



## 1914 DELGADO ST. - RESIDENTIAL STRUCTURE

- Substandard case started 7/8/2025.

Structure deemed substandard based on the following findings:

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

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

Property located in a residential area and a main thoroughfare street. (Bernardino St)

According to NCAD, Gold Real Estate Investments LLC took possession of property 4/9/2025.

### **Case, Abatement, and Citation History**

Total number of Code complaints: 1

Total number of cases: 3

Owner Compliance: 1

City Abatements: 0

Citations issued: 8



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| Date       | Case Type             | Violation(s)  | Status         |
|------------|-----------------------|---|----------------|
| 07/08/2025 | Substandard Structure | Main structure unfit for human occupancy                            | In progress    |
| 05/27/2025 | Vacant Building       | Tall weeds, litter and solid waste and sidewalks, curbs and gutters | In progress    |
| 09/16/2024 | Vacant Building       | Tall weeds, litter and solid waste and sidewalks, curbs and gutters | Closed/Expired |

**Abatement history for 1914 Delgado St.**

| <u>Date</u> | <u>Cost/Admin Fee</u> | <u>Case Type</u> |
|-------------|-----------------------|------------------|
| 1. N/A      | N/A                   | N/A              |

Total: N/A

CCPD calls to property:

| <b>Nature of Call</b>                   | <b>1914 Delgado St.</b> |
|---|-------------------------|
| Disturbance                             | 1                       |
| On View Investigation                   | 1                       |
| On View Traffic Stop                    | 1                       |
| Physical Attack/Attempted Bodily Injury | 1                       |
| Quality Of Life                         | 5                       |
| Suspicious Or Unusual                   | 1                       |
| Telephone Reporting Unit                | 1                       |
| <b>Grand Total</b>                      | <b>11</b>               |



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Attempted contact with Property Owner(s)

| DATE      | NAME  | CONTACT DETAILS  |
|-----------|---|--|
| 6/30/2025 | Samuel Salazar Jr.                              | I met at his main office with CCPD officer Manuel Hrenandez to get CCPD no trespassing authority. While we were there, he was explained all the violations at his property including the substandard conditions. He said he will fix issues. No further incident. Direct contact uploaded to the Vacant Building Case  |
| 8/18/2025 | Samuel Salazar Jr.                              | At 12:22 pm, I attempted to call Robert Samuel Salazar II (361) 695-0963. A message indicated that the person was not taking calls at this time. Then I proceeded to send a text message advising violations and asking to abate. 3 messages showed stating "unable to receive message-message blocking is active". Text message was uploaded to Vacant Building case file   |
| 12/19/25  | Samuel Salazar Jr.                              | I called the number listed on TLO (100%). Caller not taking calls. I sent a text message requesting a call back.   |
| 2/3/26    | JOY RUBIO FROM GOLD REAL ESTATE INVESTMENTS LLC | ON THIS DAY AT 3:47 PM I SPOKE WITH A JOY RUBIO FROM GOLD REAL ESTATE INVESTMENTS LLC (361) 4423-9268. SHE STATED SHE WORKS FOR OWMER MR. ROBERT SALAZAR AND WAS INQUIRING ABOUT THE NOTICES RECEIVE AND HOW MUCH TIME THEY HAD TO COMPLY. I ADVISED THE PROPERTY IS SCHEDULED TO GO TO THE SUBSTANDARD BOARD MEETING IN MAY. SHE ADVISED THEY WILL WORK ON PULLING PERMITS AND MAKE THIS PROPERTY A PRIORITY. I TOLD HER AS LONG AS PERMITS ARE PULLED AND WORK IS BEING DONE, I CAN WORK WITH THEM. SHE TOLD ME SHE WILL GET BACK TO ME TO LET ME KNOW WHEN PERMIT APPLICATION IS SUBMITTED. NO FURTHER INCIDENT |
| 4/30/26   | MS. JOY RUBIO                                   | ON 4/30/26 I CALLED MS. JOY RUBIO (361) 442-9268 WITH NO ANSWER. I LEFT A DETAILED MESSAGE ADVSING OF BSB MAY 21 MEETING. I ALSO LET HER   |



