



1618 HARVARD ST – RESIDENTIAL & ACCESSORY STRUCTURE

- Substandard case started 4/23/2025.

Structures deemed substandard based on the following findings:

- Structures do not meet the minimum requirements and standards as set forth in the International Property Maintenance Code.
- Exterior of the structures are not in good repair, are not structurally sound, and do not prevent the elements or rodents from entering the structures.
- Interior of the structures are not in good repair, are not structurally sound, and are not in a sanitary condition.
- Structures are unfit for human occupancy and found to be dangerous to the life, health, and safety of the public

City Recommendation: Demolition of the residential & accessory structure (Building Survey attached)

Property located in a residential area and a main thoroughfare street. (Greenwood Dr.)

According to NCAD, Amaya Elizardo A and Maria R Amaya took possession of property 7/21/1998.

Case, Abatement, and Citation History

Total number of Code complaints: 0

Total number of cases: 5

Owner Compliance: 1

City Abatements: 1

Citations issued: 0



1618 HARVARD ST – RESIDENTIAL & ACCESSORY STRUCTURE

Date	Case Type	Violation(s)	Status
08/14/2025	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	In progress
04/30/2025	Substandard Structure	Main structure unfit for human occupancy	In progress
09/05/2024	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
06/30/2020	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
06/18/2018	Vacant Building	Tall weeds and litter and solid waste	Expired

Abatement history for 1618 Harvard St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 05/21/2025	\$899 / \$125	Tall Weeds

Total: \$1024



1618 HARVARD ST – RESIDENTIAL & ACCESSORY STRUCTURE

CCPD calls to property:

Nature of Call	1618 Harvard St.
Disturbance	4
On View Investigation	2
Overdose of Alcohol or Drugs	1
Quality of Life	1
Broadcast Info Law Enforcement Only	1
Burglary	1
Intentionally Harming Oneself	2
Grand Total	12

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
		Property owners are deceased
04/21/2025	Eloy Amaya , Sandra Amaya and Nina flores	Code officer D. Rohde went to property with CCPD DPO Aaron Schmidt and another patrol officer for a separate complaint about litter and solid waste and very high grass. Son of deceased owners, Eloy Amaya was present at the time of the inspection. Eloy gave a false name to officer Schmidt to cover up some tickets that he had. Officer Schmidt was not happy with the lie, and we started to ask what his real name was and finally got the right information. Eloy stated that he is the son of the deceased homeowners of the property. Eloy stated that he stays at the property from time to time and that he does not have any documentation to show that he has any ownership to the property. Eloy stated his sisters Nina and Sandra had documentation. Officer Schmidt called



1618 HARVARD ST – RESIDENTIAL & ACCESSORY STRUCTURE

		Sandra Amaya, and we spoke to Sandra on the phone. Sandra stated that her sister Nina had power of attorney and would have the most documentation, but she did not have anything to prove that she had any kind of ownership to the property. Eloy stated that his sister Nina lived on Sherman street a couple of streets away. they drove to Nina's house and made contact with her and explained that the property was a vacant building with several code violations and is in severe disrepair with no active utilities and that Eloy said she had all the documentation. Nina stated that she only had power of attorney of her mother's meds and hospital rights not the actual property. Nina also stated that her parents did not leave a will and that none of the siblings have petitioned the courts to get the property into their names. Nina stated that she does not have a deed or title for the property and cannot show any kind of documentation of ownership to the property in question. Nina stated that she does not want anything to do with the property and in the future if she wants to get it into her name, she will go through the legal process to get the property changed into her name. upon leaving Nina's property Sandra Amaya showed up and they spoke to her as well. they told her that Nina was not able to show us any kind of documentation or anything showing the ownership to property 1618 Harvard. Sandra stated that she hasn't gone over there since her parents passed away two years ago and that she knew her brother would go over there sometimes
--	--	---

11/3/2025

Code Compliance Supervisor: Roland Maldonado

Case# V255943-043025

Property Owner: Amaya Elizardo A and Maria R Amaya

Address (☒Residential ☐Commercial): 1618 Harvard St

Staff Recommendation(s): **Demolition**

☒Residential Structure

☒Accessory Structure(s)

☐Commercial Structure only

☐Commercial and Accessory Structure

Under the provisions of Section 13-22 (H)(1)(c) of the Corpus Christi Property Maintenance Code and due to substandard and dilapidated condition of the structure(s), a hazard to the health, safety, and welfare of the public is henceforth declared.

