



OFFICE OF CODE ENFORCEMENT

CITY OF PASADENA, TEXAS
1202 SOUTHMORE
PASADENA, TX 77502



File No: CODE-000564-2026
Tax Acct No: 0710080000119

**NOTICE OF VIOLATIONS OF
CHAPTER 9, ARTICLE VII
DANGEROUS BUILDING
CITY OF PASADENA
CODE OF ORDINANCES**

July 28, 2026

PERSON(S) OR ENTITY(IES) IN INTEREST LOCATION/PROPERTY DESCRIPTION:

Violation Location Info:

Address:
1401 NELL ST
PASADENA, TX 77506

Occupancy Type:
RESIDENTIAL

Lot Information:

LT 21 BRAD-ARR

Owner's Mailing Information:

**HOME SFR BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261-4090
Cert # 7019 1640 0001 3032 3495**

Owner's Mailing Information:

**HOME SFR BORROWER, LLC
5001 PLAZA ON THE LAKE
AUSTIN, TX 78746**

Cert # 7019 1640 0001 3032 3501

Other Interested Parties:

**HOME SFR BORROWER, LLC
ATTN: BRIAN BUFFINGTON
7500 N DOBSON RD. SUITE #300
SCOTTSDALE, AZ 85256**

Cert# 7019 1640 0001 3032 3518

Other Interested Parties:

**HOME SFR BORROWER, LLC
ATTN: ARIEL AMIR
7500 N DOBSON RD. SUITE #300
SCOTTSDALE, AZ 85256**

Cert# 7019 1640 0001 3032 3532

Dear Property Owner, Lien Holder, or Other Person in Interest:

This letter constitutes notice that the structure(s) and/or condition(s) on the above described property has been identified as being in probable violation of Chapter 9, Article VII of the Code of Ordinances of the City of Pasadena. Be advised that in order to comply with the applicable code provisions of the City the following action must be taken in connection with this property:

Within thirty (30) days upon receipt of this notice, provide the following to obtain remodeling permit in order to repair the structure:

- An Engineers report that list the full condition of the property including the foundation, infrastructure, exterior wall(s), insulation and building envelope of the home. Ensure integrity of load-bearing walls, joists, beams, and roofing. List any items that are not up to code. If these items are all up to code then state that in the report.
- (IECC) International Energy Conservation Code report or a certified IECC inspector signed letter that an IECC report is not required.
- Anyone performing remodel work on the structure(s) must be registered with the City of Pasadena Permit Department.

If demolishing the structure is more feasible instead of repairing, haul off all debris to an approved disposal site. See attached ordinance in regards to Demolition; Article 7, Division 2, and Section 9-165 cleanup after demolition or removal of buildings or structures (A), 1 thru 5. Always remember to disconnect all utilities prior to demolition.

Prior to initiating any corrective action the City Permit Office must be contacted to obtain all necessary permits, such as building, plumbing, electrical or HVAC work, regardless of whether this is new work or repairs. If you have not obtained a permit and commenced correcting the violations within thirty (30) days of receipt of this notice, it is the intention of the Building Official of the City of Pasadena to file a formal complaint with the Building and Standards Commission of the City of Pasadena.

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The Building and Standards Commission is a statutory body having quasi-judicial powers under the provisions of Chapter 54 of the Local Government Code of the State of Texas and has been established in Pasadena pursuant to Article II of Chapter 9 of the Code of Ordinances of the City of Pasadena.

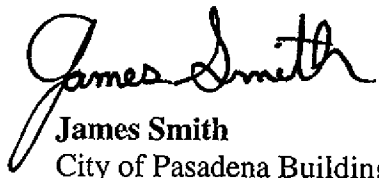
The Building and Standards Commission has the power to enter and issue orders necessary to remedy the condition(s) as herein described. Such powers include the authority to order the removal of residents or occupants of the property, as applicable, and to require the demolition, repair or securing of the building or structure. The laws of the State of Texas permit the Building and Standards Commission to direct any peace officer of the State to carry out orders of the commission.

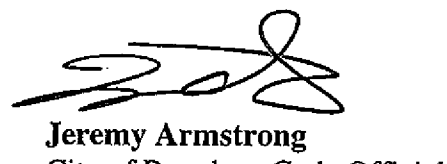
In addition to the foregoing, please be advised that if a complaint is filed with, and an order issued by, the Building and Standards Commission, the terms of any such order can only be modified by the commission.

You are hereby advised that when demolishing or renovation the property which is the subject of this correspondence, all federal, state and local laws and regulations should be followed, including the NESHAP rules found at 40 Code of Federal Regulation part 61 (40 CFR Part 61) governing the control of asbestos and all OSHA standards that may be applicable.

If you have any questions, please feel free to contact, Code Enforcement Officer M.Ruiz at (713) 920-7906.

