

#### 1313 RAMIREZ ST-RESIDENTIAL STRUCTURES (4)

Substandard case started 7/17/24

Structure(s) deemed substandard based on the following findings:

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

City Recommendation: Demolition of the four residential structure (Building Surveys attached)

Property located in a residential area.

According to NCAD, the owner took possession of property 1/7/2016

#### Case, Abatement, and Citation History

Total number of Code complaints: 8

Total number of cases: 10

Owner Compliance: 2

City Abatements: 1

Citations issued: 1



#### 1313 RAMIREZ ST-RESIDENTIAL STRUCTURES (4)

Date	Case Type	Violation(s)	Status
07/22/2024	Substandard	108.1.5 Dangerous Structure	In Progress
	Structure	or Premises	
06/02/2023	Unsecured	Section 13-3008 DUTY TO	Compliant
	Vacant Building	SECURE VACANT	_
		BUILDING	
06/02/2023	Vacant Building	Section 23-70 TALL WEEDS	Compliant
		Section 22-6 LITTER AND	
		SOLID WASTE	
07/30/2021	Vacant Building	Section 23-70 TALL WEEDS	Compliant
		Section 22-6 LITTER AND	
		SOLID WASTE	
07/01/2021	Vacant Building	Section 23-70 TALL WEEDS	Closed
		Section 22-6 LITTER AND	
		SOLID WASTE	
07/01/2021	Vacant Building	Section 23-70 TALL WEEDS	Closed
		Section 22-6 LITTER AND	
		SOLID WASTE	
07/01/2021	Vacant Building	Section 23-70 TALL WEEDS	Closed
		Section 22-6 LITTER AND	
		SOLID WASTE	
01/23/2020	Vacant Building	Section 23-70 TALL WEEDS	Closed
		Section 22-6 LITTER AND	
		SOLID WASTE	
04/18/2018	Unsecured	Section 13-3008 DUTY TO	Closed
	Vacant Building	SECURE VACANT	
		BUILDING	
04/18/2018	Care of Premises	Section 23-70 TALL WEEDS	Compliant
		Section 49-10 KEEP	•
		SIDEWALKS, CURBS, AND	
		GUTTERS CLEAN	

#### Abatement history for 1313 Ramirez St.

<u>Date</u>

Cost/Admin Fee

Case Type

1. 10/29/2021

\$2,940.00/\$412.00

Vacant Building

Total: \$3352.00



### 1313 RAMIREZ ST-RESIDENTIAL STRUCTURES (4)

### CCPD calls to property:

	NAME OF THE OWNER
Nature of Call	1313 Ramirez St.
Animal-Reptile-Insect Event Vicious Animal	3
Assault In Progress	1
Burglary Not in Progress	1
Disturbance In Progress	5
Disturbance Weapons Involved	1
Drug Enforcement Possession or Use	1
Indecent Exposure In Progress	1
Law Enforcement Investigation Field Event	1
NULL NULL	1
Physical Attack Not InProgress	1
Physical Attack/Attempted Bodily Injury Just Occurred	1
Property or Item Found Item Tagged for Safekeeping	1
Quality of Life Field Event	1
Residential Structure Fire Flames Showing	1
Suspicious or Suspicious Activity Specify	1
Suspicious or Unusual Suspicious Person or Persons	7
Unauthorized Use Not In Progress	1
Grand total	29

### Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
08/28/2024	CARLEEN AT	CALLED CARLEEN AT MARKMAN AND
	MARKMAN	SHE PROVIDED THE COMPANY HAD
		PLANS TO DEMOLISH THE STRUCTURES
11/20/2023	CARLENE HERNANDEZ	SPOKE WITH CARLENE HERNANDEZ
		ABOUT ABATMENT OF PROPERTY
04/16/2018	MARKSMAN	CALLED MARKSMAN BROTHERS
	BROTHERS (ROSEANN)	(OWNERS) TALKED TO ROSEANN (832
	*	888-6419) ABOUT CONDITION OF
		PROPERTY.
05/17/2019	RAYMOND	CALLED RAYMOND MARKSMAN (409-
	MARKSMAN	229-0427)

ompliance Supervisor: Roland Malo /238713-072224 :y Owner: Markman Brothers Inves s (図Residential ☐Commercial): 1				
y Owner: Markman Brothers Inves	tments Corpus Christi LLC			
Î	tments Corpus Christi LLC			
s (⊠Residential □Commercial): 1				
	L313 Ramirez St. (4 Buildings)			
commendation(s): Demolition				
lential Structure only	⊠Residential Structure(s)			
mercial Structure only	Commercial and Accessory Structure	2		
substandard and dilapidated condit	ion of the structure(s), a hazard to the l			
Therefore, the owner be required to <b>demolish</b> the structure(s) within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish.				
Final notice sent by certified mail. Certified letter of hearing sent by o	certified mail			
nal				
Structure Entered by: □Search Wa Taxes due: □ Current   ☑Pas Utilities: □Active   ☑Ina Year Structure Built: 1961	arrant □Consent Given by: st due -Amount owed: \$1,625.97	□ Death Certificate □ Unsecure		
	ential Structure only  nercial Structure only  ne provisions of Section 13-22 (H)( ubstandard and dilapidated condit of the public is henceforth declare re, the owner be required to demo ted and completed as required, the  Letters of substandard conditions Final notice sent by certified mail. Certified letter of hearing sent by o Notice of hearing published in new  al  Owner Deceased:   Structure Entered by:   Search Wa Taxes due:   Current   Pas  Utilities:   Active	ential Structure only  Residential Structure(s)  mercial Structure only  Commercial and Accessory Structure  me provisions of Section 13-22 (H)(1)(c) of the Corpus Christi Property Mai  ubstandard and dilapidated condition of the structure(s), a hazard to the lof the public is henceforth declared.  re, the owner be required to demolish the structure(s) within thirty (30) deted and completed as required, then the City be authorized to demolish.  Letters of substandard conditions sent by certified mail.  Certified letter of hearing sent by certified mail  Notice of hearing published in newspaper.  Taxes due:  Current  Past due -Amount owed: \$1,625.97  Utilities:  Active  Structure Built: 1961		

⊠No

7. Code Enforcement Maintaining Property: ☐Yes

#### **COMPLAINT**

Thursday, January 2<sup>nd</sup>, 2025

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

RE: 1313 Ramirez St.