Therefore, the owner be required to **demolish** the residential and accessory structure(s) within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish.

Notices

1. Letters of substandard conditions sent by certified mail.
2. Final notice sent by certified mail.
3. Certified letter of hearing sent by certified mail
4. Notice of hearing published in newspaper.

Additional

1. Owner Deceased: ☐ No ☒ Yes If deceased verification by: ☒Obituary ☐Death Certificate
2. Structure Entered by: ☐Search Warrant ☐Consent Given by: Owner ☒Unsecure
3. Taxes due: ☒ Current ☐Past due -Amount owed:
4. Utilities: ☐Active ☒Inactive-Last active date: 5/7/15
5. Year Structure Built: 1957
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday October 27,2025

Building Standards Board
City of Corpus Christi
2406 Leopard St.
Corpus Christi, Texas 78408

RE: 1618 HARVARD ST (Residential & Accessory Structure) Case # V255943-043025

**OWNER: AMAYA ELIZARDO A AND MARIA
R AMAYA**

**Code Compliance Supervisor
Roland Maldonado**

Dear Board Members:

Pursuant to Article II and in accordance with Section 13-22(B), of the Corpus Christi Property Maintenance Code, this Department has initiated and prepared the above listed case for your review and consideration. On **April 23, 2025**, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

Staff recommends a hearing be set for not less than ten (10) days or more than forty-five (45) days from the date of this complaint. At this hearing staff recommendation for the above listed property will be repair/**demolition**.

If you have any questions concerning the above, please call (361) 826-3046.