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|        |                |  |
|--------|----------------|--|
|        |                | KNOW THAT I CHECKED INFOR FOR PERMITS OR UPDTES BUT NOTHING IS BENG DONE AS OF TODAY. I REQUESTED A CALL BACK TO DISCUSS FURTHER.  |
| 5/6/26 | ROBERT SALAZAR | RECEIVED CALL FROM ROBERT SALAZAR STATING THAT THEY ARE PLANNING ON REMODELING THE STRUCTURE BUT WAS JUST WAITING ON FUNDING. HE WAS TOLD TO ATTEND THE HEARING AND STATE HIS INTENTIONS TO THE BOARD. |

5/11/2026

Code Compliance Supervisor: Roland Maldonado

Case# V258055-052725

Property Owner: GOLD REAL ESTATE INVESTMENTS LLC

Address (Residential Commercial): 1914 DELGADO 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 structure 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: \$0
4. Utilities: Active Inactive-Last active date: 5/4/2023
5. Year Structure Built: 1954
6. Lawsuits: Yes No
7. Code Enforcement Maintaining Property: Yes No

**COMPLAINT**

Monday April 27, 2026

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

**RE: 1914 Delgado St (Residential Structure)**

**Case # V261393-070825**

**OWNER: GOLD REAL ESTATE  
INVESTMENTS LLC**

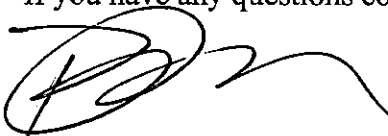
**Code Compliance Supervisor  
Roland Maldonado**

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 **July 8, 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.