Case # V238713-072224

**OWNER: Markman Brothers** 

**Investments Corpus Christi 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 17**, **2024**, 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.

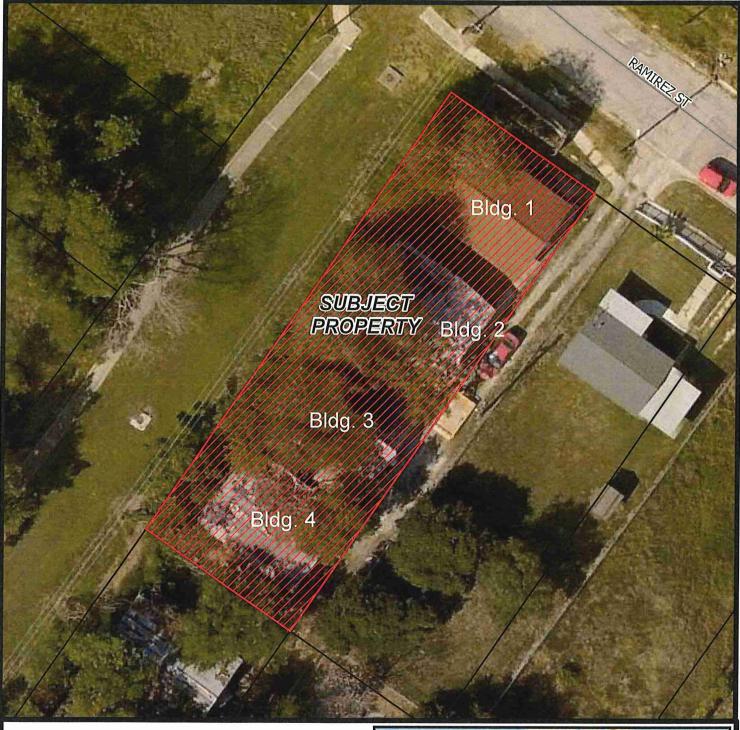
Roland Maldonado

Supervisor

Development Services Code Compliance Division

cc: Carlos Martinez, Monica Pareso, Catherine Giffin, John Solberg, Merced Pena, William Ewing, Chic Henderson

CASE TIMELINE FOR 1313 RAMIREZ ST.				
Activity	Date	Legal Requirement	Legal Reference	
Code Enforcement Notified of Potential Violation	7/17/2024	n/a	n/a	
Initial Inspection Completed	7/17/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2	
Notice of Violation Mailed to Last Known Addresses	7/26/2024	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	11/15/2024 & 11/18/2024	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	12/20/2024	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)	
Notice Received	8/5/2024	Returned signed green card rec'd- Markman Brothers rec'd stamped	n/a	
Returned Notice of Violation Posted at Front Door of Property	11/25/24-11/29/24 &12/2/24-12/6/24	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	8/28/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)	
Re-inspection	8/28/2024	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	1/2/2025	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	1/3/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)	
Notice of Hearing Posted in Newspaper	12/30/2024 & 12/31/2024	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	1/2/2025	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	1/13/25-1/17/25 &	When notice is returned showing	City Ordinance	
Front Door of Property	1/20/25-1/22/25	unclaimed or not delivered	Sec. 13-22(C) & (D)(4)	
BSB Agenda Posted	1/17/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)	
BSB Hearing	1/23/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)	



# 1313 RAMIREZ

Aerial View











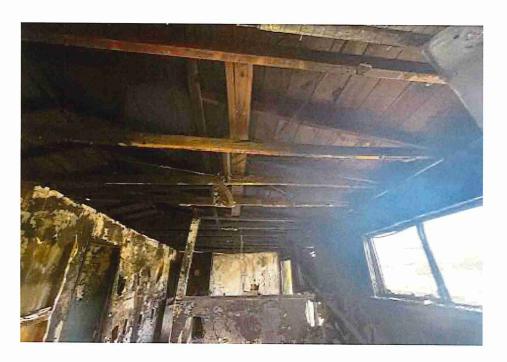






































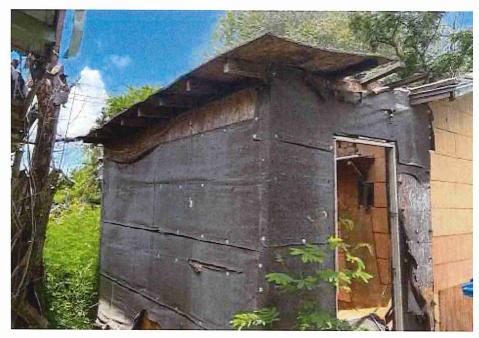






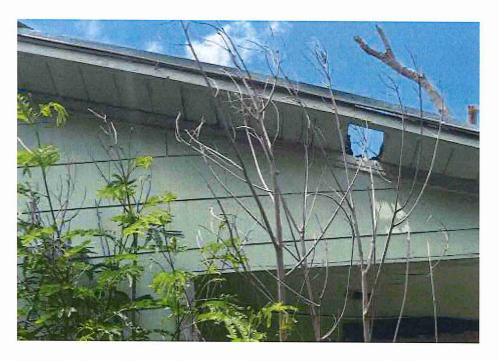




























Account Number: 079700680060	<i>*</i>	
Inspection Date: 7/17/2024		
Zoning Use: RM-1		
Revised Date: 07/24/2024		
Officer: Mike Shelton		
Property Address: 1313 RAMIREZ ST	(BUILDING #1)	
Legal Description: BLUFF BLK 68 LOT	,	
Owner: MARKMAN BROTHERS INVE	STMENTS CORPUS CHRISTI LLC	
Mail to: 1925 Southwest Fwy		
City, State, Zip: Houston, TX 77098-48	00	
X Dwelling Comm X Wood Frame Mason X Vacant Occup Placard Posted on: 7/17/2024	ry XFire Damage	Sq. FtStory# of Units XInside InspectionPlacard
	of Corpus Christi. The following cit re, Health and Zoning. ing XElectrical X_	n the Corpus Christi Property Maintenance ty ordinances are applicable: Building,Mechanical
Smoke Alarms:	-6	
XMissing XInopera OUTSIDE WALL: (304.1, 304.2 304.4 & 304.6)	ROOF: (304.1 & 304.7)	Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5)
Type:  X	Type:Charred Wood  XRotten Eaves  XRotten Rafter Tails  XRotten DeckingMissing ShinglesDeteriorated ShinglesLeaks  XSagsBuckledCollapsedWornTornHoles	Type:  XInadequate Support Rotten Wood Piers Lean Piers Missing  XCracks/Perimeter Wall Cracks/Slab Pads Missing/Cracked Missing Skirting Missing Access Cover Exposed Sills Rotten Sills  XDamaged Floor Joist Sagging Floor Joist
Other:	Other:	Other:

	WINDOWS: (304.1, 304.2 304.13,	PORCHES: (304.1, 304.2, 304.2	
	304.13.1, 304.13.2, 304.14 &	304.12, 305.4, 305.5 & 307.1)	304.14, 304.15, 304.16, 304.18,
v	304.17) Charred Wood	Ola 1 \ \ \ \ \ \ \ 1	305.6 & 702.1)
<u>X</u> X	Broken Glass	Charred Wood Missing / Broken Boards	XCharred Wood
<u>^</u>	Missing Screens	Loose	XMissing
	Torn Screens	Rotten Wood	XDamaged Poor Fit
-	Missing / Broken Sash	<del></del>	
	Do Not Open	Inadequate Support Support Post Missing	XDamaged / Missing Screen(s)Off Hinges
X	Rotten Sills	Support Post Missing Support Post Loose	Blocked Exit
X	Rotten / Broken Frames	Faulty Weather Protection	X Rotten
	Other:	Other:	Other:
	STEPS: (304.1, 304.2	PLUMBING: B	ATHTUB / SHOWER
	304.10, 304.12, 305.4 & 305.5)	(403.2, 502.1, 5 & 505.3)	502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1,
	Charred Wood	Missing	
	Rotten Wood		/ Broken / Missing
	Missing Boards	No Anti-Siphon	
	Inadequate Support	Missing Overflo	
	Missing Handrails	Missing Tap	
	Faulty Weather Protection	Missing Showe	r Head
	Other:	Not Vented	
		XDisconnected	
		Stopped Up	
		Damaged Show	ver Stall
		Other:	
	PLUMBING: WATER CLOSET	WATER HEATI	=R·
	(404.4.3, 502.1, 502.2, 502.3, 502.4, 50		03.2, 603.3, 603.4 603.5 & 603.6)
	504.1, 504.2, 504.3, 505.1.1, 506.1 & 5	06.2)	00.2, 000.0, 000.1 000.0 & 000.0)
-	Missing	Gas	
	No Anti-Siphon Ballcock	Electric	
	Stopped Up	Missing	
	Poorly Anchored	XDisconnected	D-1
	Seeps Around Bowl		essure Release Valve Missing
	Water Supply Line Leaks Flush Ell Leaks		essure Release Valve Broken
	<del></del>	Drain Line Missi	
	Runs Constantly Tank Broken / Cracked	Not Approved P Not Extended O	•
-	Bowl Broken / Cracked	Elbowed Down	diside
X	Disconnected	Vent Missing / L	0000
	Missing Flush Handle	No Double Wall	
	Missing Flapper	Nonconforming	1. The state of th
	Urinal; No Back-Flow Preventive	Inadequate Com	
	No Elongated Bowl / Open-end Seat	Thermostat Miss	
	Other:	No Gas Cut Off	g , Damagoa
		Missing Firebox	Door
			Not Approved Pipe
			ated in Bathroom
			ated in Bedroom
		Fire Damaged	
		Other:	

	<b>LAVATORY:</b> (404.4.3, 502.1, 502.2, 502.3 502.4, 504.1, 504.2, 504.3, 505.1.1,	<b>GAS SYSTEM:</b> (602.1, 602.2, 602.3, 602.5 603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	506.1 & 506.2)	Con Pressure Took Pression d
	Missing	Gas Pressure Test Required
	No Anti-Siphon Faucets	Gas Leak
	Faucets Leak / Broken / Missing	Line Appears to Enter Building Below Grade Level
		Gas Supply Not Approved Pipe
	Defective Trap Stopped Up	Rubber Hose to Space Heaters
		Non-Rigid Pipe Run Through Partition Wall
	Water Supply Line Leak Loose from Wall	Other:
	Nonconforming Waste Line	
<u>X</u>	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
<u>X</u>	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)	(
Χ	Service Panel Burned	XCharred Wood
	Service Missing	Paint Deteriorated
	Service Appears Below Code	XCracks
	Two-Wire Service	X Holes
	Inadequate	 Torn Wallpaper
Χ	Defective	Damaged Paneling
Χ	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)
<u>X</u>	Burned Wiring / Plugs / Switches	X	Charred Wood
<u>X</u>	Burned Fixtures		Rotten Wood
	Less Than 1 Duplex Recept. /20 liner ft-		Missing Boards
	Bedroom/Living Rm/Dining Rm/Den/Kitchen	Χ	Holes
	No Small Appliance Circuits Over Kitchen	Χ	Cracks
	Counter Space with GFCI	X	Not Level
	Only One Small Appliance Circuit Over Kitchen	X	Buckled
	Counter Space with NO GFCI		Torn
	Kitchen Appliance Circuits – No GFCI		 Damaged
	Plugs Missing / Loose / Broken		Other:
	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		
Χ	Exterior Lights Missing; Front / Back / Side		
X	Porch Lights Broken / Missing / Loose		
	Other:		
X	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		ACCESSORY SURVEY: (302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2) TYPE:Roof Type:RottenLooseTornHolesMissing Walls Type:RottenLeaningBuckled
^		-	
_	Other:	-	Missing
	LINCANITARY CONDITIONS		Other:
	UNSANITARY CONDITIONS:		Farmed Con Trans
v	(308.3, 309.1, 504.1 & 505.1.2)		Foundation Type:
<u>X</u>	No Hot and Cold Water Supply		Sunken
<u>X</u>	Insect, Roach, Rodent Infestation	¥	Rotten Sills
X	Lacks Adequate Garbage Containers		Other:
	LIDOR'		

