



## REGULATORY COMPLIANCE SUBSTANDARD BUILDING INSPECTION REPORT

<b>Date:</b> 03/30/2023	<b>Case No.:</b> CE22-00213	
<b>Property Address:</b> 304 E Kimball St., Mansfield, TX 76063		
<b>County:</b> Tarrant	<b>Property Owner:</b> Patronus LLC, 13901 Midway Rd Ste 102, Dallas, TX 75370	
<b>Year Built:</b> 1952	<b>Approx. Size:</b> 768 sq ft	<b>State of Occupancy:</b> Occupied
<b>Inspector:</b> Narada Lee		

GENERAL ITEMS	OBSERVATIONS
Front Exterior <input checked="" type="checkbox"/> Sanitary Condition <input type="checkbox"/> Door Entry <input checked="" type="checkbox"/> Trip Hazards <input checked="" type="checkbox"/> Trash & Debris <input type="checkbox"/> Roof Leaks <input checked="" type="checkbox"/> Infestation <input type="checkbox"/> Windows <input checked="" type="checkbox"/> Window Screens <input type="checkbox"/> Breaker Box Exposed <input type="checkbox"/> Smoke Damage <input type="checkbox"/> Water Heater <input checked="" type="checkbox"/> Outside Storage <input type="checkbox"/> Propane Storage <input type="checkbox"/> Fence <input type="checkbox"/> Landscaping <input type="checkbox"/> Junk Vehicles <input checked="" type="checkbox"/> Dilapidation	Damaged Soffit.  Accumulation of refuse and debris.  Accumulation of outside storage.  Unauthorized number of animals.
Living Room <input checked="" type="checkbox"/> Doorways <input checked="" type="checkbox"/> Sanitary Condition <input checked="" type="checkbox"/> Trash & Debris <input checked="" type="checkbox"/> Infestation <input checked="" type="checkbox"/> Floor Structural/Covering <input checked="" type="checkbox"/> Sheetrock - wall <input type="checkbox"/> Sheetrock - ceiling <input type="checkbox"/> Windows/Screens <input checked="" type="checkbox"/> Electrical/Outlets/GFCIs <input type="checkbox"/> Lighting/Ventilation <input type="checkbox"/> n/a Fireplace/Chimney	Estimated SQ. FT. habitable floor space: 10 sq ft habitable of the estimated 150 total sq ft.  Accumulation of refuse and debris covered majority of the floor space in this room.  Due to the overwhelmingly amount of refuse and debris in the room, I was not able to locate the electrical outlets.  Observed several animals and fecal matter in the front living room area

<input checked="" type="checkbox"/> Fire Safety	
<p>Bedroom A (Left Front)</p> <input type="checkbox"/> Doorways <input checked="" type="checkbox"/> Sanitary Condition <input checked="" type="checkbox"/> Trash & Debris <input checked="" type="checkbox"/> Infestation <input checked="" type="checkbox"/> Floor Structural/Covering <input type="checkbox"/> Sheetrock - wall <input type="checkbox"/> Sheetrock - ceiling <input type="checkbox"/> Windows/Screens <input type="checkbox"/> Electrical/Outlets/GFCIs <input type="checkbox"/> Lighting/Ventilation <input type="checkbox"/> Fireplace/Chimney <input checked="" type="checkbox"/> Fire Safety	<p>Estimated SQ. FT. habitable floor space: 5 sq ft habitable of the estimated 120 total sq ft.</p> <p>Accumulation of refuse and debris covered majority of the floor space in this room.</p> <p>Due to the overwhelmingly amount of refuse and debris in the room, I was not able to locate the electrical outlets.</p>
<p>Bedroom B (Left Rear)</p> <input checked="" type="checkbox"/> Doorways <input checked="" type="checkbox"/> Sanitary Condition <input checked="" type="checkbox"/> Trash & Debris <input checked="" type="checkbox"/> Infestation <input checked="" type="checkbox"/> Floor Structural/Covering <input checked="" type="checkbox"/> Sheetrock - wall <input type="checkbox"/> Sheetrock - ceiling <input checked="" type="checkbox"/> Windows/Screens <input checked="" type="checkbox"/> Electrical/Outlets/GFCIs <input checked="" type="checkbox"/> Lighting/Ventilation <input type="checkbox"/> Fireplace/Chimney <input checked="" type="checkbox"/> Fire Safety	<p>Estimated SQ. FT. habitable floor space: 0 sq ft habitable of the estimated 120 total sq ft.</p> <p>Accumulation of refuse and debris covered majority of the floor space in this room.</p> <p>Due to the overwhelmingly amount of refuse and debris in the room, I was not able to locate the electrical outlets.</p>
<p>Bedroom C</p> <input type="checkbox"/> Doorways <input type="checkbox"/> Sanitary Condition <input type="checkbox"/> Trash & Debris <input type="checkbox"/> Infestation <input type="checkbox"/> Floor Structural/Covering <input type="checkbox"/> Sheetrock - wall <input type="checkbox"/> Sheetrock - ceiling <input type="checkbox"/> Windows/Screens <input type="checkbox"/> Electrical/Outlets/GFCIs <input type="checkbox"/> Lighting/Ventilation	<p>Estimated SQ. FT. habitable floor space: N/A</p>

