

SUBSTANDARD STRUCTURE REPORT

1. Report Information

- **Date of Inspection:** *January 17, 2025*
 - **Report Prepared by:** *Kathran Lewallen and Tara Tomlinson*
 - **Location of Structure:** *610 3rd Street Wolfforth, TX 79382*
 - **Client/Owner:** *Roy Patrick Rodriguez*
 - **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

- **Foundation:** *(14) Deteriorated or inadequate foundations. (Cracking, shifting)*
- **Walls:** *(28) Faulty materials of constructions. All materials of construction, except those which are specifically allowed approved by this article and the building code, and which have been adequately maintained in good and safe condition. (Walls have cracking, leaning, material degradation)*
- **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.*

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. (instable)*
- **Electrical:** *(23) All wiring, except that which conformed with all applicable laws in effect at the time of installation, and which has been maintained in good condition and is being used in a sage manner. (Outdated systems, exposed wiring, code violations, etc.)*

2.3 Additional Observations

- *(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:**
 - Unstable roof
 - **Potential Future Hazards:**
 - Progressive structural failure (cumulative weakness/slow shifting)
 - Escalating fire risk
 - Degradation of materials (corrosion, rust, wood rot, etc)
 - Diminished occupant safety
 - Non-compliance with safety codes
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4. Conclusion

The overall findings of the inspection reveal several critical issues that require immediate attention. The foundation has significantly deteriorated, compromising the structural integrity of the building and posing a serious risk of foundation failure if left unaddressed. Additionally, faulty materials have been used throughout the structure, particularly in the roofing and ceiling systems, where defective materials are contributing to instability and potential water infiltration. The lack of proper maintenance has exacerbated these problems, allowing for further degradation of essential components. If these issues are not repaired promptly, there is an increased risk of structural failure, which could lead to significant safety hazards, including the collapse of parts of the building or severe water damage. Addressing these concerns is vital to ensuring the long-term safety and stability of the property.

5. Photos & Diagrams

See attached document.

6. Signature & Certification

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

 - **Date:** *January 21, 2025*

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

 - **Date:** *January 21, 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