DING #2)	
,	
NTS CORPUS CHRISTILLC	
AccessoryFire DamageOpen X	Sq. FtStory # of Units XInside Inspection Placard
XElectrical X	Mechanical
Improperly Located	Additional Alarms Required
ROOF: (304.1 & 304.7) Type:Inadequate Support	<b>FOUNDATION:</b> (304.1, 304.4 & 304.5) Type:
Rotten Eaves	Rotten Wood Piers Lean
	Piers Missing
Missing Shingles	XCracks/Perimeter Wall
Missing Shingles Deteriorated Shingles	XCracks/Perimeter Wall Cracks/Slab
Deteriorated Shingles	Cracks/Slab
Deteriorated Shingles Leaks	Cracks/Slab Pads Missing/Cracked
Deteriorated Shingles _Leaks _Sags	Cracks/Slab Pads Missing/Cracked Missing Skirting
Deteriorated Shingles _Leaks _Sags _Buckled	Cracks/Slab Pads Missing/Cracked Missing Skirting Missing Access Cover
Deteriorated Shingles _Leaks _Sags _Buckled _Collapsed	Cracks/Slab Pads Missing/Cracked Missing Skirting Missing Access Cover Exposed Sills
Deteriorated ShinglesLeaksSagsBuckledCollapsedWorn	Cracks/Slab Pads Missing/Cracked Missing Skirting Missing Access Cover Exposed Sills Rotten Sills
	Fire DamageOpen X

	WINDOWS: (304.1, 304.2 304.13,	PORCHES: (304.1, 304.2, 30	4.10, <b>DOORS:</b> (304.1, 304.2, 304.13,			
	304.13.1, 304.13.2, 304.14 &	304.12, 305.4, 305.5 & 307.1)				
	304.17)	,	305.6 & 702.1)			
	Charred Wood	Charred Wood	Charred Wood			
X	Broken Glass	Missing / Broken Boards	XMissing			
X	Missing Screens	Loose	XDamaged			
	Torn Screens	Rotten Wood	Poor Fit			
	Missing / Broken Sash	Inadequate Support	XDamaged / Missing Screen(s)			
	Do Not Open	Support Post Missing	Off Hinges			
X	Rotten Sills	Support Post Loose	XBlocked Exit			
X	Rotten / Broken Frames	Faulty Weather Protection	X Rotten			
	Other:	Other:	Other:			
-			Other.			
	STEPS: (304.1, 304.2	PLUMRING:	BATHTUB / SHOWER			
	304.10, 304.12, 305.4 & 305.5)		, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1,			
	00 1110, 00 1112, 000.11 & 000.0)	& 505.3)	, 002.2, 002.0, 004.1, 004.2, 004.0, 000.1.1,			
	Charred Wood	Missing				
	Rotten Wood		se / Broken / Missing			
	Missing Boards		Faucets Loose / Broken / MissingNo Anti-Siphon FaucetsMissing Overflow PlateMissing Tap			
	Inadequate Support					
	Missing Handrails					
	Faulty Weather Protection		Missing Tap Missing Shower Head			
	Other:	Not Vented	verriead			
		X Disconnected	4			
		Stopped Up	4			
		Damaged Sh	ower Stall			
		Other:	ower Stall			
		Other.				
	PLUMBING: WATER CLOSET	WATER HEA	TER.			
	(404.4.3, 502.1, 502.2, 502.3, 502.4, 50		, 603.2, 603.3, 603.4 603.5 & 603.6)			
	504.1, 504.2, 504.3, 505.1.1, 506.1 & 5		, 000.2, 000.3, 000.4 000.3 & 000.0)			
	Missing	Gas				
	No Anti-Siphon Ballcock	Electric				
	Stopped Up	Missing				
	Poorly Anchored	X Disconnected	1			
	Seeps Around Bowl					
7.5	Water Supply Line Leaks		Pressure Release Valve Missing			
	Flush Ell Leaks	Drain Line Mi	Pressure Release Valve Broken			
	Runs Constantly	Not Approved	1-2			
	Tank Broken / Cracked	Not Extended				
	Bowl Broken / Cracked	Elbowed Dow				
X	Disconnected					
	Biscomilected Missing Flush Handle	Vent Missing				
		No Double W	•			
	Missing Flapper Urinal; No Back-Flow Preventive	Nonconformir	-			
		Inadequate C				
	No Elongated Bowl / Open-end Seat		lissing / Damaged			
	Other:	No Gas Cut C				
		Missing Firebo				
			ine Not Approved Pipe			
			ocated in Bathroom			
			ocated in Bedroom			
		Fire Damaged	1			
		( )thor:				

	LAVATORY: (404.4.3, 502.1, 502.2, 502.3		GAS SYSTEM: (602.1, 602.2, 602.3, 602.5
	502.4, 504.1, 504.2, 504.3, 505.1.1,		603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	506.1 & 506.2)		
	Missing		Gas Pressure Test Required
-	No Anti-Siphon Faucets	-	Gas Leak
-	Faucets Leak / Broken / Missing		Line Appears to Enter Building Below Grade Level
	"P" Trap Leaks / Missing		Gas 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		
	Nonconforming Waste Line		
<u>X</u>	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	10	Rain Guard Damaged / Missing
	Trap Leaks / Missing		Exposed Exterior PVC Pipe
	Stopped Up		PVC Water Supply Lines
<u>X</u>	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		Paint Deteriorated
	Service Appears Below Code	X	Cracks
	Two-Wire Service	X	Holes
	Inadequate		Torn Wallpaper
<u>X</u>	Defective		Damaged Paneling
	Disconnected	X	Sheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded		Sheetrock Mildewed / Buckled
	Missing Breakers / Fuses	X	Ceiling Damaged / Missing
	Missing Interior / Exterior Panel Cover	Χ	Water 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
		X	Other: PARTIALLY COLLAPSED UNSAFE TO ENTER

