESS IN SA](#) | [GOVERNMENT](#) | [VISITING SA](#)
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December 29, 2021

Office of Historic Preservation and
Historic and Design Review Commission

Dear OHP and HDRC,

In regard to the application for Substantial Rehabilitation Tax for 324 Adams, 78210, kindly note that Permit number 230522 has a status of OPEN. This permit was reopened under permit MEP-PLM-PMT21-34332710 and closed on 10/08/21 with pass number 1168809.

All work submitted has received final approvals.

Sincerely,

Lisa Montoya & Niria Trevino
324 Adams Street

City of San Antonio

Development Services Department**List Inspections By Permit Number**

Enter A/P Number: 2275185

Search

Reset

A/P Number: 2275185

A/P Type: MISC NO REVIEW

Address: 324 ADAMS ST

Work Summary: FOUNDATION REPAIR DETAILS- FULL NO SLAB ON GRADE YES 40 PIER AND FOOTINGS NO WOOD SILL (#) LF NO BEAM (#) LF NO JOIST (#) LF MUST COMPLY WITH UDC AND IRC. MUST COMPLY WITH IB 172. NO SKIRTING AND NO OTHER REMODELING WORK BEING PERFORMED. //D.SILVA -ENGINEER'S LETTER REQUIRED TO CLEAR FOUNDATION INSPECTION. -COPY OF APPLICATION MUST BE AVAILABLE AT JOB SITE WITH PERMIT -REMOVAL/REPAIR/REPLACEMENT OF SKIRTING: REQUIRES FINAL INSPECTION BY CITY INSPECTOR FOR VENTING, SUBFLOOR ACCESS, AND DRAINAGE (IN ADDITION TO ENGINEER'S LETTER NOTED ABOVE). -SLAB ON GRADE- THE LETTER SHOULD SPECIFICALLY INDICATE THAT DRAINAGE MEETS THE MINIMUM REQUIREMENTS FOR THE CITY'S CURRENT BUILDING CODES. IF DRAINAGE IS NOT ADDRESSED BY THE ENGINEER, AN INSPECTION FOR DRAINAGE WILL BE REQUIRED. ***INSPECTION SCHEDULING: PLEASE CALL 210-207-1111, OPTION 0, TO SCHEDULE INSPECTIONS (SCHEDULING ON THE PHONE OR IN PERSON WILL RESULT IN A \$3.00 SCHEDULING FEE). OR, FEEL FREE TO SCHEDULE INSPECTIONS ONLINE, FREE OF CHARGE, BY CREATING A PORTAL ACCOUNT (FOR ASSISTANCE CREATING AN ONLINE ACCOUNT, CONTACT THE CALL CENTER). PERMIT EXTENSION GRANTED TO EXPIRE IN 180 DAYS FROM DATE OF PAYMENT, OCTOBER 13, 2021.- RSANMARTIN

CPS Release Info: CPSGEN 9/5/2017 2:56:00 PM 2282276

Unpaid Fees: \$0.00

Child Permits: 2282276 ELECPERM

Reviews**Contractors/Contacts**

DAVALOS & ASSOCIATES

PAUL DAVALOS

Insp Type	Request Date	Insp Date	Insp Status	Inspector Name	Insp Comments
<u>BUILDING</u> <u>FINAL</u> <u>INSPECTION</u>	4/18/2021 8:48:00 AM	4/21/2021 6:57:00 PM	PASSED	ROLAND RESENDEZ	
<u>BUILDING</u>	11/21/2017	11/28/2017		ROBERT	11/21/17 ENG LTR ON FILE FROM HECTOR RAMILLO#75556-R.LARA///FOUNDATION APPROVED BY ENGINEERS LETTER IN

<u>FOUNDATION</u>	3:02:00 PM	4:13:00 PM	PASSED	CIGARROA	OLE///RC210
<u>INSPECT</u>					

1

[Back](#)

[Main Menu](#)

[Dynamic Portal](#)

[SERVICES](#) | [BUSINESS IN SA](#) | [GOVERNMENT](#) | [VISITING SA](#)
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City of San Antonio
Development Services Department



List Inspections By Permit Number

Enter A/P Number: 2282276

[Search](#)[Reset](#)A/P Number: 2282276

A/P Type: ELECTRICAL PERMIT

Address: 324 ADAMS ST

Work Summary: RE-WIRE AND WORK WITH C.P.S

CPS Release Info:

CPSGEN	9/5/2017 2:56:00 PM	2282276
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Unpaid Fees: \$0.00