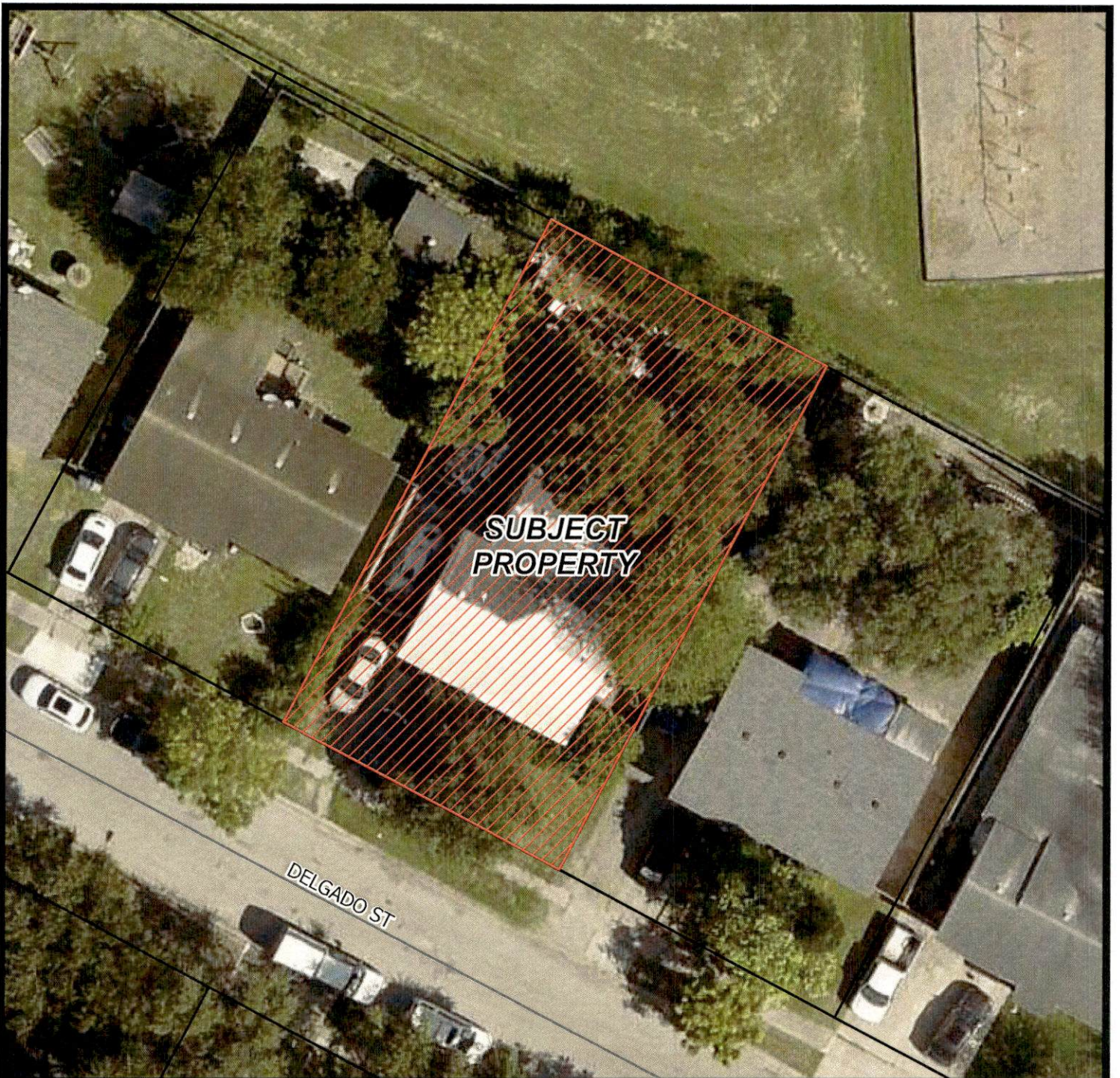


Roland Maldonado  
Supervisor  
Development Services  
Code Compliance Division

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

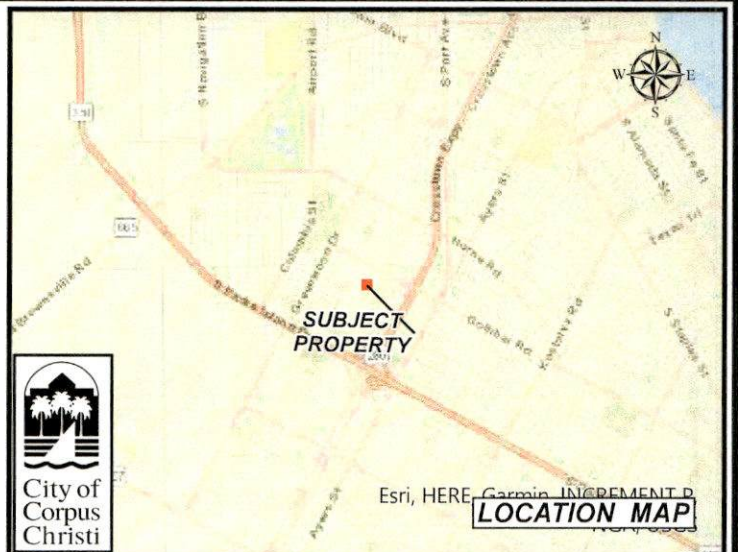
**CASE TIMELINE FOR 1914 DELGADO ST**

| Activity  | Date                              | Legal Requirement  | Legal Reference   |
|---|-----------------------------------|--|---|
| Code Enforcement Notified of Potential Violation              | 6/30/2025                         | n/a  | n/a   |
| Initial Inspection Completed                                  | 6/30/2025                         | When building, structure or premise thought to be substandard  | Corpus Christi Property Maintenance Code 104.2              |
| Notice of Violation Mailed to Last Known Addresses            | 7/8/2025                          | 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                       | 3/13/2026 & 3/16/2026             | 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         | 4/17/2026                         | When 30 days have elapsed from the date of first publication   | City Ordinance Sec. 13-22(B)                                |
| Notice Received   | 7/16/2025                         | Return mail rec'vd 7/16/2025 return to sender,vacant,unable to forward   | n/a   |
| Returned Notice of Violation Posted at Front Door of Property | 3/23/26-3/27/26 & 3/30/26-4/3/26  | 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            | 8/9/2025                          | 30 days from receipt of the notice   | City Ordinance Sec. 13-22(A)(5)                             |
| Re-inspection   | 4/17/2026                         | 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                                      | 4/27/2026                         | 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                | 4/28/2026                         | At least 10 days prior to hearing  | City Ordinance Sec. 13-22(C) & (D)(2)                       |
| Notice of Hearing Posted in Newspaper                         | 4/27/2026 & 4/28/2026             | 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                     | 4/27/2026                         | 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   | 5/11/26-5/15/26 & 5/18/26-5/22/26 | When notice is returned showing unclaimed or not delivered   | City Ordinance Sec. 13-22(C) & (D)(4)                       |
| BSB Agenda Posted   | 5/22/2026                         | 72 hours (3 days) before scheduled time of hearing   | Texas Govt. Code 551.043(a)                                 |
| BSB Hearing   | 5/28/2026                         | Not less than 10 days nor more than 45 days after Complaint filed  | City Ordinance Sec. 13-22 (C)                               |