	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	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	Cracks
	Counter Space with GFCI	Not Level
-	Only One Small Appliance Circuit Over Kitchen	Rot Level
	Counter Space with NO GFCI	Torn
-	Kitchen Appliance Circuits – No GFCI	Damaged
	Plugs Missing / Loose / Broken	XOther: PARTIALLY COLLAPSED UNSAFE TO ENTER
	Switches Missing / Loose / Broken	AOUTER PARTIALLY COLLAPSED UNSAFE TO ENTER
	Fixtures Missing / Loose / Broken	
	Missing Switch Cover / Plug Covers	
-	Nissing Switch Cover / Flug 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:	Missing
		Other:
	UNSANITARY CONDITIONS:	
	(308.3, 309.1, 504.1 & 505.1.2)	Foundation Type:
X	No Hot and Cold Water Supply	Sunken
<u>X</u>	Insect, Roach, Rodent Infestation	Rotten Sills
<u>X</u>	Lacks Adequate Garbage Containers	Other:
	Other:	

, 1000 and 11 an 11 an 11 an 1	680060		
Inspection Date: 7/17/2024	4		
Zoning Use: RM-1			
Revised Date: 07/24/2024			
Officer: Mike Shelton			
	AMIDEZ OT (DI III I	21NO #2)	
Property Address: 1313 RA		JING #3)	
Legal Description: BLUFF	BLK 68 LOT 6		
Owner: MARKMAN BROT	HERS INVESTME	NTS CORPUS CHRISTI I	LLC
Mail to: 1925 Southwest Fv	wy		
City, State, Zip: Houston, 1	TX 77098-4800		
XDwelling XWood Frame XVacant Placard Posted on: 7/17/202	Commercial Masonry Occupied	AccessoryFire DamageOpen	Sq. FtStory# of Units XInside Inspection XPlacard
			with the Corpus Christi Property Maintenance
	of the City of Corp chanical, Fire, Hea	ous Christi. The following	y with the Corpus Christi Property Maintenance ng city ordinances are applicable: Building,  XMechanical
Code and/or ordinances of Plumbing, Electrical, Med Permits Required:  X Building X Fire Smoke Alarms:	of the City of Corp chanical, Fire, Hea Plumbing Health	ous Christi. The following the and Zoning.  XElectricalOther:	ng city ordinances are applicable: Building,  XMechanical
Code and/or ordinances of Plumbing, Electrical, Med  Permits Required:  X Building X Fire Smoke Alarms:  X Missing X	of the City of Corp chanical, Fire, Hea Plumbing	ous Christi. The following.  XElectricalOther:Improperly Loc	ng city ordinances are applicable: Building,  XMechanical
Code and/or ordinances of Plumbing, Electrical, Med Permits Required:  X Building X Fire Smoke Alarms:	of the City of Corp chanical, Fire, Hea Plumbing Health Inoperative & 304.6)	ous Christi. The following the and Zoning.  XElectricalOther:	ng city ordinances are applicable: Building,  XMechanical
Permits Required:  X Building X Fire  Smoke Alarms: X Missing X OUTSIDE WALL: (304.1, 304.2 304.4 Type: Charred Wood X Rotten Wood X Rotten Corner Board X Missing Boards	of the City of Corp chanical, Fire, Head Plumbing Health Inoperative	Action Decking  Cous Christi. The following alth and Zoning.  XElectricalOther:  Improperly Locate    ROOF: (304.1 & 304.7)  Type: Inadequate Support   Rotten Eaves   Rotten Rafter Tails   Rotten Decking	xMechanical  Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5) Type: Rotten WoodPiers LeanPiers Missing
Code and/or ordinances of Plumbing, Electrical, Medical Permits Required:  XBuilding	of the City of Corporative PlumbingHealth  Inoperative  & 304.6)  X X ds	Action Decking  Note that I and I an	xMechanical  Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5) Type: Rotten WoodPiers Lean
Permits Required:  X Building X Fire  Smoke Alarms:  X Missing X  OUTSIDE WALL: (304.1, 304.2 304.4 Type: Charred Wood X Rotten Wood X Rotten Corner Board X Missing Boards Badly in Need of Pa	of the City of Corporative PlumbingHealth  Inoperative  & 304.6)  X X ds	Action Decking  Cous Christi. The following alth and Zoning.  XElectricalOther:  Improperly LocalImproperly Local	mg city ordinances are applicable: Building,  XMechanical  Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5) Type: Rotten WoodPiers LeanPiers Missing XCracks/Perimeter Wall
Permits Required:  X Building X Fire  Smoke Alarms:  X Missing X  OUTSIDE WALL: (304.1, 304.2 304.4 Type: Charred Wood X Rotten Wood X Rotten Wood X Missing Boards Badly in Need of Pa X Siding Broken / Miss	of the City of Corporative PlumbingHealth  Inoperative  & 304.6)  X X ds	Action Christi. The following and the and Zoning.  XElectricalOther: Improperly LocalImproperly Local	xMechanical  XMechanical  Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5) Type: Rotten WoodPiers LeanPiers Missing XCracks/Perimeter WallCracks/Slab
Permits Required:  X Building X Fire  Smoke Alarms:  X Missing X  OUTSIDE WALL: (304.1, 304.2 304.4 Type: Charred Wood X Rotten Wood X Rotten Wood X Missing Boards Badly in Need of Pa X Siding Broken / Miss X Holes	of the City of Corporative PlumbingHealth  Inoperative  & 304.6)  X X ds	Aus Christi. The following alth and Zoning.  XElectricalOther: Improperly LocalElectricalOther: Improperly LocalElectricalOther: Improperly LocalElectrical	Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5) Type:  Rotten Wood Piers Lean Piers Missing X_Cracks/Perimeter Wall Cracks/Slab Pads Missing/Cracked
Code and/or ordinances of Plumbing, Electrical, Medical Permits Required:  X Building X Siring X Missing Mod X Rotten Wood X Rotten Wood X Rotten Corner Board X Missing Boards Missing M	of the City of Corporative PlumbingHealth  Inoperative  & 304.6)  X X ds	Aus Christi. The following alth and Zoning.  XElectricalOther: Improperly LocalElectricalOther:  ROOF: (304.1 & 304.7) Type:Inadequate SupportRotten EavesRotten Rafter TailsRotten DeckingMissing ShinglesDeteriorated ShinglesLeaksSags	Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5) Type:  Rotten Wood Piers Lean Piers Missing X_Cracks/Perimeter Wall Cracks/Slab Pads Missing/Cracked Missing Skirting
Permits Required:  X Building X Fire  Smoke Alarms:  X Missing X  OUTSIDE WALL: (304.1, 304.2 304.4 Type: Charred Wood X Rotten Wood X Rotten Corner Board X Missing Boards Badly in Need of Pa X Siding Broken / Miss X Holes X Cracks Buckled	of the City of Corporative PlumbingHealth  Inoperative  & 304.6)  X X ds	Action Decking  Note The following and the and Zoning.  XElectricalOther: Improperly Local  ROOF: (304.1 & 304.7)  Type:Inadequate SupportRotten EavesRotten Rafter TailsRotten DeckingMissing ShinglesDeteriorated ShinglesLeaksSagsBuckled	mg city ordinances are applicable: Building,  XMechanical  FOUNDATION: (304.1, 304.4 & 304.5) Type: Rotten WoodPiers LeanPiers Missing XCracks/Perimeter WallCracks/SlabPads Missing/CrackedMissing SkirtingMissing Access Cover
Code and/or ordinances of Plumbing, Electrical, Medical Permits Required:  X Building X Side Substituting Substitution Substituting Substituting Substituting Substituting Substitution Substituting Sub	of the City of Corporative PlumbingHealth  Inoperative  & 304.6)  X X ds	Action Decking  Missing Shingles  Deteriorated Sags  Buckled  Collapsed	xMechanical  Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5) Type: Rotten WoodPiers LeanPiers Missing XCracks/Perimeter WallCracks/SlabPads Missing/CrackedMissing Access CoverExposed Sills
Code and/or ordinances of Plumbing, Electrical, Medical Permits Required:  X Building X Side Substituting Substitution Substituting Substituting Substituting Substituting Substitution Substituting Sub	of the City of Corporative  Plumbing Health Inoperative  & 304.6)  X X X Int Sing	Aus Christi. The following alth and Zoning.  XElectricalOther: Improperly LocalImproperly LocalElectricalOther: Improperly LocalElectrical	xMechanical  XMechanical  Additional Alarms Required  FOUNDATION: (304.1, 304.4 & 304.5) Type:  Rotten Wood Piers Lean Piers Missing XCracks/Perimeter Wall Cracks/Slab Pads Missing/Cracked Missing Skirting Missing Access Cover Exposed Sills Rotten Sills