Sincerely,


James Smith
City of Pasadena Building Official


Jeremy Armstrong
City of Pasadena Code Official

JS | JA
Attachments

cc: File

DANGEROUS BUILDING EVALUATION REPORT

Date: 07/06/2026

File No: CODE-000564-2026

Location of Property: 1401 Nell St

Tax Account No: 0836060000021

Property Description: Residential, Single-Family

HCAD Owner: Home SFR Borrower LLC

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ARTICLE VII. DANGEROUS BUILDINGS

Section 9-151. Definition. (Ordinance 90-79)

All buildings or structures which have any or all of the following defects shall be deemed dangerous building:

1. Do interior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside the middle third of the base:	Yes	☒ No
2. Does building, exclusive of the foundation, shown thirty-three percent (33%) or more of damage or deterioration of supporting member(s) of fifty percent (50%) of damage or deterioration of the non-supporting enclosing or outside walls or covering?	☒ Yes	No
3. Does the building have improperly distributed loads upon the floors or roofs or is it overloaded or does it have insufficient strength to be reasonably safe for the purpose used?	☒ Yes	No
4. Has the building been damaged by fire, wind, or other causes so as to have become dangerous to life, safety, morals, or the general health and welfare of the occupants or the people of the City?	☒ Yes	No
5. Is the building so dilapidated, decayed, unsafe, unsanitary, or does it utterly fail to provide the amenities essential to decent living such that it is unfit for human habitation, or is it likely to cause sickness or disease so as to work injury to the health, morals, safety or general welfare of those occupying such building?	☒ Yes	No
6. Does the building have light, air and sanitation facilities, which adequately protect the health, morals, safety, or general welfare of human beings who live or may live therein?	Yes	☒ No

COPY

7. Does the building have adequate facilities for egress in case of fire or panic? Does it have sufficient stairways, elevators, fire escapes or other means of communication?	☒ Yes	☐ No
8. Has the building, regardless of its structural condition, been left unsecured from unauthorized entry to the extent that it may be entered and utilized by vagrants and uninvited persons as a place of harborage or may be entered and utilized by children as a play area?	☐ Yes	☒ No
9. Does the building have parts thereof, which are so attached that they may fall and injure members of the public or property?	☐ Yes	☒ No
10. Is the building, because of its condition, unsafe, unsanitary, or dangerous to the health, morals, safety, or general welfare of the people of the City?	☒ Yes	☐ No
11. Is the building in violation of any provisions of the building code, fire code, or other ordinances of the City and the violation is of such a nature that the building constitutes a danger to its occupants or to others?	☒ Yes	☐ No
12. Does the building, although secured from entry, constitute a danger to the public because the means utilized to secure the building are not adequate to prevent unauthorized entry?	☐ Yes	☒ No

REMARKS:**RECOMMENDED ACTIONS:**

Within (30) days upon receipt of this notice, provide an engineer's report on repairing the structure, or demolish the structure, remove the slab and haul off all debris to an approved disposal site, If demolition occurs see attached ordinance article 7, division 2, section 9-165 cleanup after demolition or removal of buildings or structure (A), 1 thru 5, Always remember to disconnect all utilities prior to demolition.

INSPECTOR: M. Ruiz **DATE OF INSPECTION:** 07/06/2026

ORIGIN ID: SCFA (480) 271-8852

PROGRESS RESIDENTIAL
7500 N DOBSON RD STE 121

SCOTTSDALE, AZ 85256
UNITED STATES US

SHIP DATE: 03AUG26
ACTWGT: 5.12 LB
CAD: 262214867/FAP12208
DIMS: 13x12x3 IN

BILL SENDER

TO **ATTN: INCOMING MAIL C/O PROGRESS RE**
CANON
4897 W LAKE PARK BLVD STE 100

SALT LAKE CITY UT 84120

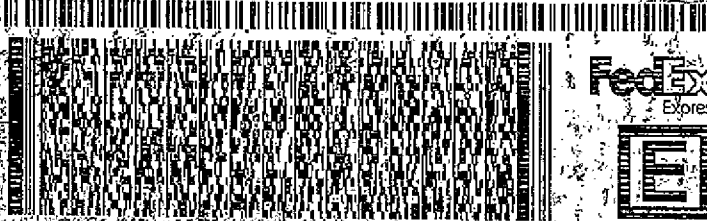
(480) 271-8852

REF: PROCESSING

INV

PO

DEPT



TUE - 04 AUG 10:30

TRK#
02013

8752 7162 9986

PRIORITY OVERNIGHT

WL BTFA

8412

UT-US SLC



4845 TUE 08/04 08:18 8/89/54
CANON
4897 W LAKE PARK BLVD
STE 100
WEST VALLEY CITY UT 84120-8206-25
PRIORITY OVERNIGHT
636-3551
ETP: 1 89:PD:100:Y
1001891/304600084120008/52/1620086