



SUBSTANDARD BUILDING INSPECTION REPORT

Inspection Date: 03/03/2022

Case No.: 22-00213

Property Address: 304 E Kimball Street, Mansfield, Texas 76063 County: Tarrant

Lot: 6 Block: 1B, 2B, & 3B Sub-Division: Original Town of Mansfield

Year Built: 1952 Approximate Size: 768 Property State of Occupancy: Residential SF

Property Owner: Patronus LLC, PO Box 701298, Dallas, TX 75370

Property Occupant: Chad Geyer Speer, 304 E Kimball St, Mansfield, TX 76063

Inspector: Justin Bradford

Other Documentation Referenced: See attached photos

(1) The above-referenced building, regardless of the date of its construction, is deemed and hereby is declared to be substandard and a nuisance because it has the conditions or defects hereinafter described:

X (a) Is dilapidated, deteriorated, decayed or damaged to the extent that it is unfit for human habitation and a hazard to the public health, safety, and welfare in the opinion of the building official.

Observed on the Exterior:

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

Observed on the Interior:

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

 (b) Regardless of its structural condition, is unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered

or used by children.

- _____ (c) Is boarded up, fenced or otherwise secured in any manner if:
- _____ 1. The building constitutes a danger to the public even though secured from entry; or
- _____ 2. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by paragraph (1) (b) of this Subsection.
- _____ (d) Because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.
- X _____ (e) Is in such a condition as to make a public nuisance known to the common law or in equity jurisprudence.
- _____ (f) Any portion of the building remains on a site after the demolition or destruction or destruction of the building.
- _____ (g) Is abandoned so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.
- X _____ (h) Is defined as substandard by any provision of the Building Code, Property Maintenance Code, Electric Code, Fire Code, Plumbing Code, Mechanical Code, Residential Code or other ordinance or regulation of the City of Mansfield or constructed and still existing in violation of any provision of any of said Codes of the City of Mansfield to the extent that the life, health or safety of the public or any occupant is endangered.

Violation to 2018 IPMC:

1. 302.1 Sanitation
2. 302.5 Rodent harborage
3. 304.1.1 Unsafe conditions (exterior)
4. 304.2 Protective treatment
5. 304.6 Exterior walls
6. 304.7 Roofs and drainage
7. 304.13.1 Glazing
8. 304.15 Doors
9. 305.1.1 Unsafe conditions (interior)
10. 308.1 Accumulation of rubbish or garbage
11. 309.1 Infestation
12. 505.1 Water system
13. 505.4 Water heating facilities

14. 604.3 Electrical system hazards

(2) The above-referenced building, regardless of the date of its construction, which has any or all of the conditions or defects hereinafter described to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a dangerous and substandard building, and a nuisance:

- X (a) One or more doors, aisles, passageways, stairways or other means of exit are not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.
- X (b) The walking surface of one or more aisles, passageways, stairways or other means of exit are so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
- _____ (c) The stress in materials, or members or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.
- _____ (d) A portion thereof has been damaged by fire, earthquake, and wind flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.
- _____ (e) A portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
- _____ (f) A portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.
- _____ (g) A portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
- _____ (h) The building, or a portion thereof, because of (1) dilapidation, deterioration or decay; (2) faulty construction; (3) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (4) the deterioration, decay or inadequacy of its foundation; or (5) any other cause, is likely to partially or completely collapse.
- _____ (i) The building, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.
- _____ (j) The exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.
- _____ (k) The building, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 or more percent damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.
- _____ (l) The building has been so damaged by fire, wind, earthquake, flood or other causes, or has become so dilapidated or deteriorated as to become (1) an attractive nuisance to children; or, (2) a harbor for vagrants, criminals or immoral persons.

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- ☐ (m) The building has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building provided by the building regulations of this jurisdiction, as specified in the Building Code, Electric Code, Fire Code, Residential Code, Mechanical Code, Plumbing Code, Maintenance Code or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.
- ☐ (n) The building which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the (1) strength, (2) fire-resisting qualities or characteristics, or (3) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.
- ☒ (o) A building, used or intended to be used 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 for reasons including, but not limited to, the following:
- ☒ 1. Lack of, or improper water closet, lavatory, bathtub or shower in a dwelling unit or lodging house.
 - ☐ 2. Lack of, or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel.
 - ☒ 3. Lack of, or improper kitchen sink in a dwelling unit.
 - ☐ 4. Lack of hot and cold running water to plumbing fixtures in a hotel.
 - ☐ 5. Lack of hot and cold running water to plumbing fixtures in a dwelling unit or lodging house.
 - ☒ 6. Lack of adequate heating facilities.
 - ☒ 7. Lack of, or improper operation of, required ventilating equipment.
 - ☐ 8. Lack of minimum amounts of natural light and ventilation required by this Section or the Building Code, Electric Code, Fire Code, Residential Code, Mechanical Code, Plumbing Code, Maintenance Code or other ordinance or regulation of the City of Mansfield.
 - ☐ 9. Room and space dimensions less than required by this Section or the Building Code, Electric Code, Fire Code, Residential Code, Mechanical Code, Plumbing Code, Maintenance Code or other ordinance or regulation of the City of Mansfield.
 - ☒ 10. Lack of required electrical lighting.
 - ☒ 11. Dampness of habitable rooms.
 - ☒ 12. Infestation of insects, vermin or rodents.
 - ☒ 13. General dilapidation or improper maintenance.
 - ☒ 14. Lack of connection to required sewage disposal system.
 - ☒ 15. Lack of adequate garbage and rubbish storage and removal facilities.
- ☒ (p) Building contains structural hazards, including but not limited to the following:

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- ☐ 1. Deteriorated or inadequate foundations.
- ☒ 2. Defective or deteriorated flooring or floor supports.
- ☐ 3. Flooring or floor supports of insufficient size to carry imposed loads with safety.
- ☐ 4. Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.
- ☐ 5. Members of walls, partitions or other vertical supports that are of insufficient size to carry imposed loads with safety.
- ☒ 6. Members of ceilings, roofs, ceiling, and roof support, or other horizontal members that sag, split or buckle due to defective material or deterioration.
- ☐ 7. Members of ceilings, roofs, ceiling, and roof support, or other horizontal members that are of insufficient size to carry imposed loads with safety.
- ☐ 8. Fireplaces or chimneys that list bulge or settle due to defective material or deterioration.
- ☐ 9. Fireplaces or chimneys that are of insufficient size or strength to carry imposed loads with safety.

- ☒ (q) The building, used or intended to be used 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.

Other violations of the provisions of the City of Mansfield Codes and/or Ordinances:

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