Other:

	WINDOWS: (304.1, 304.2 304.13,	PORCHES: (304.1, 304.2, 304.2)	4.10, <b>DOORS:</b> (304.1, 304.2, 304.13,
	304.13.1, 304.13.2, 304.14 &	304.12, 305.4, 305.5 & 307.1)	304.14, 304.15, 304.16, 304.18,
	304.17)		305.6 & 702.1)
	Charred Wood	Charred Wood	Charred Wood
<u>X</u>	Broken Glass	Missing / Broken Boards	XMissing
<u>X</u>	Missing Screens	Loose	XDamaged
	Torn Screens	Rotten Wood	Poor Fit
	Missing / Broken Sash	Inadequate Support	XDamaged / Missing Screen(s)
-	Do Not Open	Support Post Missing	Off Hinges
<u>X</u>	Rotten Sills	Support Post Loose	XBlocked Exit
<u>X</u>	Rotten / Broken Frames	Faulty Weather Protection	XRotten
-	Other:	Other:	Other:
	STEPS: (304.1, 304.2	PI LIMRING:	BATHTUB / SHOWER
	304.10, 304.12, 305.4 & 305.5)		, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1,
	000, 0012, 000 a 000.0)	& 505.3)	, 502.2, 502.3, 504.1, 504.2, 504.3, 503.1.1,
	Charred Wood	Missing	
	Rotten Wood		se / Broken / Missing
	Missing Boards	No Anti-Sipho	_
	Inadequate Support	Missing Over	
	Missing Handrails	Missing Tap	now i late
	Faulty Weather Protection	Missing Shov	ver Head
	Other:	Not Vented	10111000
		XDisconnected	1
		Stopped Up	•
		Damaged Sh	ower Stall
		Other:	- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
	DI LIMBING, WATER OLOGET	WATER HEA	
	PLUMBING: WATER CLOSET	WATER HEA	
	(404.4.3, 502.1, 502.2, 502.3, 502.4, 50 504.1, 504.2, 504.3, 505.1.1, 506.1 & 5		, 603.2, 603.3, 603.4 603.5 & 603.6)
	Missing	Gas	
	No Anti-Siphon Ballcock	Electric	
	Stopped Up	Missing	
	Poorly Anchored	XDisconnected	
	Seeps Around Bowl	Temperature	Pressure Release Valve Missing
_	Water Supply Line Leaks		Pressure Release Valve Broken
-	Flush Ell Leaks	Drain Line Mi	
	Runs Constantly	Not Approved	
	Tank Broken / Cracked	Not Extended	
	Bowl Broken / Cracked	Elbowed Dow	n
<u>X</u>	Disconnected	Vent Missing	
	Missing Flush Handle	No Double Wa	
	Missing Flapper	Nonconformin	·
	Urinal; No Back-Flow Preventive	Inadequate C	
	No Elongated Bowl / Open-end Seat		issing / Damaged
	Other:	No Gas Cut O	
		Missing Firebo	
			ne Not Approved Pipe
			ocated in Bathroom
		· · · · · · · · · · · · · · · · · · ·	ocated in Bedroom
		Fire Damaged	
		Othor	

