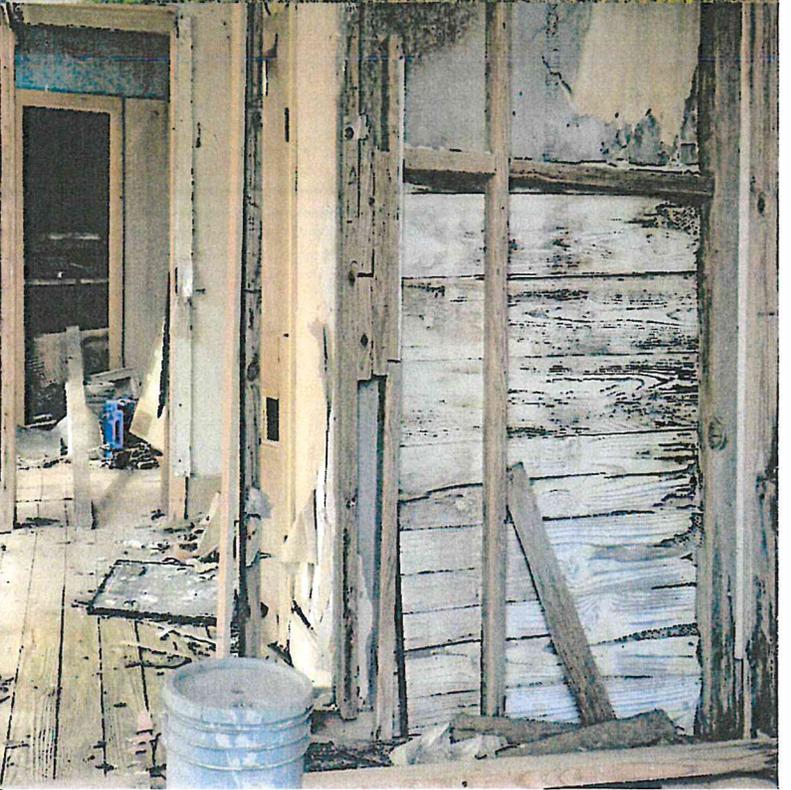
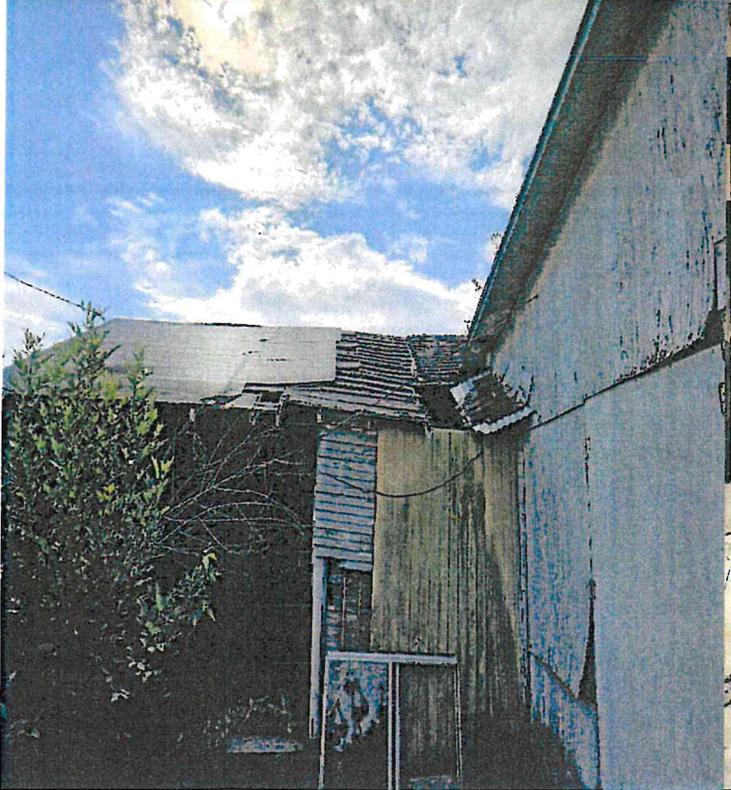


511 Knipling Pictures



Inspection Checklist

Date: 09/15/2025

Location: 511 Knipling

Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof rotting, shingles missing, portions of roof missing	
Improper Walls, partitions or other vertical supports		X	Wall supports rotting, supports also exposed to elements	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.		X	No doors on building, portions of wall missing, building completely exposed	
Lack of required rails, stairs, steps and/or balconies		X	No stairs steps or balconies to enter premises	
Lack of or improper exterior wall coverings		X	Exterior wall coverings missing on most of home.	
Hazardous wiring		X	Exposed and damaged wiring	
Hazardous plumbing		X	Plumbing damaged	
Hazardous mechanical equipment			Unable to verify	
Sanitation:		X	Property has junk and debris scattered on property	
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage		X	No rubbish storage	
Standing or stagnant water		N/A		
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports		X	Ceiling supports are rotting and listing	
Improper Flooring or floor supports		X	Floor joists rotting	
Improper Foundation		X	Beams rotting	
Vermin/Insects		X	Possible damage from insects present	
Dampness of habitable space		X	Roof heavily damaged	
Lack of electrical lighting		X	No electrical	
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No electrical	
Lack of or Improper bathroom		X	No electrical or water	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Trip hazards present	

*This inspection was completed in accordance with Sec. 12-287 of the City of Port Lavaca Code of Ordinances.
State Law reference— Authority to condemn dangerous buildings, V.T.C.A., Local Government Code § 342.012(b).*

511 Knipling Details

- A letter was sent to the property owner on 11/13/2024
- The property owner called and spoke with me on 09/16/2025 after receiving the public hearing notice and informed me he would get me a detailed plan to me and that he wants to bring the property into compliance.

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