Child Permits:

Reviews

Contractors/Contacts

A & M ELECTRIC & TRENCHING LLC

ANTHONY DELGADO

Insp Type	Request Date	Insp Date	Insp Status	Inspector Name	Insp Comments
<u>ELECTRIC FINAL</u>	11/27/2017 3:25:00 PM	11/28/2017 10:19:00 AM	PASSED	MARION MOSLEY	FINAL OK
<u>ELECTRIC ROUGHIN</u>	11/27/2017 3:25:00 PM	11/28/2017 10:17:00 AM	PASSED	MARION MOSLEY	ROUGH-IN OK

1

[Back](#)[Main Menu](#)[Dynamic Portal](#)

[SERVICES](#) | [BUSINESS IN SA](#) | [GOVERNMENT](#) | [VISITING SA](#)
[COMMUNITY PORTAL HOME](#) | [CITY DISCLAIMER](#)
[CONTACT CUSTOMER SERVICE](#)

City of San Antonio
Development Services Department



List Inspections By Permit Number

Enter A/P Number: 2295062

[Search](#)[Reset](#)A/P Number: 2295062

A/P Type: MECHANICAL PERMIT APPLICATION

Address: 324 ADAMS ST

Work Summary: INSTALLTION OF COMPLETE SYSTEM WITH DUCTWORK

CPS Release Info:

Unpaid Fees: \$0.00

Child Permits:

Reviews

Contractors/Contacts

RIGHT CHOICE HEATING AND AIR

OMAR A RODRIGUEZ

Insp Type	Request Date	Insp Date	Insp Status	Inspector Name	Insp Comments
<u>DUCT TEST INSPECTION REPORT</u>		10/11/2017 11:49:00 AM	PASSED		
<u>MECHANICAL FINAL</u>	12/14/2017 1:21:00 PM	12/15/2017 9:18:00 AM	PASSED	LEANDRO RODRIGUEZ	NEW SYSTEM TO EXISTING HOME
<u>MECHANICAL ROUGHIN</u>	12/14/2017 1:20:00 PM	12/15/2017 9:18:00 AM	PASSED	LEANDRO RODRIGUEZ	

1

[Back](#)[Main Menu](#)[Dynamic Portal](#)

[SERVICES](#) | [BUSINESS IN SA](#) | [GOVERNMENT](#) | [VISITING SA](#)
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City of San Antonio
Development Services Department



List Inspections By Permit Number

Enter A/P Number: 2303522

Search

Reset

A/P Number: 2303522

A/P Type: PLUMBING PERMIT APPLICATION

Address: 324 ADAMS ST

Work Summary: REDO WATER LINES TO 6 EXISTING FIXTURES AND ADDING
 BATHROOM TOILET TUB AND LAV ROUGH AND TOPOUT

CPS Release Info:

Unpaid Fees: \$0.00

Child Permits:

Reviews

Contractors/Contacts

JG PLUMBING AND CONTRACTING

A&A SEWER CONTRACTORS

JOHNNY GONZALES

Insp Type	Request Date	Insp Date	Insp Status	Inspector Name	Insp Comments
<u>PLUMBING</u> <u>FINAL</u>	1/11/2018 6:53:00 PM	1/12/2018 2:00:00 PM	PARTIAL PASSED	VINCENT TREVINO	PARTIAL PASS- 1. PENDING SHOWER PAN LETTER FOR FINAL APPROVAL. 2. WATER HEATER STILL NEEDS TO BE ADDED TO PERMIT. 3. PERMIT REQUIRED FOR WATER SOFTNER.
<u>PLUMBING</u> <u>FINAL</u>			NO ACTION	DANNY FORKE	
<u>PLUMBING</u> <u>ROUGHIN</u>	10/13/2017 11:31:00 AM	10/13/2017 11:41:00 AM	PASSED	MILTON MORALES	10/13/17 ON SITE FOR U/G #174 M.M.
<u>PLUMBING TOP</u> <u>OUT</u>	10/13/2017 11:31:00 AM	10/13/2017 11:40:00 AM	PARTIAL PASSED	MILTON MORALES	**P/A** 10/13/17 ON SITE FOR U/G, TOP OUT OK, LEAK ON EXISTING TUB, LEAVE OPEN FOR INSPECTION & BUILDER WILL NEED TO SUBMIT SHOWER PAN LETTER BY FINAL #174 M.M. **ADD WATER HEATER TO PERMIT** NOTED ALL TO PLUMBER ON SITE
<u>PLUMBING TOP</u> <u>OUT</u>	10/17/2017 11:46:00 PM	10/18/2017 8:23:00 AM	PASSED	MIKE OTTINGER	

