

#### 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	In progress
		waste and sidewalks, curbs	1 mass 1 100 1
		and gutters	
04/30/2025	Substandard	Main structure unfit for	In progress
	Structure	human occupancy	***
09/05/2024	Vacant Building	Tall weeds, litter and solid	Expired
		waste and sidewalks, curbs	
		and gutters	
06/30/2020	Vacant Building	Tall weeds, litter and solid	Expired
		waste and sidewalks, curbs	
		and gutters	
06/18/2018	Vacant Building	Tall weeds and litter and solid	Expired
		waste	

## Abatement history for 1618 Harvard St.

<u>Date</u>

Cost/Admin Fee

Case Type

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



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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

11/3/2	025
Code C	Compliance Supervisor: Roland Maldonado
Case# \	V255943-043025
Proper	ty Owner: Amaya Elizardo A and Maria R Amaya
Addres	ss ( Residential Commercial): 1618 Harvard St
Staff Re	ecommendation(s): Demolition
⊠Resi	dential Structure   ☑Accessory Structure(s)
□Com	mercial Structure only
due to	the provisions of Section 13-22 (H)(1)(c) of the Corpus Christi Property Maintenance Code and substandard and dilapidated condition of the structure(s), a hazard to the health, safety, and e of the public is henceforth declared.
	ore, the owner be required to <b>demolish</b> the residential and accessory structure(s) within thirty lys. If demolition is not started and completed as required, then the City be authorized to sh.
<u>Notices</u>	<u>S</u>
1. 2. 3. 4.	Letters of substandard conditions sent by certified mail.  Final notice sent by certified mail.  Certified letter of hearing sent by certified mail  Notice of hearing published in newspaper.
Additio	onal
1. 2. 3. 4. 5.	Owner Deceased:  No  Yes If deceased verification by:  Obituary  Structure Entered by:  Search Warrant  Consent Given by: Owner  Taxes due:  Current  Past due -Amount owed:  Utilities:  Active  Inactive-Last active date: 5/7/15  Year Structure Built: 1957  Lawsuits:  Yes  No

□No

7. Code Enforcement Maintaining Property: ⊠Yes

#### **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.

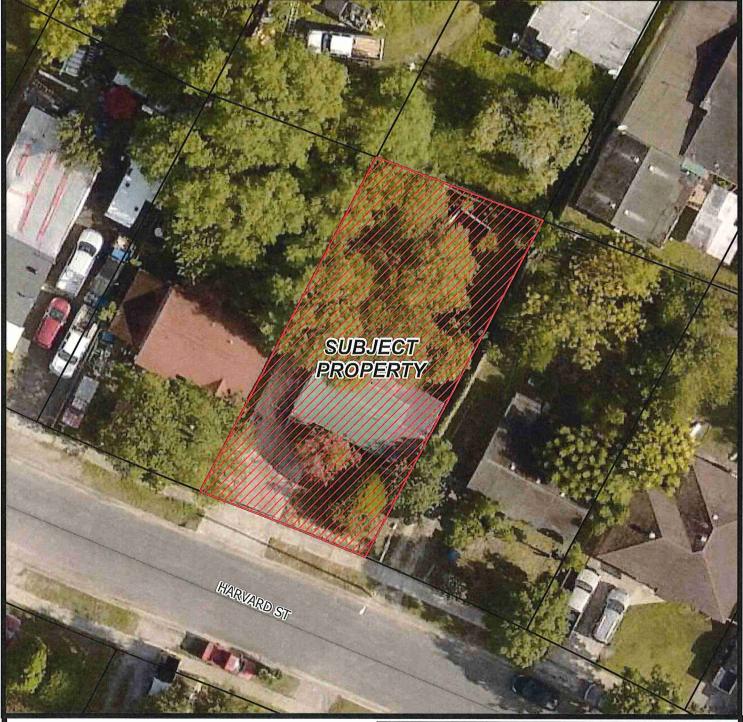
Roland Maldonado

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





































\_Rotten \_Other:

## **CODE ENFORCEMENT DIVISION**

## **ACCESSORY BUILDING SURVEY**



Address:	1618 HARVA	RD ST					
Legal Description:	CHULA VISTA BLK 5 LOT 5						
Tax Account No:	1585000500	50					
Property Owner:	AMAYA ELIZA	ARDO A AND MA	RIA				
Mailing Address:	R AMAYA						
City, State, Zip:	CORPUS CHR	RISTI, TX 78416					
Inspection Date: Zoning District:	4/23/2025						
Compliance Officer:	Grace Elledge	e					
Placard Date:	4/23/2025						
Case No:	V255943-043	3025					
Corrections must be mand/or ordinances of the Electrical, Mechanical,	he City of Corp	ous Christi. The f					
Permits required:	Building	Plumbing	Electrical	Mechanical	Fire	Other:	
Accessory Structure Ty	<u>pe</u> :		Wood Frame	Masonry	Fire D	amage	
(302.7, 304.1, 304.2, 304.4	, 304.5, 304.6, 3	04.7, 305.1 & 305.2	)				
Roof Type:							
Rotten							
X Loose							
Torn							
Holes							
Missing							
Other:							
Wall Type:							
Rotten							
XLeaning							
Buckled							
XMissing							
XOther:							
Foundation Type:							
Sunken							
Cracked							

# 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	Г		
Legal Description: CHULA VISTA BLK	5 LOT 5		
Owner: AMAYA ELIZARDO A AND MA	ARIA		
Mail to: R AMAYA			
City, State, Zip: CORPUS CHRISTI, T.	X 78416		
XDwellingComm XWood FrameMasor XVacantOccup Placard Posted on: 4/23/2025		Sq. Ft. 1 1# of Units X XPlacard	Story Inside Inspection
Corrections must be made to the ite Code and/or ordinances of the City Plumbing, Electrical, Mechanical, Fi  Permits Required:BuildingPlumbFireHealth	of Corpus Christi. The follow. re, Health and Zoning.	·	
Smoke Alarms:  Missing Inoper	rativeImproperly Lo	ocated Additional Al	arms Required
OUTSIDE WALL: (304.1, 304.2 304.4 & 304.6) Type: Charred Wood X Rotten Wood X Rotten Corner Boards X Missing Boards X Badly in Need of Paint X Siding Broken / Missing X Holes X Cracks Buckled Leans Missing Brick Loose Brick Damaged Exterior Trim	ROOF: (304.1 & 304.7) Type: Charred Wood X_Rotten Eaves X_Rotten Rafter Tails Rotten Decking X_Missing Shingles X_Deteriorated Shingles Leaks Sags Buckled Collapsed Worn Torn Holes	FOUNDATIO (304.1, 304.4 Type: Inadequate S Rotten Wood Piers Lean Piers Missing Cracks/Perir	DN: 4 & 304.5) Support d g neter Wall g/Cracked ting ess Cover s
Other:	Other:	Other:	

X X	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  X  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  XDamaged  XPoor FitDamaged / Missing Screen(s)  Off Hinges Blocked Exit Rotten Other:
	STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)		ATHTUB / SHOWER 02.2, 502.3, 504.1, 504.2, 504.3, 505.1.1,
	Charred Wood	Missing	
	Rotten Wood		Broken / Missing
	Missing Boards	No Anti-Siphon I	
<u>X</u>	Inadequate Support	Missing Overflow	w Plate
	Missing Handrails Faulty Weather Protection	Missing Tap	Hand
	Other:	Missing Shower Not Vented	Head
-	Other.	X Disconnected	
		Stopped Up	
		Damaged Show	er Stall
		Other:	
	PLUMBING: WATER CLOSET	WATER HEATE	
	(404.4.3, 502.1, 502.2, 502.3, 502.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 &		03.2, 603.3, 603.4 603.5 & 603.6)
	Missing	Gas	
	No Anti-Siphon Ballcock	Electric	
-	Stopped Up	Missing	
	Poorly Anchored	XDisconnected	
	Seeps Around Bowl		essure Release Valve Missing
-	Water Supply Line Leaks		essure Release Valve Broken
-	Flush Ell Leaks Runs Constantly	Drain Line Missi Not Approved Pi	_
-	Tank Broken / Cracked	Not Extended O	
	Bowl Broken / Cracked	Elbowed Down	utside
X	Disconnected	Vent Missing / Lo	oose
	 Missing Flush Handle	No Double Wall	
	Missing Flapper	Nonconforming \	Vent
	Urinal; No Back-Flow Preventive	Inadequate Com	bustion Air
	No Elongated Bowl / Open-end Seat	Thermostat Miss	sing / Damaged
	Other:	No Gas Cut Off	
		Missing Firebox	
			Not Approved Pipe
		Gas Fired – Loca	
	ė.	Gas Fired – Loca	aled III Bedroom
		Fire Damaged Other:	
		Ouici.	