# 1914 DELGADO

Aerial View

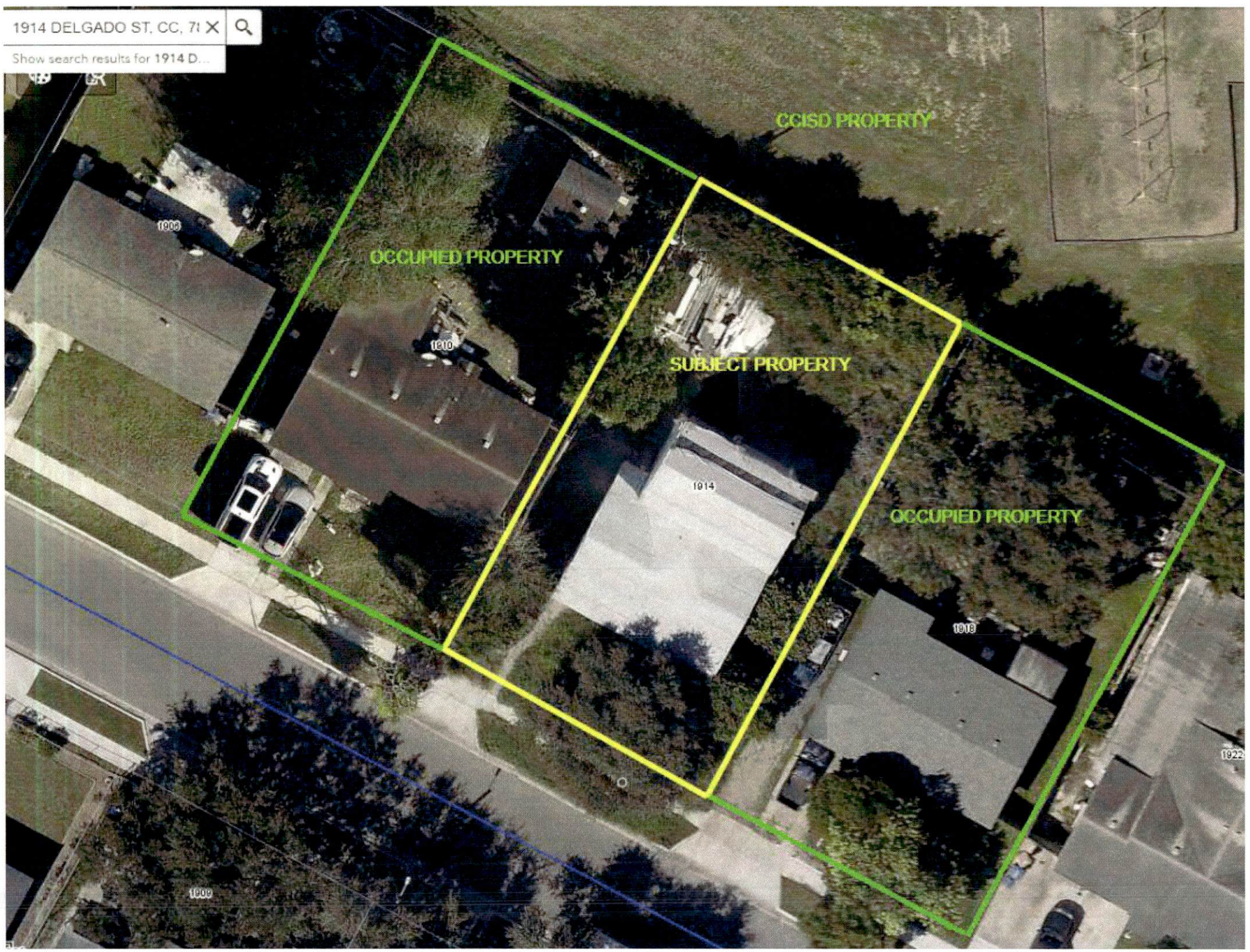


City of  
Corpus  
Christi

1914 DELGADO ST, CC, 71 X



Show search results for 1914 D...