	<b>LAVATORY:</b> (404.4.3, 502.1, 502.2, 502.3 502.4, 504.1, 504.2, 504.3, 505.1.1,	<b>GAS SYSTEM:</b> (602.1, 602.2, 602.3, 602.5 603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	506.1 & 506.2)	, , , , , , , , , , , , , , , , , , ,
7	Missing	Gas Pressure Test Required
	No Anti-Siphon Faucets	Gas Leak
	Faucets Leak / Broken / Missing	Line Appears to Enter Building Below Grade Level
	"P" Trap Leaks / Missing	Gas 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	
	Nonconforming Waste Line	
Χ	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
<u>X</u>	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	Paint Deteriorated
	Service Appears Below Code	XCracks
	Two-Wire Service	XHoles
	Inadequate	Torn Wallpaper
Χ	Defective	Damaged Paneling
	Disconnected	XSheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded	Sheetrock Mildewed / Buckled
	Missing Breakers / Fuses	Ceiling Damaged / Missing
	Missing Interior / Exterior Panel Cover	Water 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	Cracks
	Counter Space with GFCI	Not Level
	Only One Small Appliance Circuit Over Kitchen	Buckled
	Counter Space with NO GFCI	Torn
	Kitchen Appliance Circuits – No GFCI	Damaged
	Plugs Missing / Loose / Broken	Other:
	Switches Missing / Loose / Broken	
	Fixtures Missing / Loose / Broken	*
Χ	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	
Χ	Exterior Lights Missing; Front / Back / Side	
Χ	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	ACCESSORY SURVEY: (302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)  TYPE: Roof Type:RottenLooseTornHolesMissing Walls Type:RottenLeaningBuckledBuckled
	(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	(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)  TYPE:  Roof Type:RottenLooseTornHolesMissing Walls Type:RottenLeaningBuckledMissing
	(403.1, 403.2, 603.1 & 603.6)	(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
	(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:	(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)  TYPE:
	(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)	(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)  TYPE:
X	(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	(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)  TYPE:
X X X	(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)	(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)  TYPE:

Account Number: 079700680060		
Inspection Date: 7/17/2024		
Zoning Use: RM-1		
Revised Date: 07/24/2024		
Officer: Mike Shelton		
Property Address: 1313 RAMIREZ ST (E	DING #4)	
	,	
Legal Description: BLUFF BLK 68 LOT 6		
Owner: MARKMAN BROTHERS INVES	TMENTS CORPUS CHRISTI LLC	
Mail to: 1925 Southwest Fwy		
City, State, Zip: Houston, TX 77098-4800	)	
X         Dwelling         Commer           X         Wood Frame         Masonry           X         Vacant         Occupie           Placard Posted on: 7/17/2024	XFire Damage	Sq. FtStory # of Units XInside Inspection Placard
Corrections must be made to the item Code and/or ordinances of the City of Plumbing, Electrical, Mechanical, Fire, Permits Required: X Building X Plumbing Fire Health	Corpus Christi. The following city Health and Zoning.	the Corpus Christi Property Maintenance ordinances are applicable: Building, Mechanical
Smoke Alarms:  X Missing X Inoperati	vo Improportu Located	Additional Alamaa Daguinad
		Additional Alarms Required
OUTSIDE WALL: (304.1, 304.2 304.4 & 304.6) Type: Charred Wood	ROOF: (304.1 & 304.7) Type: XInadequate Support	<b>FOUNDATION:</b> (304.1, 304.4 & 304.5) Type:harred Wood
X Rotten Corner Boards X Missing Boards Badly in Need of Paint X Siding Broken / Missing X Holes X Cracks X Buckled Leans Missing Brick Loose Brick X Damaged Exterior Trim	XRotten Eaves XRotten Rafter Tails XRotten Decking	Rotten WoodPiers LeanPiers Missing XCracks/Perimeter WallCracks/SlabPads Missing/CrackedMissing SkirtingMissing Access CoverExposed SillsRotten Sills XDamaged Floor JoistSagging Floor Joist
Other:	Other:	Other:

Other:

WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17) Charred Wood  X	PORCHES: (304.1, 304.2, 304 304.12, 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	304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)Charred Wood XMissing XDamagedPoor Fit XDamaged / Missing Screen(s)Off Hinges XBlocked Exit XRotten
Other:	Other:	Other:
<b>STEPS:</b> (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)		BATHTUB / SHOWER 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1,
Charred Wood Rotten Wood Missing Boards Inadequate Support Missing Handrails Faulty Weather Protection Other:	MissingFaucets LooseNo Anti-SiphoMissing OverfiMissing TapMissing ShowNot Vented XDisconnectedStopped UpDamaged ShoOther:	low Plate er Head
PLUMBING: WATER CLOSET (404.4.3, 502.1, 502.2, 502.3, 502.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 a 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 Missing Flush Handle Missing Flush Handle Missing Flapper Urinal; No Back-Flow Preventive No Elongated Bowl / Open-end Seat Other:	Gas Electric Missing X Disconnected Temperature F Temperature F Drain Line Mis Not Approved Not Extended Elbowed Dowr Vent Missing / No Double Wa Nonconforming Inadequate Co Thermostat Mis No Gas Cut Of Missing Firebo Gas Supply Lir Gas Fired – Lo	Pressure Release Valve Missing Pressure Release Valve Broken sing Pipe Outside Loose III Pipe / Attic g Vent bmbustion Air ssing / Damaged If

	<b>LAVATORY:</b> (404.4.3, 502.1, 502.2, 502.3 502.4, 504.1, 504.2, 504.3, 505.1.1,		<b>GAS SYSTEM:</b> (602.1, 602.2, 602.3, 602.5 603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	506.1 & 506.2)		
	Missing		Gas Pressure Test Required
	No Anti-Siphon Faucets		Gas Leak
	Faucets Leak / Broken / Missing		Line Appears to Enter Building Below Grade Level
	"P" Trap Leaks / Missing	-	Gas 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		
	Nonconforming Waste Line		
<u>X</u>	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	11-	Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top	0. <del>2</del>	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		Paint Deteriorated
	Service Appears Below Code	Χ	Cracks
	Two-Wire Service	X	Holes
	Inadequate		Torn Wallpaper
Χ .	Defective		Damaged Paneling
X	Disconnected	X	Sheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded		Sheetrock Mildewed / Buckled
	Missing Breakers / Fuses	X	Ceiling Damaged / Missing
	Missing Interior / Exterior Panel Cover	x	
	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
		X	Other: PARTIALLY COLLAPSED UNSAFE TO ENTER