	<b>LAVATORY:</b> (404.4.3, 502.1, 502.2, 502.3 502.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)	<b>GAS SYSTEM:</b> (602.1, 602.2, 602.3, 602.5 603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	Missing	Gas Prossure Test Poquired
	No Anti-Siphon Faucets	Gas Pressure Test Required Gas Leak
	Roucets Leak / Broken / Missing	
	P' Trap Leaks / Missing	Line Appears to Enter Building Below Grade LevelGas Supply Not Approved Pipe
	Defective Trap	Rubber Hose to Space Heaters
	Stopped Up	Non-Rigid Pipe Run Through Partition Wall
	Water Supply Line Leak	Other:
	Loose from Wall	other.
	Nonconforming Waste Line	
X	Disconnected	
	Other:	
	KITCHEN SINK: (305.1, 305.3, 502.1,	PLUMBING MISCELLANEOUS:
	505.1.1, 506.1 & 506.2)	(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
	Defective Trap	Open Clean Out / Water Leak; Yard / Under House
	Faucets Loose / Broken	Vent Stack Missing / Broken
	Faucets Missing	Vent Stack Not Extended Through Roof
	"P" Trap Rubber Hose	Rain Guard Damaged / Missing
	Trap Leaks / Missing	Exposed Exterior PVC Pipe
	Stopped Up	PVC Water Supply Lines
X	Disconnected	Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top	Sewer Line Stopped Up
	Damaged Back Splash	Sewer Running Out on Ground
	Other:	Other:
	ELECTRICAL SERVICE: (604.1, 604.2	INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1	(305.1, 305.2, 305.3 & 404.3)
	605.1, 605.2 & 605.3)	
	Service Panel Burned	Charred Wood
	Service Missing	XPaint Deteriorated
	Service Appears Below Code	XCracks
	Two-Wire Service	XHoles
	Inadequate	Torn Wallpaper
	Defective	XDamaged Paneling
X	Disconnected	XSheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded	Sheetrock Mildewed / Buckled
	Missing Breakers / Fuses	XCeiling Damaged / Missing
	Missing Interior / Exterior Panel Cover	XWater Damaged / Smoke Damaged
	Exposed Wiring	Impervious Material Around Tub
	Nonconforming Wiring in Panel	Enclosure Damaged / Missing
	Drops Too Low	Walls Around Tub Not Water Resistant
	Other:	Inadequate Ceiling Height
		Other:

	SYSTEM:	INTERIOR FLOORS:
	(604.3.2. 604.3.2.1, 605.1, 605.2 & 605.3)	(305.1, 305.2, 305.3 & 305.4)
	Burned Wiring / Plugs / Switches	Charred Wood
	Burned Fixtures	X Rotten Wood
	Less Than 1 Duplex Recept. /20 liner ft-	Missing Boards
	Bedroom/Living Rm/Dining Rm/Den/Kitchen	Holes
-	No Small Appliance Circuits Over Kitchen	Ricks
	Counter Space with GFCI	XNot Level
	Only One Small Appliance Circuit Over Kitchen	Buckled
	Counter Space with NO GFCI	Buckled Torn
	Kitchen Appliance Circuits – No GFCI	
X	Plugs Missing / Loose / Broken	Damaged
<u>^</u>		Other:
	Switches Missing / Loose / Broken	
<u>X</u>	Fixtures Missing / Loose / Broken	
<u>X</u>	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	
<u>X</u>	Exterior Lights Missing; Front / Back / Side	
<u>X</u> -	Porch Lights Broken / Missing / Loose	
	Other:	
	MECHANICAL:	ACCESSORY SURVEY:
	(403.1, 403.2, 603.1 & 603.6)	(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)
_	Vented Wall Heater Damaged / Missing	TYPE:
	Floor Furnace Damaged / Missing	Roof Type:
	Nonconforming Gas Line to Space Heater	Rotten
	Wall Heater with No Vent in Bathroom	Loose
	Thermostat Damaged / Missing	Torn
	Gas-Fired Heating Appliance within 2' of	Holes
	Tub / Shower / Water Closet	Missing
	Condensing Unit Damaged / Missing	
-	No Vent Fan or Window in Bathroom	Walls Type:
	Vent Fan Missing / Not Operable	Rotten
	Heat with No Vent in Commercial Building	Leaning
	Fire Damage	Buckled
	Other:	Buckled Missing
	Other.	•
	UNSANITARY CONDITIONS:	Other:
		Foundation Tunes
	(308.3, 309.1, 504.1 & 505.1.2)	Foundation Type:
	No Hot and Cold Water Supply	Sunken
<u>X</u>	Insect, Roach, Rodent Infestation	Rotten Sills
	Lacks Adequate Garbage Containers	Other:
	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.