CCISD PROPERTY

OCCUPIED PROPERTY

SUBJECT PROPERTY

OCCUPIED PROPERTY

1906

1910

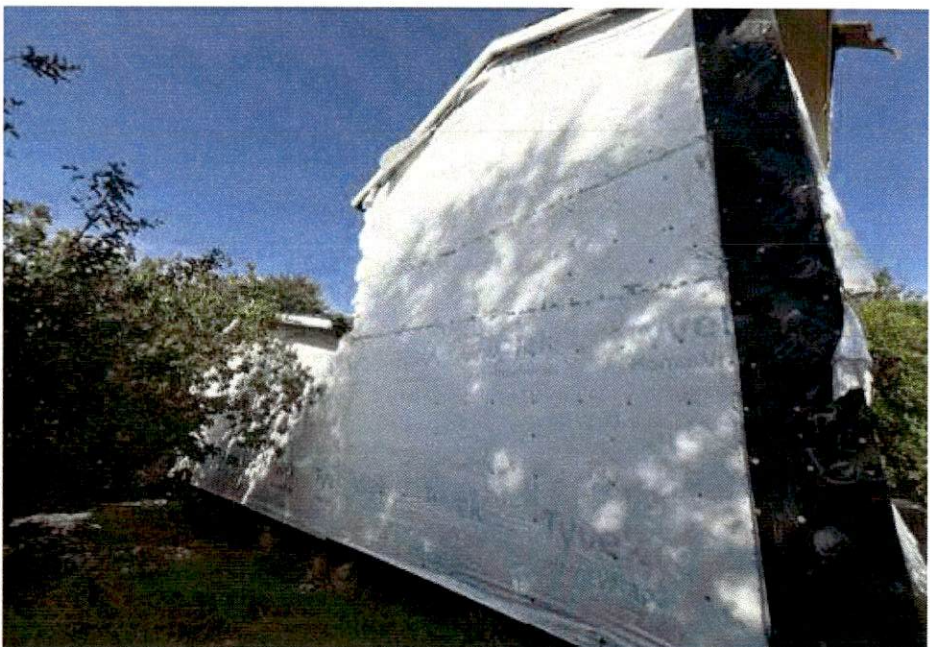
1914

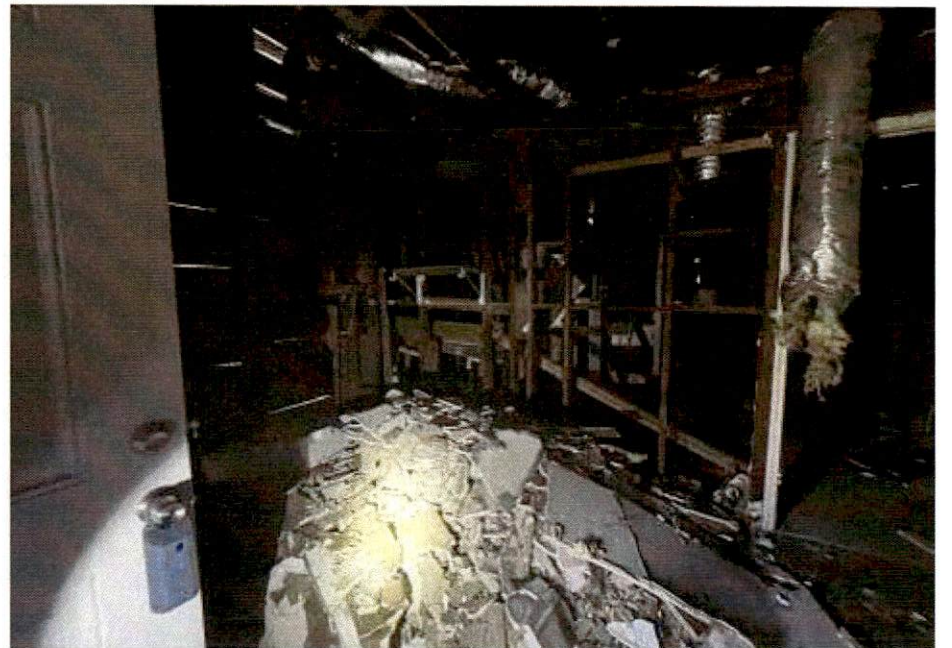
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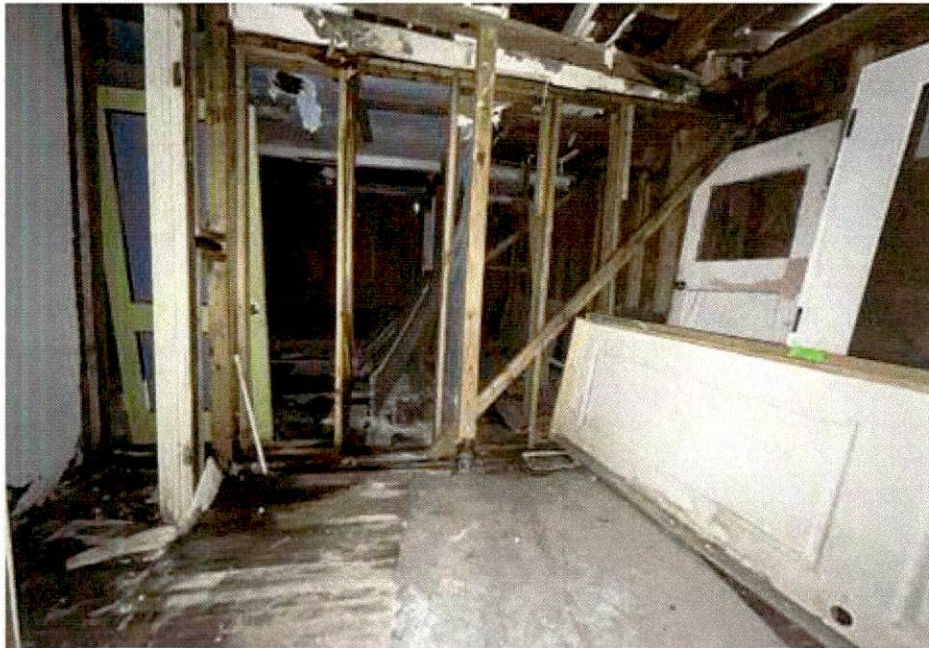
1922