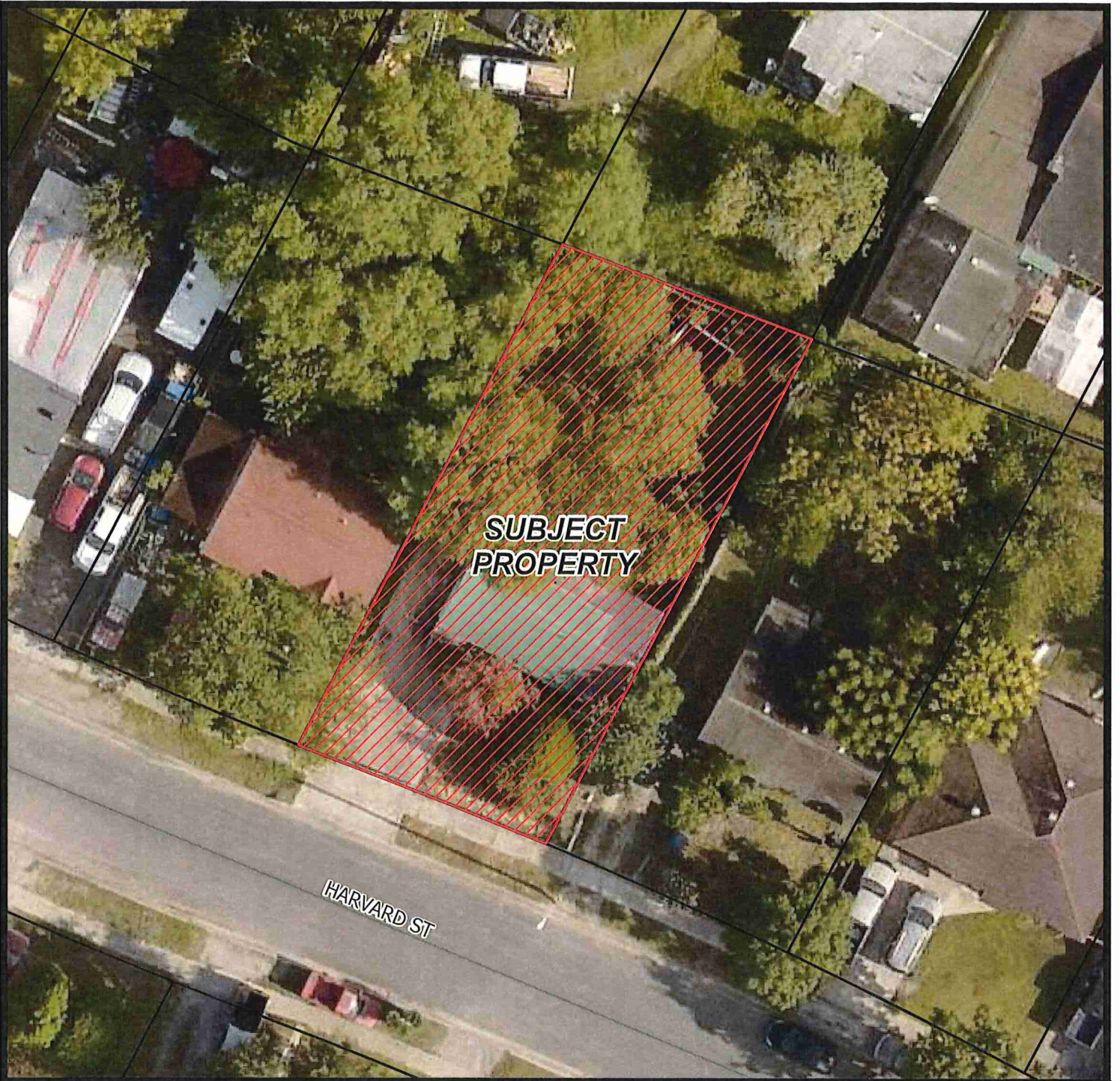


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

cc: Carlos Martinez, John Solberg, Merced V. Pena, William B. Ewing Jr,
Chic G. Henderson, Lynne Hurlburt

CASE TIMELINE FOR 1618 HARVARD ST

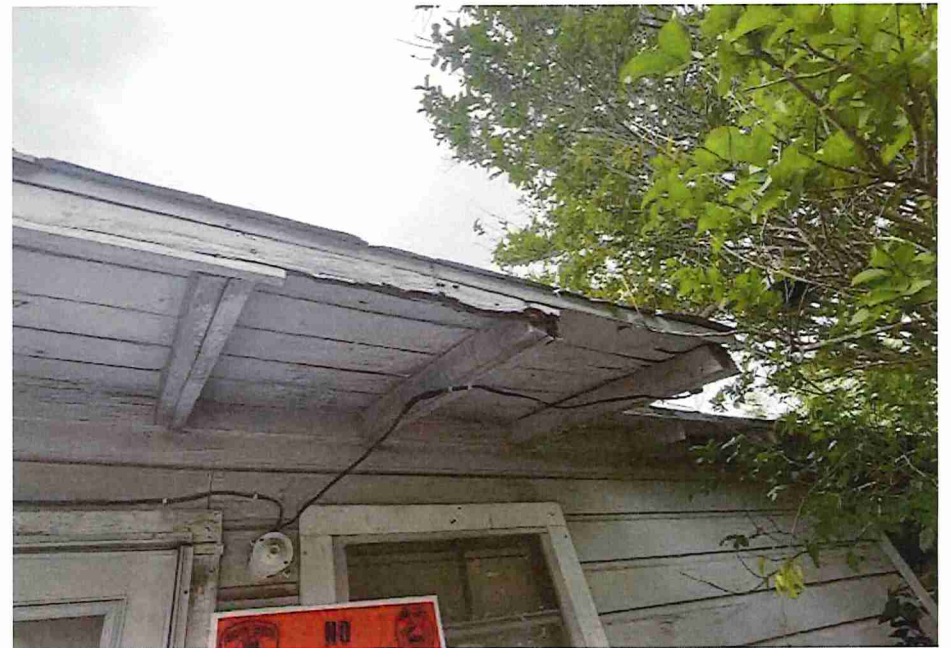
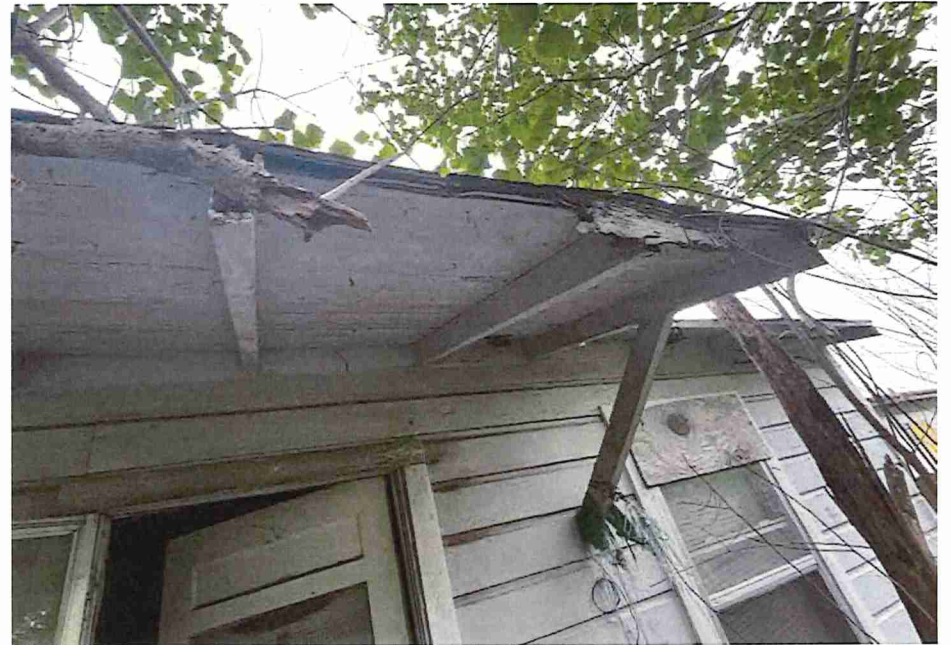
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	4/23/2025	n/a	n/a
Initial Inspection Completed	4/23/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	5/9/2025	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)
Notice of Violation Posted in Newspaper	9/12/2025 & 9/15/2025	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(A) & (D)(3)
Deadline to comply with Newspaper Notice of Violation	9/16/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	5/14/2025	Return mail rec'vd 5/14/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	9/22/25-9/26/25 & 9/29/25-10/3/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)
Deadline to comply with Mailed Notice of Violation	6/10/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	9/16/2025	Not less thans 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	10/27/2025	When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)(2)
Notice of Hearing Mailed to Last Known Address	10/28/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	10/27/2025 & 10/28/2025	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(C) & (D)(3)
Notice of Hearing Filed with County Clerk	10/27/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€
Returned Notice of Hearing Posted at Front Door of Property	11/10/25-11/14/25 & 11/17/25-11/19/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	11/14/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	11/20/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