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- 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** 

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

CORPUS CHRISTI TX 78416		RETURN TO SENDER
COM OS CHMSTI TX 70410		UNCLAIMED
		UNABLE TO FORWARD
EMILIO R AMAYA	Heir	B1 Letter Mailed on 5/8/2025
	Heir	
3530 XANADO ST		SIGNED RETURN GREEN CARD
CORPUS CHRISTI TX 78415		DATE OF DELIVERY 5-9-28
VENINA A FLORES AKA NINA FLORES	Heir	B1 Letter Mailed on 5/8/2025
1618 HARVARD ST		RETURN MAIL REC'VD 6/2/25
CORPUS CHRISTI TX 78416		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FRWARD
VENINA A FLORES AKA NINA FLORES	Heir	B1 Letter Mailed on 5/8/2025
1606 SHERMAN ST		RETURN MAIL REC'VD 6/2/25
CORPUS CHRISTI TX 78416		RETURN TO SENDER
		UNCLAIMED
*		UNABLE TO FRWARD
EDUARDO R AMAYA	Heir	B1 Letter Mailed on 5/8/2025
1618 HARVARD ST		RETURN MAIL REC'VD 5/27/25
CORPUS CHRISTI TX 78416		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
EDUARDO R AMAYA	Heir	B1 Letter Mailed on 5/8/2025
PO BOX 189		RETURN MAIL REC'VD 5/22/25
MODESTO, CA 95353-0189		RETURN TO SENDER
		ATTEMPTED-NOT KNOWN
		UNABLE TO FORWARD
SANDRA A QUEZADA AKA SANDRA AMAYA	Heir	B1 Letter Mailed on 5/8/2025
1618 HARVARD ST	Hell	RETURN MAIL REC'VD 5/27/25
CORPUS CHRISTI TX 78416		RETURN TO SENDER
CONF 03 CHNISTI TX 78410		UNCLAIMED
		UNABLE TO FORWARD
CANDDA A CHEZADA AKA CANDDA ANAAVA	Hala	B1 Letter Mailed on 5/8/2025
SANDRA A QUEZADA AKA SANDRA AMAYA	Heir	
4426 MISTLETOE DR		RETURN MAIL REC'VD 6/2/25
CORPUS CHRISTI TX 78411		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FRWARD
ELOY R AMAYA	Heir	B1 Letter Mailed on 5/8/2025
1618 HARVARD ST		CERT RETURN MAIL REC'VD 5/27/2025
CORPUS CHRISTI TX 78416		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD

Hoir	B1 Letter Mailed on 5/8/2025
neir	
	CERT RETURN MAIL REC'VD 5/14/2025
	RETURN TO SENDER
	NOT DELIVERABLE AS ADDRESSED
	UNABLE TO FORWARD
Heir	B1 Letter Mailed on 5/8/2025
	RETURN MAIL REC'VD 5/27/25
	RETURN TO SENDER
	UNCLAIMED
	UNABLE TO FORWARD
Heir	B1 Letter Mailed on 5/8/2025
The control of	RETURN MAIL REC'VD 5/27/25
	RETURN TO SENDER
	UNCLAIMED
	UNABLE TO FORWARD
Heir	B1 Letter Mailed on 5/8/2025
2.24	RETURN MAIL REC'VD 5/27/25
	RETURN TO SENDER
	UNCLAIMED
	UNABLE TO FORWARD
Hair	B1 Letter Mailed on 5/8/2025
Hell	RETURN MAIL REC'VD 5/14/225 LARRY AMAYA
	RETURN TO SENDER
	NOT DELIVERABLE AS ADDRESSED
	UNABLE TO FORWARD
Heir	B1 Letter Mailed on 5/8/2025
	RETURN MAIL REC'VD 5/27/25
	RETURN TO SENDER
	UNCLAIMED
	UNABLE TO FORWARD
Heir	B1 Letter Mailed on 5/8/2025
	RETURN MAIL REC'VD 5/27/25
	RETURN TO SENDER
	UNCLAIMED
	UNABLE TO FORWARD
Heir	B1 Letter Mailed on 5/8/2025
	RETURN MAIL REC'VD 5/27/25
	RETURN TO SENDER
	UNCLAIMED
	UNABLE TO FORWARD
Heir	B1 Letter Mailed on 5/8/2025
	Heir  Heir  Heir  Heir

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