<u>UNDERGROUND</u> <u>WATERLINE</u>	10/12/2017 11:32:00 PM	10/13/2017 11:41:00 AM	PASSED	MILTON MORALES	CHECK PSI, MAY REQUIRE PRV
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1

[Back](#)[Main Menu](#)[Dynamic Portal](#)[SERVICES](#) | [BUSINESS IN SA](#) | [GOVERNMENT](#) | [VISITING SA](#)[COMMUNITY PORTAL HOME](#) | [CITY DISCLAIMER](#)[CONTACT CUSTOMER SERVICE](#)

City of San Antonio
Development Services Department



List Inspections By Permit Number

Enter A/P Number: 2326947

Search

Reset

A/P Number: 2326947

A/P Type: DEMOLITION

Address: 324 ADAMS ST

Work Summary: DEMOLITION OF 1/1 ONE-STORY STRUCTURE. MUST
COMPLY WITH IB 106 //D.SILVA

CPS Release Info:

Unpaid Fees: \$0.00

Child Permits:

Reviews

Contractors/Contacts

LISA MONTOYA

Insp Type	Request Date	Insp Date	Insp Status	Inspector Name	Insp Comments
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1

[Back](#)

[Main Menu](#)

[Dynamic Portal](#)

[SERVICES](#) | [BUSINESS IN SA](#) | [GOVERNMENT](#) | [VISITING SA](#)
[COMMUNITY PORTAL HOME](#) | [CITY DISCLAIMER](#)
[CONTACT CUSTOMER SERVICE](#)

City of San Antonio

Development Services Department**List Inspections By Permit Number**

Enter A/P Number: 2342088

Search

Reset

A/P Number: 2342088

A/P Type: MISC NO REVIEW

Address: 324 ADAMS ST

Work Summary: GENERAL REPAIRS - SCOPE OF WORK TO INCLUDE: REPAIR EXISTING STUCCO USING IN-KIND MATERIALS AND REPLACE DAMAGED MATERIALS. MUST COMPLY WITH UDC AND IRC (IBC) / MUST COMPLY WITH ALL APPLICABLE NCD STANDARDS/ MUST COMPLY WITH HISTORIC COA AS APPROVED/ 01/31/2018 FOR OHP APPROVAL SEE OLE. CGARCIA 08/14/19 PERMIT EXTENSION GRANTED PERMIT WILL EXPIRES 02/14/2020//RYOUNG 08/14/19 EXTENSION OF PERMIT INCLUDES PAINTING EXTERIOR AS PER KATIE TOTMAN//RYOUNG *** 09/09/2019, PERMIT MODIFIED TO INCLUDE ADDING FILLER TO EXISTING STEPS AND FLOORING WHERE NEEDED. NO STRUCTURAL WORK NOR MODIFICATIONS TO EXISTING PORCH....SESPARZA ***

CPS Release Info:

Unpaid Fees: \$0.00

Child Permits:

Reviews**Contractors/Contacts**

LISA MONTOYA

Insp Type	Request Date	Insp Date	Insp Status	Inspector Name	Insp Comments
<u>BUILDING FINAL INSPECTION</u>	7/15/2020 11:52:44 AM	7/16/2020 1:07:00 PM	PASSED	ARTURO SILVA	

1

[Back](#)[Main Menu](#)[Dynamic Portal](#)[SERVICES](#) | [BUSINESS IN SA](#) | [GOVERNMENT](#) | [VISITING SA](#)[COMMUNITY PORTAL HOME](#) | [CITY DISCLAIMER](#)[CONTACT CUSTOMER SERVICE](#)

City of San Antonio

Development Services Department**List Inspections By Permit Number**

Enter A/P Number: 2510651

Search

Reset

A/P Number: 2510651**A/P Type:** MISC NO REVIEW**Address:** 324 ADAMS ST

Work Summary: 07/19/2019 CGARCIA RESIDENTIAL RE-ROOF- W/ NO CHANGE TO PITCH/ REMOVING EXISTING SHINGLES AND REPLACING W/ SAME TYPE/NO OTHER WORK BEING DONE/ALL WORK MUST COMPLY W/IRC & UDC.**CGARCIA** MATERIALS AND METHODS OF APPLICATION USED FOR RE-COVERING OR REPLACING AN EXISTING ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF 2015 IRC CHAPTER 9 ROOF ASSEMBLIES TO INCLUDE DRIP EDGE (905.2.8.5) AND METAL FLASHING AS REQUIRED BY CODE. MUST ADHERE TO OHP CERTIFICATE OF APPROPRIATENESS SEE OLE FOR OHP CERT OF APPROPRIATENESS FOR APPROVAL ITEMS.CGARCIA

