



March 30, 2023

Owner: Patronus LLC
13901 Midway Rd Ste 102
Dallas TX 75244

Address of Subject Property: 304 E Kimball St, Mansfield Texas 76063
Legal: Mansfield, City of Block 6 Lot 1B, 2B & 3B E 50' LTS 1, 2, & 3
Site #01624865

Subject: Inspection Results of an Existing Structure

An inspection was conducted on March 30, 2023 at the above address which identified items that are in violation of the *2018 International Property Maintenance Code (IPMC)*, the *2018 International Building Code*, and the *2018 International Residential Code*. This letter is being sent to you to summarize the existing violations and outline what the adopted codes will require to correct them.

Inspection Observations:

The existing structure displays signs of wood rot and decay, inadequate weather protection at the roof, windows, and doors, unsafe wiring, burned electrical outlets, detached light fixtures, unsafe and unapproved additions to the wiring without protection, no operative smoke or fire alarms, damaged flooring, missing plumbing fixtures, and unhealthy living conditions. Holes in the walls, ceiling, and floor were observed, and many cats were entering and exiting the structure through openings that communicated from the outside. Fecal matter, discarded items, and debris were present inside and outside the structure, the floors and walls not fully visible due to the accumulation of items.

The 2018 IPMC Section 108.1.1 states that a structure is unsafe when such structure is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

The 2018 IPMC Section 108.1.3 states that a structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful, or because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities, or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

The 2018 IBC Section 116.1 states that structures that become unsafe, insanitary, or deficient that are a danger to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe.

The 2018 IBC Section 105.1 states that any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish, a structure or electrical, gas, mechanical or plumbing system which is regulated by this code, or to cause any such work to be performed shall make application to obtain required permits.

Please Take Further Notice: As the owner or person in control of the property mentioned, it is your responsibility to correct the existing violations on the property as outlined in this letter. Any structural repair work on the structure must be evaluated by a structural engineer, a letter of recommendation and supporting drawings by the engineer must be submitted to the City clearly outlining corrective action needed to bring structure into compliance, all required permits are submitted to the City accompanied by the required submittal documents and all permits are approved and issued.

Minimum Building Permit Submittal Requirements:

Adopted codes with local amendments

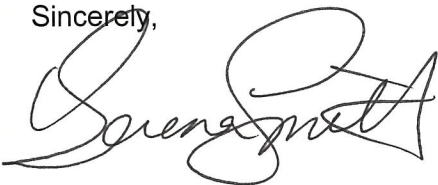
2018 International Building Code
2018 International Residential Code
2018 International Energy Conservation Code
2017 National Electrical Code (2020 NEC per State adoption)

Note: To obtain a building permit; at a minimum the following items listed below must be submitted for review and approval:

1. Building permit application
2. Sub-contractors permit applications/validations (electrical, plumbing and mechanical)
3. Energy Compliance Report from an independent third party registered with the City of Mansfield for any building envelope changes, and
4. One set of plans drawn to scale which includes at a minimum:
 - A. Site plan** with lot dimensions, distance from property lines to structure, lot drainage directed away from structure and all easements noted
 - B. Construction plans** which shall include at a minimum
 - a. Floor plan dimensioned, with ceiling height noted and all rooms labeled,
 - b. Exterior elevation drawings indicating type of material proposed on exterior walls.
 - c. Door and window schedule keyed to the floor plan with U-factor and SHGC noted.
 - d. Table identifying wall and ceiling insulation type and R-value.
 - C. Engineered plans**
 - a. Foundation (or pier) plan and details prepared by a Texas Licensed Professional Engineer noting compliance with the 2018 IRC and the letter from the Engineer outlining corrective action needed to repair or remove the existing structure must be submitted with the plan.

If you have any questions or would like to schedule a meeting to discuss items listed above, please contact me at (817) 276-4224. Also, please provide the City with a timeline of when all repairs and/or abatement of the structure will be completed. Thank you for help and cooperation with this matter.

Sincerely,



Serena Smith, CBO I-3563
Chief Building Official