1900









# City of Corpus Christi – BUILDING SURVEY

Account Number: 288400040040

Inspection Date: 6/30/2025

Zoning Use: RS-6

Revised Date: 07/08/2025

Officer: Daniel Rohde

Property Address: 1914 DELGADO ST

Legal Description: GOLLIHAR PARK #2 BLK 4 LOT 4

Owner: GOLD REAL ESTATE INVESTMENTS LLC

Mail to: 4917 CAPE VISTA CT

City, State, Zip: CORPUS CHRISTI, TX 78414-6333

|  |                                     |                                      |   |   |
|--|-------------------------------------|--------------------------------------|---|---|
| <input checked="" type="checkbox"/> Dwelling   | <input type="checkbox"/> Commercial | <input type="checkbox"/> Accessory   | <input type="checkbox"/> Sq. Ft.            | <input type="checkbox"/> 2 Story                      |
| <input checked="" type="checkbox"/> Wood Frame | <input type="checkbox"/> Masonry    | <input type="checkbox"/> Fire Damage | <input type="checkbox"/> # of Units         | <input checked="" type="checkbox"/> Inside Inspection |
| <input checked="" type="checkbox"/> Vacant     | <input type="checkbox"/> Occupied   | <input type="checkbox"/> Open        | <input checked="" type="checkbox"/> Placard |   |

Placard Posted on: 6/30/2025

**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:**

|                                   |                                   |                                     |                                     |
|-----------------------------------|-----------------------------------|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> Building | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Mechanical |
| <input type="checkbox"/> Fire     | <input type="checkbox"/> Health   | <input type="checkbox"/> Other:     |                                     |

**Smoke Alarms:**

|                                  |                                      |   |   |
|----------------------------------|--------------------------------------|---|---|
| <input type="checkbox"/> Missing | <input type="checkbox"/> Inoperative | <input type="checkbox"/> Improperly Located | <input type="checkbox"/> Additional Alarms Required |
|----------------------------------|--------------------------------------|---|---|

**OUTSIDE WALL:**  
(304.1, 304.2 304.4 & 304.6)

Type:

|   |
|---|
| <input type="checkbox"/> Charred Wood                       |
| <input checked="" type="checkbox"/> Rotten Wood             |
| <input checked="" type="checkbox"/> Rotten Corner Boards    |
| <input checked="" type="checkbox"/> Missing Boards          |
| <input checked="" type="checkbox"/> Badly in Need of Paint  |
| <input checked="" type="checkbox"/> Siding Broken / Missing |
| <input checked="" type="checkbox"/> Holes                   |
| <input checked="" type="checkbox"/> Cracks                  |
| <input type="checkbox"/> Buckled                            |
| <input type="checkbox"/> Leans                              |
| <input type="checkbox"/> Missing Brick                      |
| <input type="checkbox"/> Loose Brick                        |
| <input checked="" type="checkbox"/> Damaged Exterior Trim   |
| <input type="checkbox"/> Other:                             |

**ROOF:**  
(304.1 & 304.7)

Type:

|   |
|---|
| <input type="checkbox"/> Charred Wood                     |
| <input checked="" type="checkbox"/> Rotten Eaves          |
| <input type="checkbox"/> Rotten Rafter Tails              |
| <input type="checkbox"/> Rotten Decking                   |
| <input checked="" type="checkbox"/> Missing Shingles      |
| <input checked="" type="checkbox"/> Deteriorated Shingles |
| <input checked="" type="checkbox"/> Leaks                 |
| <input type="checkbox"/> Sags                             |
| <input type="checkbox"/> Buckled                          |
| <input type="checkbox"/> Collapsed                        |
| <input type="checkbox"/> Worn                             |
| <input type="checkbox"/> Torn                             |
| <input checked="" type="checkbox"/> Holes                 |
| <input type="checkbox"/> Other:                           |

