



# SUBSTANDARD STRUCTURE INSPECTION REPORT

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**DATE:** February 3, 2026

**ADDRESS:** 2316 S Uecker Lane, Lewisville, Texas 75067-7823

**LEGAL DESCRIPTION:** A 1.31-acre tract (Tract 15) in the L. Burgois Survey  
Abstract 52A

**OWNER:** DMR Homes & Construction LP

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## **Structural Use:**

Detached, single-family residential with an accessory dwelling unit

## **Findings:**

The structure is in violation of the following minimum standards set forth in Lewisville City Code, Sec. 4-246. – Substandard structure finding:

- The structure has been damaged by vandalism to such extent that the structural strength or stability thereof is subject to partially or fully collapsing;
- More than 50% of the total area of nonsupporting coverings of walls, ceilings, roofs, and floors are damaged or deteriorated;
- The structure or part thereof has been damaged to such an extent that it has become dangerous to the public health, safety, and welfare;
- Due to its condition, the structure is unsafe, unsanitary, and dangerous to the health, safety or general welfare of the city's citizens including conditions conducive to harboring rodents or other disease-carrying animals, or insects reasonably believed to spread disease;
- The structure has become so dilapidated or deteriorated as to become an attractive nuisance to children; a harbor for vagrants, criminals, or trespassers; and enables use for unlawful acts; and
- The electrical, plumbing, and mechanical systems are totally or partially damaged or otherwise made inoperable.

## **Comments:**

The property appears to have been vacant for an extended period of time. Interior drywall and wall and ceiling coverings have been removed, leaving the structural framing exposed throughout the interior of the residence. Doors and windows have been removed or are damaged beyond repair, leaving the structure open to the elements and unauthorized entry.

Additionally, the mechanical, electrical, and plumbing systems have been removed from the structure.

As of the date of this inspection, neither the structure nor the property has been adequately secured to prevent unauthorized entry.

**Determination:**

Based on the observations made during the inspection, supporting evidence, and testimony provided by Code Enforcement Officer Beth Adams, it is my professional opinion that the structure constitutes a dangerous and unsafe condition and poses a hazard to public health, safety, and welfare.

The structure must be secured, vacated, and either repaired in compliance with applicable building codes or demolished. Until such time that repairs or demolition occur, the structure must be properly boarded or otherwise secured in a manner that prevents unauthorized access.

**Completed by:**

A handwritten signature in blue ink, appearing to read "Jeremy Booker", is written over a horizontal line.

Jeremy Booker, MCP, CBO  
Building Official

## SUBSTANDARD STRUCTURE INSPECTION REPORT

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### Property Information

- Inspection Date: 2.3.2024
  - Property Address: 2318 Vedder
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- Inspector Name: Jeremy Booker
  - Inspector Title/Department: Building Official/NIS
  - Case / File Number (if applicable): \_\_\_\_\_
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### Purpose of Inspection

This inspection was conducted to determine whether the structure meets the criteria of a **Substandard Structure** as defined under **Sec. 4-246** of the City Code, and whether conditions exist that render the structure dilapidated, unsafe, or unfit for human habitation and a hazard to public health, safety, or welfare.

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### Inspection Checklist – Sec. 4-246 Substandard Structure Findings

*Indicate all conditions observed during inspection.*

| # | Condition                                                                                                                                                                   | Yes                                 | No                                  | N/A                      | Notes |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------|
| 1 | Structure damaged by fire, earthquake, tornado, wind, flood, <u>vandalism</u> , or other cause affecting structural strength or stability (partial or total collapse risk). | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |       |
| 2 | Structure constructed or maintained in violation of applicable building, fire, or other local, state, or federal codes or ordinances.                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |       |
| 3 | Walls or vertical structural members list, lean, or buckle so that a plumb line falls outside the middle one-third of the base.                                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |       |

| #   | Condition                                                                                                                                 | Yes                                 | No                                  | N/A                                 | Notes |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------|
| 4   | Foundation or vertical/horizontal supporting members are <b>25% or more damaged or deteriorated.</b>                                      | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |       |
| 5   | <b>50% or more</b> of nonsupporting coverings (walls, ceilings, roofs, floors) are damaged or deteriorated.                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |       |
| 6   | Loads are improperly distributed or structural members lack sufficient strength for intended use.                                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |       |
| 7   | Structure or any part has been damaged to the extent it is dangerous to public health, safety, or welfare.                                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |       |
| 8   | A portion of the structure remains on site due to abandoned construction or demolition.                                                   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |       |
| 9   | Means of egress (doors, aisles, passageways, stairways, fire escapes) are inadequate, obstructed, damaged, or unusable.                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |       |
| 10  | Structure is unsafe, unsanitary, or dangerous, including conditions conducive to harboring rodents, insects, or disease-carrying animals. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |       |
| 11  | Presence of harmful mold where remediation costs exceed <b>50% of appraised value</b> of the structure.                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |       |
| 12a | Structure constitutes an <b>attractive nuisance to children.</b>                                                                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |       |
| 12b | Structure is a <b>harbor for vagrants, criminals, or trespassers.</b>                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |       |
| 12c | Structure enables use for <b>unlawful acts.</b>                                                                                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |       |
| 13  | Any portion or appurtenance (porch, chimney, sign, etc.) likely to fall, detach, or collapse.                                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |       |
| 14  | Exterior portions lack sufficient strength, anchorage, or stability to resist wind, snow, ice, or other loads.                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |       |
| 15  | Electrical system partially or fully damaged, removed, unsafe, or hazardous.                                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |       |

| #  | Condition                                                                       | Yes                                 | No                       | N/A                      | Notes |
|----|---------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|-------|
| 16 | Plumbing system partially or fully damaged, removed, inoperable, or unsanitary. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |       |
| 17 | Mechanical system partially or fully damaged, removed, inoperable, or unsafe.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |       |

### Summary of Findings

- ☐ No substandard conditions observed  
☒ Substandard conditions observed (see notes below)

### Summary / Description of Observed Conditions:

All doors and windows are missing. All interior drywall has been removed. Significant amount of trash and debris. Mechanical, electrical, and plumbing systems removed. House is not habitable.

### Inspector's Determination

Based on the conditions observed, the structure is determined to be:

- ☐ Not Substandard  
☐ Substandard – Correctable  
☒ Substandard – Dangerous / Unfit for Occupancy

### Inspector Certification

I certify that this inspection was conducted in accordance with applicable city codes and ordinances, and that the findings documented herein are accurate to the best of my knowledge.

- Inspector Signature: 
- Date: 2.3.2024