

SUBSTANDARD STRUCTURE REPORT

1. Report Information

- **Date of Inspection:** *April 14, 2026*
 - **Report Prepared by:** *Kathran Lewallen and Tara Tomlinson*
 - **Location of Structure:** *407 3rd Street Wolfforth, TX 79382*
 - **Client/Owner:** *Ramiro Villarreal*
 - **Purpose of Inspection:** *safety concerns of a substandard structure due to debris from the house carried by the wind impacting neighboring homes*
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2. Findings & Observations- [included numbers are found under code 3.07.015]

2.1 Structural Elements

- **Walls:** *(17) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration. (10) Dampness of habitable rooms. (26)(B) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.*
- **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. (26)(D) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.*

2.2 Non-Structural Elements

- **Windows and Doors:** *(2) Lack of improper window screens as necessary to prevent the entry of insects.*
- **Flooring:** *(15) Defective or deteriorated flooring or floor supports.*

2.3 Additional Observations

- *(4) Lack of hot and cold running water to plumbing fixtures in a dwelling unit.*
 - *(12) General dilapidation or improper maintenance.*
 - *(13) Lack of connection to required sewage disposal system.*
 - *(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:**
 - Unstable roof
 - **Potential Future Hazards:**
 - Progressive structural failure
 - Degradation of materials (corrosion, rust, wood rot, etc)
 - Diminished occupant safety
 - Non-compliance with safety codes
 - Risk of flooding or water damage
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4. Conclusion

The inspection identified multiple deficiencies affecting both structural and non-structural elements of the property. Structural concerns include walls and vertical supports that are splitting, leaning, or buckling due to deterioration, along with signs of dampness and ineffective waterproofing in exterior walls, the roof, and foundation components. The roof and ceiling structures also exhibit sagging and damage, with portions showing broken or deteriorated

coverings. Non-structural issues include defective flooring and inadequate window protections, such as missing or improper screens. Additional observations revealed a lack of reliable hot and cold running water, absence of proper sewage connection, and overall dilapidation due to inadequate maintenance, contributing to the building being classified as unsafe. These conditions present immediate safety concerns, particularly an unstable roof, and pose ongoing risks such as progressive structural failure, material degradation, reduced occupant safety, code non-compliance, and potential water intrusion or flooding.

5. Photos & Diagrams

See attached document.

6. Signature & Certification

- **Inspector's Name:** *Kathran Lewallen*
 - **Qualification/Title:** *Code Enforcement Officer*
 - **Signature:**

 - **Date:** *April 14, 2026*

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

 - **Date:** *April 14, 2026*
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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