	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	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	Cracks
	Counter Space with GFCI	Not Level
	Only One Small Appliance Circuit Over Kitchen	Buckled
	Counter Space with NO GFCI	Torn
	Kitchen Appliance Circuits – No GFCI	Damaged
	Plugs Missing / Loose / Broken	XOther: PARTIALLY COLLAPSED UNSAFE TO ENTER
	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	
Χ	Exterior Lights Missing; Front / Back / Side	
Χ	Porch Lights Broken / Missing / Loose	
	Other:	
	BATCHANICAL.	400000000000000000000000000000000000000
	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:
1	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 Tub / Shower / Water Closet	Holes
	production continues and an expension of the continues of	Missing
	Condensing Unit Damaged / Missing	Malla Tanan
	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:	Missing
	LINGANITARY CONDITIONS.	Other:
	UNSANITARY CONDITIONS:	Formedation Trues.
v	(308.3, 309.1, 504.1 & 505.1.2)	Foundation Type:
<u>Х</u> У	No Hot and Cold Water Supply	Sunken
X X	Insect, Roach, Rodent Infestation	Rotten Sills
^	Lacks Adequate Garbage Containers	Other:
	VIIII	

#### VIOLATION(S): 1313 RAMIREZ ST. BUILDINGS #1, 2, 3, & 4

- 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.
- 108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below, but which is not limited to those described below, shall be considered dangerous and may be deemed substandard:
- 1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of this City as related to the requirements for existing buildings.
- 2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
- 3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged, or which cannot be expected to withstand winds of hurricane force.
- 4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- 5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
- 6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- 7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
- 8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- 9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light. Ventilation, electrical, mechanical, or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease, including all conditions conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease.
- 10. Any building or structure, because of a lack of sufficient or proper fire- resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
- 11. All buildings or structures which have pit privies where the same are not permitted by law or which are not connected to the city sewer when required by law or where inadequate and unsanitary pit privies or septic tanks exist.
- 12. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard 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.
- 304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
- 304.13.1 Glazing. Glazing materials shall be maintained free from cracks and holes.
- 304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.
- "304.14 Insect screens. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition. Exceptions: (1) Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed. (2) Habitable spaces served by air conditioning unit in sound condition and good repair. (3) Doors are not required to be screened if there is an additional ventilation source in the room.
- 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.
- 304.4 Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- 304.4 Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.
- 304.5 Foundation. All foundations, piers, or other structural elements shall be maintained plumb and capable of adequate support, free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.
- 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.
- 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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305.2 Structural members. Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

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.

305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

308.3 Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

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.

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.

605.3 Luminaires. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain not less than one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.

702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code as adopted and amended by the City.



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

Case No: B1 Letters, V238713-072224

**ADDRESS: 1313 RAMIREZ ST** 

Tax Account No: 0797-0068-0060 LAST UPDATED ON: Wednesday, December 18, 2024

Owner(s): MARKMAN BROTHERS INVESTMENTS CORPUS CHRISTI LLC

#### LETTERS MAILED from 7/26/2024-7/26/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
MARKMAN BROTHERS INVESTMENTS CORPUS	OWNER	B1 Letter Mailed on 7/26/2024
CHRISTI LLC		RETURNED SIGNED GREEN CARD REC'D 8/5/24-
1925 SOUTHWEST FWY		BMI INVESTMENTS STAMP
HOUSTON, TX 77098-4800		
MARKMAN BROTHERS INVESTMENTS CORPUS	OWNER	B1 Letter Mailed on 7/26/2024
CHRISTI LLC		RETURNED MAIL REC'D 8/5/24-
1313 RAMIREZ ST.		RETURN TO SENDER
CORPUS CHRISTI, TX. 78401		VACANT
		UNABLE TO FORWARD
MARKMAN BROTHERS INVESTMENTS CORPUS	OWNER	B1 Letter Mailed on 7/26/2024
CHRISTI LLC		RETURNED SIGNED GREEN CARD REC'D 8/1/24-
1901 MORGAN AVE.		SIGNED, REC'D AND DATE OF DELIVERY LEFT BLANK
CORPUS CHRISTI, TX. 78404		, and a second of the second o
JACK MARKMAN-REGISTERED AGENT	REGISTERED AGENT	B1 Letter Mailed on 7/26/2024
1925 SOUTHWEST FWY		RETURNED SIGNED GREEN CARD REC'D 8/5/24-
HOUSTON, TX 77098		BMI INVESTMENTS STAMP
JACK MARKMAN-REGISTERED AGENT	REGISTERED AGENT	B1 Letter Mailed on 7/26/2024
1313 RAMIREZ ST.		RETURNED MAIL REC'D 8/5/24-
CORPUS CHRISTI, TX. 78401		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
FRED HOBBS	TRUSTEE	B1 Letter Mailed on 7/26/2024
1925 SOUTHWEST FWY		RETURNED SIGNED GREEN CARD REC'D 8/5/24-
HOUSTON, TX 77098		BMI INVESTMENTS STAMP
FRED HOBBS	TRUSTEE	B1 Letter Mailed on 7/26/2024
1313 RAMIREZ ST.		RETURNED MAIL REC'D 8/5/24-
CORPUS CHRISTI, TX. 78401		RETURN TO SENDER

		VACANT UNABLE TO FORWARD
FRED HOBBS 311 HOWARD ST. SAN ANTONIO, TX. 78212	TRUSTEE	B1 Letter Mailed on 7/26/2024 RETURNED SIGNED GREEN CARD REC'D 7/31/24- SIGNED BY UNREADABLE DATE OF DELIVERY 7/29/24
JEFFERY KANE-LAW OFF JEFFERY KANE 101 N SHORELINE BLVD #208 CORPUS CHRISTI, TX. 78401	ATTORNEY	B1 Letter Mailed on 7/26/2024 RETURNED SIGNED GREEN CARD REC'D 7/31/24- SIGNED AND REC'D BY JEFFERY KANE DATE OF DELIVERY 7/29/24