<input type="checkbox"/> Fireplace/Chimney <input type="checkbox"/> Fire Safety	
Bathroom #1 <input checked="" type="checkbox"/> Doorways <input checked="" type="checkbox"/> Sanitary Condition <input checked="" type="checkbox"/> Trash & Debris <input checked="" type="checkbox"/> Infestation <input checked="" type="checkbox"/> Floor Structural/Covering <input type="checkbox"/> Sheetrock - wall <input type="checkbox"/> Sheetrock - ceiling <input type="checkbox"/> Windows/Screens <input checked="" type="checkbox"/> Electrical/Outlets/GFCIs <input type="checkbox"/> Lighting/Ventilation <input checked="" type="checkbox"/> Fire Safety <input type="checkbox"/> Water Leak <input type="checkbox"/> Sewer Leak <input type="checkbox"/> Operable/Accessible	Location: In between the Kitchen space and Bedroom (B)  Accumulation of refuse and debris.  Fire Safety hazards in the bathroom.
Bathroom #2 <input type="checkbox"/> Doorways <input type="checkbox"/> Sanitary Condition <input type="checkbox"/> Trash & Debris <input type="checkbox"/> Infestation <input type="checkbox"/> Floor Structural/Covering <input type="checkbox"/> Sheetrock - wall <input type="checkbox"/> Sheetrock - ceiling <input type="checkbox"/> Windows/Screens <input type="checkbox"/> Electrical/Outlets/GFCIs <input type="checkbox"/> Lighting/Ventilation <input type="checkbox"/> Fire Safety <input type="checkbox"/> Water Leak <input type="checkbox"/> Sewer Leak <input type="checkbox"/> Operable/Accessible	Location: N/A
Kitchen <input checked="" type="checkbox"/> Doorways <input checked="" type="checkbox"/> Sanitary Condition <input checked="" type="checkbox"/> Trash & Debris <input checked="" type="checkbox"/> Infestation <input checked="" type="checkbox"/> Floor Structural/Covering <input checked="" type="checkbox"/> Sheetrock - wall <input type="checkbox"/> Sheetrock - ceiling <input type="checkbox"/> Windows/Screens <input checked="" type="checkbox"/> Electrical/Outlets/GFCIs <input type="checkbox"/> Lighting/Ventilation <input checked="" type="checkbox"/> Fire Safety	Estimated SQ. FT. habitable floor space: 0 sq ft habitable of the estimated 150 total sq ft.  Accumulation of refuse and debris covered majority of the floor space in this room.  Due to the overwhelmingly amount of refuse and debris in the room, I was not able to locate the electrical outlets.  There was a large cut hole in the floor that is considered a trip hazard Kitchen appliances were inoperable and covered with flammable items.

<input type="checkbox"/> Water Leak <input type="checkbox"/> Sewer Leak <input type="checkbox"/> Operable/Accessible <input type="checkbox"/> Kitchen Appliances	
Hallways/Passageways <input type="checkbox"/> Doorways <input checked="" type="checkbox"/> Sanitary Condition <input checked="" type="checkbox"/> Trash & Debris <input checked="" type="checkbox"/> Infestation <input checked="" type="checkbox"/> Floor Structural/Covering <input checked="" type="checkbox"/> Sheetrock - wall <input checked="" type="checkbox"/> Sheetrock - ceiling <input checked="" type="checkbox"/> Electrical/Outlets/GFCIs <input checked="" type="checkbox"/> Lighting/Ventilation <input checked="" type="checkbox"/> Fire Safety	Estimated Passage Clearance Width: 3ft  Estimated SQ. FT. habitable floor space: 0 sq ft habitable of the estimated 20 sq ft  Accumulation of refuse and debris covered majority of the floor space in this area.  Large hole in the ceiling.
Garage <input type="checkbox"/> Sanitary Condition <input type="checkbox"/> Door Entry <input type="checkbox"/> Trip Hazards <input type="checkbox"/> Trash & Debris <input type="checkbox"/> Roof Leaks <input type="checkbox"/> Infestation <input type="checkbox"/> Windows <input type="checkbox"/> Window Screens <input type="checkbox"/> Breaker Box Exposed <input type="checkbox"/> Smoke Damage <input type="checkbox"/> Storage <input type="checkbox"/> Dilapidation	Estimated SQ. FT. habitable floor space: N/A
Back Exterior <input checked="" type="checkbox"/> Sanitary Condition <input type="checkbox"/> Door Entry <input checked="" type="checkbox"/> Trip Hazards <input checked="" type="checkbox"/> Trash & Debris <input type="checkbox"/> Roof Leaks <input checked="" type="checkbox"/> Infestation <input checked="" type="checkbox"/> Windows <input checked="" type="checkbox"/> Window Screens <input type="checkbox"/> Breaker Box Exposed <input type="checkbox"/> Smoke Damage <input type="checkbox"/> Water Heater <input checked="" type="checkbox"/> Outside Storage <input type="checkbox"/> Propane Storage <input type="checkbox"/> Fence <input checked="" type="checkbox"/> Landscaping <input type="checkbox"/> Junk Vehicles	Estimated SQ. FT: 6800 sq ft

___ Dilapidation	
OTHER	