**FOUNDATION:**  
(304.1, 304.4 & 304.5)

Type:

|  |
|--|
| <input type="checkbox"/> Inadequate Support    |
| <input type="checkbox"/> Rotten Wood           |
| <input type="checkbox"/> Piers Lean            |
| <input type="checkbox"/> Piers Missing         |
| <input type="checkbox"/> Cracks/Perimeter Wall |
| <input type="checkbox"/> Cracks/Slab           |
| <input type="checkbox"/> Pads Missing/Cracked  |
| <input type="checkbox"/> Missing Skirting      |
| <input type="checkbox"/> Missing Access Cover  |
| <input type="checkbox"/> Exposed Sills         |
| <input type="checkbox"/> Rotten Sills          |
| <input type="checkbox"/> Damaged Floor Joist   |
| <input type="checkbox"/> Sagging Floor Joist   |
| <input type="checkbox"/> 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:

**INTERIOR FLOORS:**

(305.1, 305.2, 305.3 & 305.4)

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

**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:

**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:

- Foundation Type: \_\_\_\_\_
- Sunken
- Rotten Sills
- Other:

## **VIOLATION(S): 1914 DELGADO**

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.

\*\*\*

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.

\*\*\*

304.6 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.

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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.

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305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

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309.1 Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

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503.4 Floor surface. In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

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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.

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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.

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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.

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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.

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

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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.

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**CASE DOCUMENTATION FOR VIOLATION LETTERS MAILED FOR BSB HEARING**  
**[ALL LETTERS ARE MAILED CERTIFIED AND FIRST CLASS]**

Case No: B1 Letters, V257839-052225

ADDRESS: 1914 DELGADO ST

Tax Account No: 2884-0004-0040

LAST UPDATED ON: Monday, January 12, 2026

Owner(s): GOLD REAL ESTATE INVESTMENTS LLC

LETTERS MAILED from 7/8/2025-1/2/2026

| MAILED TO   | ASSOCIATION WITH PROPERTY | RETURNED MAIL NOTES   |
|---|---------------------------|---|
| GOLD REAL ESTATE INVESTMENTS LLC<br>4917 CAPE VISTA CT<br>CORPUS CHRISTI, TX 78414-6333 | Owner                     | B1 Letter Mailed on 7/8/2025  |
| GOLD REAL ESTATE INVESTMENTS LLC<br>1914 DELGADO ST<br>CORPUS CHRISTI, TX 78416         | Owner                     | B1 Letter Mailed on 7/8/2025<br>RETURN MAIL REC'VD 7/15/2025<br>RETURN TO SENDER<br>VACANT<br>UNABLE TO FORWARD |
| ROBERT S SALAZAR II<br>1914 DELGADO ST<br>CORPUS CHRISTI, TX 78416                      | Registered Agent          | B1 Letter Mailed on 7/8/2025<br>RETURN MAIL REC'VD 7/15/2025<br>RETURN TO SENDER<br>VACANT<br>UNABLE TO FORWARD |
| ROBERT S SALAZAR II<br>4917 CAPE VISTA CT<br>CORPUS CHRISTI, TX 78414                   | Registered Agent          | B1 Letter Mailed on 7/8/2025  |
| ROBERT SALAZAR II<br>1914 DELGADO ST<br>CORPUS CHRISTI, TX 78416                        | Registered Agent          | B1 Letter Mailed on 7/8/2025<br>RETURN MAIL REC'VD 7/15/2025<br>RETURN TO SENDER<br>VACANT<br>UNABLE TO FORWARD |
| ROBERT SALAZAR<br>4917 CAPE VISTA CT<br>CORPUS CHRISTI, TX 78414                        | Registered Agent          | B1 Letter Mailed on 1/2/2026  |
| REALFIN FUND I, LLC<br>1707 1/2 POST OAK BLVD SUITE 270<br>HOUSTON TX 77056             | Registered Agent          | B1 Letter Mailed on 1/2/2026  |

|   |                  |   |
|---|------------------|---|
| REALFIN FUND I, LLC<br>1914 DELGADO ST<br>CORPUS CHRISTI TX 78416 | Registered Agent | B1 Letter Mailed on 1/2/2026<br>RETURN MAIL REC'VD 1/12/2026<br>RETURN TO SENDER<br>VACANT<br>UNABLE TO FORWARD |
|---|------------------|---|