CPS Release Info:**Unpaid Fees:** \$0.00**Child Permits:****Reviews****Contractors/Contacts**

WEATHERTEK GENERAL CONTRACTOR

WEATHERTEK GENERAL CONTRACTOR
MICHAEL J DEOSDADE

Insp Type	Request Date	Insp Date	Insp Status	Inspector Name	Insp Comments
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1

[Back](#)[Main Menu](#)[Dynamic Portal](#)

[SERVICES](#) | [BUSINESS IN SA](#) | [GOVERNMENT](#) | [VISITING SA](#)
[COMMUNITY PORTAL HOME](#) | [CITY DISCLAIMER](#)
[CONTACT CUSTOMER SERVICE](#)

City of San Antonio
Development Services Department



List Inspections By Permit Number

Enter A/P Number: 2574819

Search

Reset

A/P Number: 2574819

A/P Type: PLUMBING PERMIT APPLICATION

Address: 324 ADAMS ST TUNNEL

Work Summary: TUNNEL UNDER FOUNDATION TO REPAIR DRAIN LINE 2/25/20 LETTER
ON FILE #174 M.M.

CPS Release Info:

Unpaid Fees: \$0.00

Child Permits:

Reviews

Contractors/Contacts

ARAMENDIA PLUMBING

ALBERT G JOSEPH

Insp Type	Request Date	Insp Date	Insp Status	Inspector Name	Insp Comments
<u>PLUMBING FINAL</u>	2/25/2020 8:38:00 AM	2/25/2020 9:36:00 AM	PASSED	MILTON MORALES	
<u>PLUMBING ROUGHIN</u>			WAIVED	DANNY FORKE	
<u>PLUMBING TOP OUT</u>			WAIVED	DANNY FORKE	
<u>UNDERGROUND WATERLINE</u>			WAIVED	DANNY FORKE	

1

[Back](#)[Main Menu](#)[Dynamic Portal](#)

[SERVICES](#) | [BUSINESS IN SA](#) | [GOVERNMENT](#) | [VISITING SA](#)
[COMMUNITY PORTAL HOME](#) | [CITY DISCLAIMER](#)
[CONTACT CUSTOMER SERVICE](#)

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for **SAN ANTONIO**

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To view any current activity on this Record, please refresh the page.

Inspections

Upcoming

You have not added any inspections.

Completed/Pending Issuance (7)

Partial Pass - 1; Pass - 6

Pass Plumbing - Rough-in (1163580)

Result by: Anthony Ortiz on 10/06/2021 at 12:00 AM

[View Details](#)**Pass Plumbing - Pre-pour (1163581)**

Result by: Anthony Ortiz on 10/06/2021 at 12:00 AM

[View Details](#)**Pass Plumbing - Top Out (1163582)**

Result by: Anthony Ortiz on 10/06/2021 at 12:00 AM

[View Details](#)**Pass Plumbing - Underground Waterline (1163583)**

Result by: Anthony Ortiz on 10/06/2021 at 12:00 AM

[View Details](#)**Partial Pass Plumbing - Final (1163584)**

Result by: Anthony Ortiz on 10/07/2021 at 12:00 AM

[View Details](#)[< Prev](#) [1](#) [2](#) [Next >](#)

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Completed/Pending Issuance (7)

Partial Pass - 1; Pass - 6

Pass Plumbing - Water Heater Softener Rev Osmosis (1163585)

Result by: Anthony Ortiz on 10/07/2021 at 12:00 AM

[View Details](#)**Pass Plumbing - Final (1168809)**

Result by: Anthony Ortiz on 10/08/2021 at 12:00 AM

[View Details](#)< Prev **1** **2** Next >

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Plumbing - Final (1168809)

324 ADAMS ST City of San Antonio, TX 78210

Print

Status	Details
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Pass
10/8/2021 12:00 AM
Desired Date: TBD

Record
MEP-PLM-PMT21-34332710
Plumbing General Permit

Last updated
Anthony C. Ortiz
10/8/2021 2:11 PM

Related Inspections

Showing 0-0 of 0

ID	Inspection Name	Relationship	Status
No records found.			