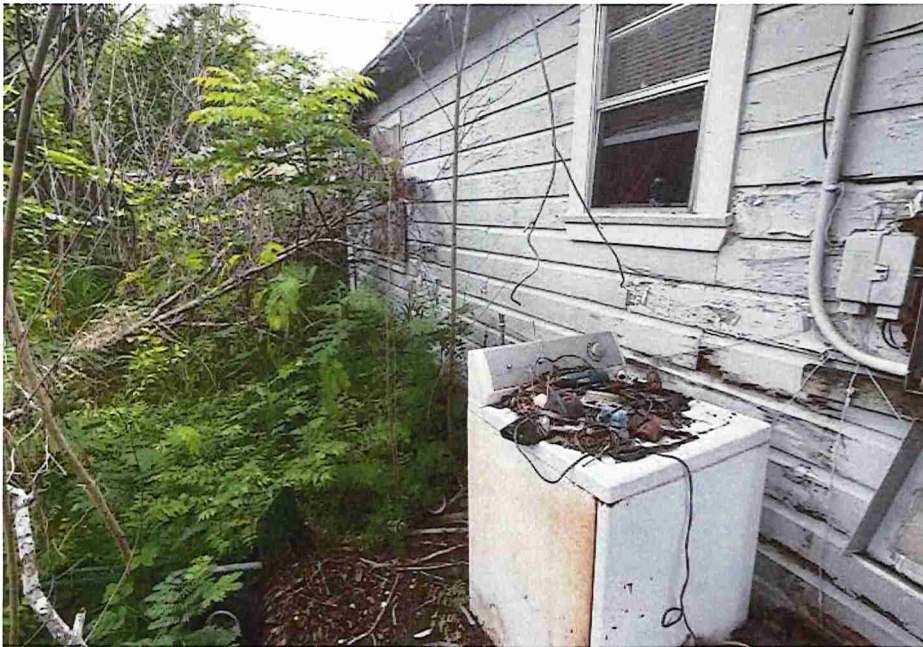


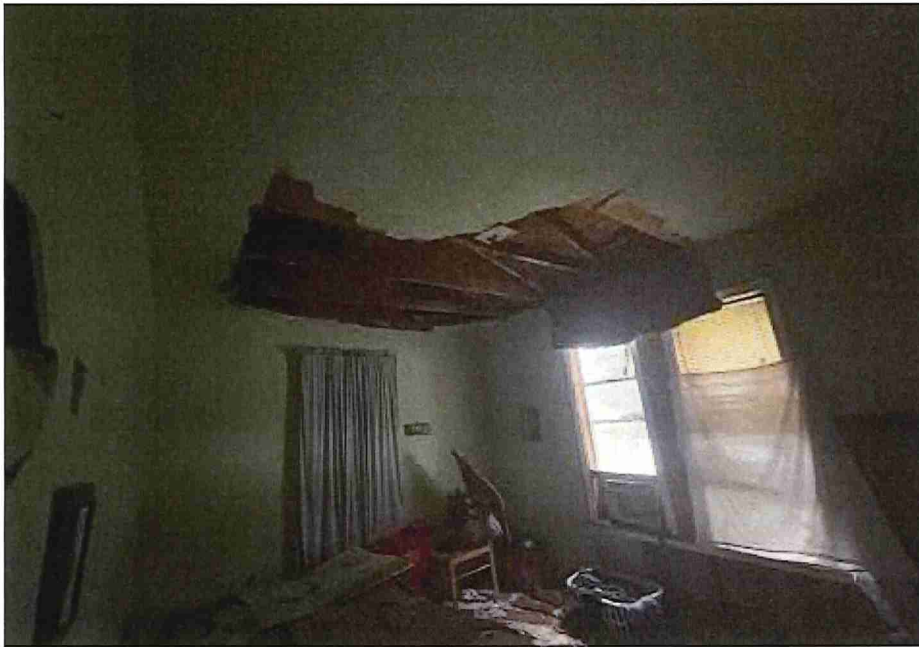
1618 HARVARD

Aerial View





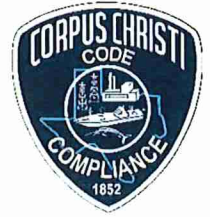








CODE ENFORCEMENT DIVISION ACCESSORY BUILDING SURVEY



Address: 1618 HARVARD ST
Legal Description: CHULA VISTA BLK 5 LOT 5
Tax Account No: 158500050050
Property Owner: AMAYA ELIZARDO A AND MARIA
Mailing Address: R AMAYA
City, State, Zip: CORPUS CHRISTI, TX 78416

Inspection Date: 4/23/2025
Zoning District:
Compliance Officer: Grace Elledge
Placard Date: 4/23/2025
Case No: V255943-043025

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits required: Building Plumbing Electrical Mechanical Fire Other:

Accessory Structure Type: Wood Frame Masonry Fire Damage
(302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)

Roof Type:
☐ Rotten
☒ Loose
☐ Torn
☐ Holes
☐ Missing
☐ Other:

Wall Type:
☐ Rotten
☒ Leaning
☐ Buckled
☒ Missing
☒ Other:

Foundation Type:
☐ Sunken
☐ Cracked
☐ Rotten
☐ Other:

City of Corpus Christi – BUILDING SURVEY

Account Number: 158500050050

Inspection Date: 4/23/2025

Zoning Use: RS-6

Revised Date: 04/23/2025

Officer: Steven Arredondo

Property Address: 1618 HARVARD ST

Legal Description: CHULA VISTA BLK 5 LOT 5

Owner: AMAYA ELIZARDO A AND MARIA

Mail to: R AMAYA

City, State, Zip: CORPUS CHRISTI, TX 78416

☒ Dwelling ☐ Commercial ☐ Accessory ☐ Sq. Ft. 1 ☐ Story
☒ Wood Frame ☐ Masonry ☐ Fire Damage 1 ☐ # of Units ☒ Inside Inspection
☒ Vacant ☐ Occupied ☒ Open ☒ Placard
Placard Posted on: 4/23/2025

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits Required:

☐ Building ☐ Plumbing ☐ Electrical ☐ Mechanical
☐ Fire ☐ Health ☐ Other:

Smoke Alarms:

☐ Missing ☐ Inoperative ☐ Improperly Located ☐ Additional Alarms Required

OUTSIDE WALL:

(304.1, 304.2 304.4 & 304.6)

Type:

☐ Charred Wood
☒ Rotten Wood
☒ Rotten Corner Boards
☒ Missing Boards
☒ Badly in Need of Paint
☒ Siding Broken / Missing
☒ Holes
☒ Cracks
☐ Buckled
☐ Leans
☐ Missing Brick
☐ Loose Brick
☐ Damaged Exterior Trim
☐ Other:

ROOF:

(304.1 & 304.7)

Type:

☐ Charred Wood
☒ Rotten Eaves
☒ Rotten Rafter Tails
☐ Rotten Decking
☒ Missing Shingles
☒ Deteriorated Shingles
☐ Leaks
☐ Sags
☐ Buckled
☐ Collapsed
☐ Worn
☐ Torn
☐ Holes
☐ Other:

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

☐ Inadequate Support
☐ Rotten Wood
☐ Piers Lean
☐ Piers Missing
☐ Cracks/Perimeter Wall
☐ Cracks/Slab
☐ Pads Missing/Cracked
☐ Missing Skirting
☐ Missing Access Cover
☐ Exposed Sills
☐ Rotten Sills
☐ Damaged Floor Joist
☐ Sagging Floor Joist
☐ Other:

WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17)

☐ Charred Wood
☐ Broken Glass
☐ Missing Screens
☐ Torn Screens
☐ Missing / Broken Sash
☐ Do Not Open
☒ Rotten Sills
☒ Rotten / Broken Frames
☐ Other:

PORCHES: (304.1, 304.2, 304.10, 304.12, 305.4, 305.5 & 307.1)

☐ Charred Wood
☐ Missing / Broken Boards
☐ Loose
☒ Rotten Wood
☒ Inadequate Support
☐ Support Post Missing
☐ Support Post Loose
☐ Faulty Weather Protection
☐ Other:

DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)

☐ Charred Wood
☐ Missing
☒ Damaged
☒ Poor Fit
☐ Damaged / Missing Screen(s)
☐ Off Hinges
☐ Blocked Exit
☐ Rotten
☐ Other:

STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)

☐ Charred Wood
☐ Rotten Wood
☐ Missing Boards
☒ Inadequate Support
☐ Missing Handrails
☐ Faulty Weather Protection
☐ Other:

PLUMBING: BATHTUB / SHOWER

(403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1, & 505.3)

☐ Missing
☐ Faucets Loose / Broken / Missing
☐ No Anti-Siphon Faucets
☐ Missing Overflow Plate
☐ Missing Tap
☐ Missing Shower Head
☐ Not Vented
☒ Disconnected
☐ Stopped Up
☐ Damaged Shower Stall
☐ Other:

PLUMBING: WATER CLOSET

(404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

☐ Missing
☐ No Anti-Siphon Ballcock
☐ Stopped Up
☐ Poorly Anchored
☐ Seeps Around Bowl
☐ Water Supply Line Leaks
☐ Flush Ell Leaks
☐ Runs Constantly
☐ Tank Broken / Cracked
☐ Bowl Broken / Cracked
☒ Disconnected
☐ Missing Flush Handle
☐ Missing Flapper
☐ Urinal; No Back-Flow Preventive
☐ No Elongated Bowl / Open-end Seat
☐ Other:

WATER HEATER:

(505.4, 603.1, 603.2, 603.3, 603.4 603.5 & 603.6)

☐ Gas
☐ Electric
☐ Missing
☒ Disconnected
☐ Temperature Pressure Release Valve Missing
☐ Temperature Pressure Release Valve Broken
☐ Drain Line Missing
☐ Not Approved Pipe
☐ Not Extended Outside
☐ Elbowed Down
☐ Vent Missing / Loose
☐ No Double Wall Pipe / Attic
☐ Nonconforming Vent
☐ Inadequate Combustion Air
☐ Thermostat Missing / Damaged
☐ No Gas Cut Off
☐ Missing Firebox Door
☐ Gas Supply Line Not Approved Pipe
☐ Gas Fired – Located in Bathroom
☐ Gas Fired – Located in Bedroom
☐ Fire Damaged
☐ Other:

LAVATORY: (404.4.3, 502.1, 502.2, 502.3
502.4, 504.1, 504.2, 504.3, 505.1.1,
506.1 & 506.2)

- ☐ Missing
☐ No Anti-Siphon Faucets
☐ Faucets Leak / Broken / Missing
☐ "P" Trap Leaks / Missing
☐ Defective Trap
☐ Stopped Up
☐ Water Supply Line Leak
☐ Loose from Wall
☐ Nonconforming Waste Line
☒ Disconnected
☐ Other:

KITCHEN SINK: (305.1, 305.3, 502.1,
505.1.1, 506.1 & 506.2)

- ☐ Defective Trap
☐ Faucets Loose / Broken
☐ Faucets Missing
☐ "P" Trap Rubber Hose
☐ Trap Leaks / Missing
☐ Stopped Up
☒ Disconnected
☐ Damaged Counter Top
☐ Damaged Back Splash
☐ Other:

ELECTRICAL SERVICE: (604.1, 604.2
604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1
605.1, 605.2 & 605.3)

- ☐ Service Panel Burned
☐ Service Missing
☐ Service Appears Below Code
☐ Two-Wire Service
☐ Inadequate
☐ Defective
☒ Disconnected
☐ Service Not Grounded
☐ Missing Breakers / Fuses
☐ Missing Interior / Exterior Panel Cover
☐ Exposed Wiring
☐ Nonconforming Wiring in Panel
☐ Drops Too Low
☐ Other:

GAS SYSTEM: (602.1, 602.2, 602.3, 602.5
603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)

- ☐ Gas Pressure Test Required
☐ Gas Leak
☐ Line Appears to Enter Building Below Grade Level
☐ Gas Supply Not Approved Pipe
☐ Rubber Hose to Space Heaters
☐ Non-Rigid Pipe Run Through Partition Wall
☐ Other:

PLUMBING MISCELLANEOUS:

(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)

- ☐ Open Clean Out / Water Leak; Yard / Under House
☐ Vent Stack Missing / Broken
☐ Vent Stack Not Extended Through Roof
☐ Rain Guard Damaged / Missing
☐ Exposed Exterior PVC Pipe
☐ PVC Water Supply Lines
☐ Washer No "P" Trap / Not Vented / Not Cut Offs
☐ Sewer Line Stopped Up
☐ Sewer Running Out on Ground
☐ Other:

INSIDE WALLS AND CEILINGS:

(305.1, 305.2, 305.3 & 404.3)

- ☐ Charred Wood
☒ Paint Deteriorated
☒ Cracks
☒ Holes
☐ Torn Wallpaper
☒ Damaged Paneling
☒ Sheetrock Broken / Missing / Holes, 506.1 & 506.2
☐ Sheetrock Mildewed / Buckled
☒ Ceiling Damaged / Missing
☒ Water Damaged / Smoke Damaged
☐ Impervious Material Around Tub
☐ Enclosure Damaged / Missing
☐ Walls Around Tub Not Water Resistant
☐ Inadequate Ceiling Height
☐ Other:

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

- ☐ Burned Wiring / Plugs / Switches
☐ Burned Fixtures
☐ Less Than 1 Duplex Recept. /20 liner ft-
☐ Bedroom/Living Rm/Dining Rm/Den/Kitchen
☐ No Small Appliance Circuits Over Kitchen
☐ Counter Space with GFCI
☐ Only One Small Appliance Circuit Over Kitchen
☐ Counter Space with NO GFCI
☐ Kitchen Appliance Circuits – No GFCI
☒ Plugs Missing / Loose / Broken
☒ Switches Missing / Loose / Broken
☒ Fixtures Missing / Loose / Broken
☒ Missing Switch Cover / Plug Covers
☐ Extension Cords in Place of Permanent Wiring
☐ Bathroom Circuit NO GFCI
☐ Conduit Broken / Loose / Missing
☐ No Separate Circuit For
☐ No Disconnect for Air Conditioner
☒ Exterior Lights Missing; Front / Back / Side
☒ Porch Lights Broken / Missing / Loose
☐ Other:

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

- ☐ Vented Wall Heater Damaged / Missing
☐ Floor Furnace Damaged / Missing
☐ Nonconforming Gas Line to Space Heater
☐ Wall Heater with No Vent in Bathroom
☐ Thermostat Damaged / Missing
☐ Gas-Fired Heating Appliance within 2' of
☐ Tub / Shower / Water Closet
☐ Condensing Unit Damaged / Missing
☐ No Vent Fan or Window in Bathroom
☐ Vent Fan Missing / Not Operable
☐ Heat with No Vent in Commercial Building
☐ Fire Damage
☐ Other:

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

- ☐ No Hot and Cold Water Supply
☒ Insect, Roach, Rodent Infestation
☐ Lacks Adequate Garbage Containers
☐ Other:

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

- ☐ Charred Wood
☒ Rotten Wood
☐ Missing Boards
☐ Holes
☐ Cracks
☒ Not Level
☐ Buckled
☐ Torn
☐ Damaged
☐ Other:

ACCESSORY SURVEY:

(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)

- TYPE: _____
☐ Roof Type:
☐ Rotten
☐ Loose
☐ Torn
☐ Holes
☐ Missing
☐ Walls Type:
☐ Rotten
☐ Leaning
☐ Buckled
☐ Missing
☐ Other:

- ☐ Foundation Type:
☐ Sunken
☐ Rotten Sills
☐ Other:

VIOLATION(S): 1618 HARVARD ST:

108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found to be an unlawful structure, the structure or equipment shall be deemed a threat to the public health, safety or welfare.

108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

302.7 Accessory structures. All accessory structures, including detached garages, shall be maintained structurally sound and in good repair.

