

SUBSTANDARD STRUCTURE REPORT

1. Report Information

- **Date of Inspection:** *November 20, 2025*
 - **Report Prepared by:** *Audry Martinez and Tara Tomlinson*
 - **Location of Structure:** *609 5th Street Wolfforth, TX 79382*
 - **Client/Owner:** *Terry Juarez and Christina Chavez*
 - **Purpose of Inspection:** *safety concerns of a substandard structure*
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2. Findings & Observations- [included numbers are found under code 3.07.015]

2.1 Structural Elements

- **Walls:** (26) *Faulty weather protection. Weather protection which shall include but not be limited to the following: (A) Deteriorated, crumbling, or loose plaster. (B) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors. (C) Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering. (D) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.*
- **Roof:** (19) *Members of ceilings, roofs, ceiling and roof supports or other horizontal members, which sag, split, or buckle due to defective material or deterioration.*
- **Floor:** (15) *Defective or deteriorated flooring or floor supports. (16) Flooring or floor supports of insufficient size to carry imposed loads with safety.*

2.2 Non-Structural Elements

- **Windows and Doors:** (2) *Lack of improper window screens as necessary to prevent the entry of insects.*
- **Electrical:** (9) *Lack of required electrical lighting.*

2.3 Additional Observations

- (1) *Lack of or improper water closet, lavatory, bathtub or shower in a dwelling unit.*
 - (4) *Lack of hot and cold running water to plumbing fixtures in a dwelling unit.*
 - (12) *General dilapidation or improper maintenance.*
 - (29) *Hazardous or unsanitary premises. Those premises on which an accumulation of weeds, vegetation, junk dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions which constitute fire, health, or safety hazards.*
 - (30) *Inadequate maintenance. Any building or portion thereof which is determined to be an unsafe building as a result of improper or inadequate maintenance.*
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3. Safety Concerns

- **Immediate Safety Concerns:**
 - *Progressive structural failure*
- **Potential Future Hazards:**
 - *Escalating fire risk*
 - *Degradation of materials (corrosion, rust, wood rot, etc)*
 - *Diminished occupant safety*
 - *Non-compliance with safety codes*

4. Conclusion

The property displays extensive structural deterioration, inadequate maintenance, and multiple

habitability deficiencies, many of which present immediate health and safety concerns. The building's exterior walls show significant weather protection failures, including deteriorated or loose plaster, ineffective waterproofing, and broken windows or doors. Exterior wall and roof coverings are rotted, broken, split, or buckled, and lack adequate protective coatings, leaving the structure exposed to the elements. The roof structure is compromised, with ceilings, roof supports, and other horizontal members sagging, splitting, or buckling due to deterioration, indicating potential structural instability and risk of collapse. Flooring conditions are also substandard. The property contains defective or deteriorated flooring and floor supports, and some areas have structural members insufficient to safely carry imposed loads, raising concerns about floor failure under normal use. Non-structural components further reduce the property's safety and habitability. Window screens are missing or inadequate, failing to prevent insect intrusion. The structure also lacks required electrical lighting, limiting safe visibility and contributing to hazardous living conditions. Essential sanitary facilities are absent or nonfunctional. The property lacks a proper water closet, lavatory, bathtub, or shower, and does not provide hot and cold running water, rendering the dwelling unfit for basic residential use. Signs of general dilapidation and improper maintenance are evident throughout the property. The surrounding premises contain hazardous and unsanitary accumulations of vegetation, debris, garbage, stagnant water, and vermin harborage, creating fire, health, and safety hazards. The extent of deterioration indicates inadequate building maintenance, contributing to unsafe conditions that classify portions of the structure as unsafe.

5. Photos & Diagrams

See attached document.

6. Signature & Certification

- **Inspector's Name:** *Audry Martinez*
 - **Qualification/Title:** *Code Enforcement Officer*
 - **Signature:**

 - **Date:** *November 20, 2025*

 - **Inspector's Name:** *Tara Tomlinson*
 - **Qualification/Title:** *Director of Development Services*
 - **Signature:**

 - **Date:** *November 20, 2025*
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Notes:

- This report is based on the inspection conducted on the date mentioned above and is subject to the limitations of the scope outlined.
 - The findings are not an exhaustive analysis of all potential structural issues but are based on the visible and accessible areas during the inspection. Further investigations may be required to fully assess the integrity of the structure.
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END OF REPORT