



NOTICE OF VIOLATION

May 9, 2022

ID#: 22-00213

PATRONUS LLC
PO BOX 701298
DALLAS, TX 75370

Re: Substandard Structure at **304 E KIMBALL ST.**
ORIGINAL TOWN OF MANSFIELD Blk 6 Lot 1B

Dear PATRONUS LLC:

A Notice of Violation in reference to the above-described property (the "Property") was mailed to Patronus LLC (the "Owner") of said property. As the Code Official for the City of Mansfield, such Notice of Violation (ID#: 22-00213) was sent following inspections performed of the structure(s) on the Property on February 17, 2022 and was determined to be in violation of various provisions of the City's Substandard Building Ordinances. Please note that this included violations existing to the exterior structure(s) on the Property.

An official notice to bring the property into compliance by February 27, 2022 was sent to the Owner in accordance with Ordinance No. 2050-17 including a request for authorization to conduct an inspection of the interior of the structure(s) on the Property. An administrative search warrant was obtained in order to evaluate the condition of the interior structure(s) of the property and such inspection was conducted on March 3, 2022.

As a result of the interior and exterior inspection the following conditions were observed in violation with the City of Mansfield Code of Ordinances.

150.011 DANGEROUS AND SUBSTANDARD STRUCTURES

150.011(D)(o)

Whenever a building, used or intended for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, 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, including, but not limited to, the following subsections:

1. Lack of, or improper water closet, lavatory or shower in a dwelling unit or lodging house.
3. Lack of, or improper kitchen sink in a dwelling unit.

5. Lack of hot and cold running water to plumbing fixtures in a dwelling unit or lodging house.
12. Infestation of insects, vermin or rodents.
14. Lack of connection to required sewage disposal system.
15. Lack of adequate garbage and rubbish storage and removal facilities.

The above referenced violations, defined as substandard by the City of Mansfield, through any provision of the International Property Maintenance Code or other ordinance or regulation of the City, are considered to be in violation and substandard to the extent that the life, health or safety of the public or any occupant is endangered.

This is your official notice that these violations observed on the Property constitute an immediate life-safety hazard and will need to be brought into compliance within ten (10) calendar days of the date of this letter. Failure to respond to this letter in a timely fashion may result in the issuance of citations and/or the initiation of proceedings by the City. The City may order that the building be repaired, vacated, removed or demolished, secured, or the occupants relocated, potentially at the expense of the property owner, as applicable.

150.011(D)(o)

Whenever a building, used or intended for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Building Official to be unsanitary, unfit for human habitation, or in such a condition that is likely to cause sickness or disease, including, but not limited to, the following subsections:

13. General dilapidation or improper maintenance.

Observed on the Exterior:

- a. Rotted siding, specifically exterior walls
- b. Roof appears to warp outward
- c. Missing cover on electrical breaker and unsafe wiring of water well
- d. Other violations observed include paint peeling on all sides of exterior wall, fence is deteriorated, and missing pickets, trash and debris is excessive in front/backyard, and there is a broken glass window at the front of house

Observed on the Interior:

- a. Ceiling drywall detached from ceiling joists and insulation falling from attic throughout the house due to wet conditions caused by the roof leaking
- b. Uneven floor with slope of $\frac{3}{8}$ "- $\frac{1}{2}$ " per foot throughout the house, the uneven floor slope restricts the closet door at front entry from opening/closing
- c. Most doors are out of square in jambs
- d. Cracks in walls in numerous locations throughout the house
- e. Other violations included, unsafe wiring throughout the interior structure, unsanitary conditions, and pest control issues

The above referenced violations, defined as substandard by the City of Mansfield, through any provision of the International Property Maintenance Code or other ordinance or regulation of the City, are considered to be in violation and substandard to the extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof and shall be deemed and declared to be a substandard structure and a nuisance.

This is your official notice that these violations observed on the Property will need to be brought into compliance within sixty (60) calendar days of the date of this letter. Failure to respond to this letter in a timely fashion may result in the issuance of citations and/or the initiation of proceedings by the City. The City may order that the building be repaired, vacated, removed or demolished, secured, or the occupants relocated, potentially at the expense of the property owner, as applicable.

Should you have any questions regarding this notice, please contact the Department of Regulatory Compliance at the telephone number or e-mail address listed below.

Your cooperation in this matter is greatly appreciated. If we can be of further assistance to you, or you can provide us with information regarding this matter, please contact this office at (817) 728-3620.

Sincerely,



Narada Lee
Regulatory Compliance Supervisor
narada.lee@mansfieldtexas.gov