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

305.3 Interior surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

504.1 General. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, toilet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered

and cold running water in accordance with the International Plumbing Code as adopted and amended by the City.

Exceptions: Facilities constructed lawfully without hot water.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Exception: 1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provide that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code as adopted and amended by the City.

2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes. Exception: Electric service may be maintained if installed lawfully.

605.1 Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

605.2 Receptacles. Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.



CASE DOCUMENTATION FOR VIOLATION LETTERS MAILED FOR BSB HEARING

[ALL LETTERS ARE MAILED CERTIFIED AND FIRST CLASS]

Case No: B1 Letters, V255943-043025

ADDRESS: 1618 HARVARD ST

Tax Account No: 1585-0005-0050

LAST UPDATED ON: Monday, June 02, 2025

Owner(s): AMAYA ELIZARDO A AND MARIA R AMAYA

LETTERS MAILED from 5/8/-5/8/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
AMAYA ELIZARDO AND MARIA R AMAYA 1618 HARVARD ST CORPUS CHRISTI TX 78416	Owner	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 6/2/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF AMAYA ELIZARDO AND MARIA R AYAMA 1618 HARVARD ST CORPUS CHRISTI TX 78416	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ELIZARDO AMAYA JR 1618 HARVARD ST CORPUS CHRISTI TX 78416	Owner	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF ELIZARDO AMAYA JR 6162 MISTY MEADOW RD APT 401 CORPUS CHRISTI TX 78414	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/14/2025 RETURN TO SENDER NOT DELIVERBALE AS ADDRESSED UNABLE TO FORWARD
UNKNOWN HEIRS OF ELIZARDO AMAYA JR 1618 HARVARD ST CORPUS CHRISTI TX 78416	DECEASED OWNER UNKNOWN HEIRS	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
EMILIO R AMAYA 1618 HARVARD ST	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25

CORPUS CHRISTI TX 78416		RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
EMILIO R AMAYA 3530 XANADO ST CORPUS CHRISTI TX 78415	Heir	B1 Letter Mailed on 5/8/2025 SIGNED RETURN GREEN CARD DATE OF DELIVERY 5-9-28
VENINA A FLORES AKA NINA FLORES 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 6/2/25 RETURN TO SENDER UNCLAIMED UNABLE TO FRWARD
VENINA A FLORES AKA NINA FLORES 1606 SHERMAN ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 6/2/25 RETURN TO SENDER UNCLAIMED UNABLE TO FRWARD
EDUARDO R AMAYA 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
EDUARDO R AMAYA PO BOX 189 MODESTO, CA 95353-0189	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/22/25 RETURN TO SENDER ATTEMPTED-NOT KNOWN UNABLE TO FORWARD
SANDRA A QUEZADA AKA SANDRA AMAYA 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
SANDRA A QUEZADA AKA SANDRA AMAYA 4426 MISTLETOE DR CORPUS CHRISTI TX 78411	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 6/2/25 RETURN TO SENDER UNCLAIMED UNABLE TO FRWARD
ELOY R AMAYA 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 CERT RETURN MAIL REC'VD 5/27/2025 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD

UNKNOWN HEIRS OF ELIZARDO AMAYA JR 6162 MISTY MADOW RD APT 401 CORPUS CHRISTI TX 78414	Heir	B1 Letter Mailed on 5/8/2025 CERT RETURN MAIL REC'VD 5/14/2025 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
NINA FLORES 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ERNEST AMAYA 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
LARRY AMAYA 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
LARRY AMAYA 6162 MISTY MEADOW RD APT 401 CORPUS CHRISTI TX 78414	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/14/225 LARRY AMAYA RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
LEONARD AMAYA 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
LEONARD AMAYA 6162 MISTY MEADOW RD APT 401 CORPUS CHRISTI TX 78414	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF MARIA R AMAYA 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF AMAYA ELIZARDO	Heir	B1 Letter Mailed on 5/8/2025

1618 HARVARD ST CORPUS CHRISTI TX 78416		RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF ELIZARDO AMAYA JR 1618 HARVARD ST CORPUS CHRISTI TX 78416	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
UNKNOWN HEIRS OF ELIZARDO AMAYA JR 6162 MISTY MEADOWS RD APT 401 CORPUS CHRISTI TX 78414	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ERNEST AMAYA AKA ERNEST AMAYA 314 KNICKERBOCKER ST APT 7 CORPUS CHRISTI TX 78418-3438	Heir	B1 Letter Mailed on 5/8/2025 RETURN MAIL REC'VD 5/27/25 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD