

Substandard case started 12/27/23

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 residential structure(s) (Buildings #1, 2, 3, 4 & 5) (Building Surveys attached)

Property located in a residential area.

According to NCAD, the owner, Joe D. Pena took possession of property 3/15/2022

Case, Abatement, and Citation History

Total number of Code complaints: 8

Total number of cases: 20

Owner Compliance: 6

City Abatements: 5

Citations issued: 12



Date	Case Type	Violation(s)	Status
11/08/2017	PMC Standards	MULTIPLE PROPERTY	Compliant
		MAINTENANCE CODE	
		(PMC) VIOLATIONS	
03/01/2018	Junked Vehicle	Section 13-38 JUNKED	Compliant
		VEHICLES	
04/02/2018	Utilities Lock		Removed by City
	Removal		· · · · · · · · · · · · · · · · · · ·
06/11/2019	Care of Premises	Section 22-6 LITTER AND	Owner Compliance
		SOLID WASTE Section 49-10	•
		KEEP SIDEWALKS, CURBS,	
F * I		AND GUTTERS CLEAN	
		Section 53-263	
		OBSTRUCTING STREET /	
		SIDEWALK / RIGHT-OF-WAY	
06/23/2020	Unsecured Vacant	Section 13-3008 DUTY TO	Compliant
	Building	SECURE VACANT BUILDING	and the state of t
06/23/2020	Vacant Building	Section 23-70 TALL WEEDS	Compliant
		22-6 LITTER AND SOLID	I.
		WASTE Section 49-10 KEEP	
		SIDEWALKS, CURBS, AND	
		GUTTERS CLEAN	
06/23/2020	Unsecured Vacant	Section 13-3008 DUTY TO	Compliant
00/20/2020	Building	SECURE VACANT BUILDING	Compilant
06/23/2020	Vacant Building	Section 22-6 LITTER AND	Compliant
00/15/12020	, aram Banang	SOLID WASTE Section 49-10	Compilant
		KEEP SIDEWALKS, CURBS,	
		AND GUTTERS CLEAN	
04/21/2022	Illegal Dumping	Section 21-72 ILLEGAL	Owner Compliance
0 1/21/2022	megar Bamping	DISPOSAL	O Wiler Compilation
04/21/2022	Building Permit	Building Code 14-231 (5)	Closed
0 1/21/2022	Required	Section 105.1 General (Permit	Closed
	required	Required)	
04/21/2022	Vacant Building	Section 13-3008 DUTY TO	Compliant
0 1/21/2022	Unsecured	SECURE VACANT BUILDING	Compilant
04/21/2022	Vacant Building	Section 22-6 LITTER AND	Closed
0 112112022	rucant Danding	SOLID WASTE	Closed
06/29/2022	Unsecured Vacant	Section 13-3008 DUTY TO	Closed
5 51 271 2022	Building	SECURE VACANT BUILDING	210000
06/29/2022	Vacant Building	Section 23-70 TALL WEEDS	Closed
O SI E JI E VEE	racant Danaing	22-6 LITTER AND SOLID	C103 C t
		WASTE	
06/01/2023	Vacant Building	Section 23-70 TALL WEEDS	Compliant
VIVI VI 1 (4 V/4 J	racant Dunuing	Section 25-10 IALL WELDS	Compilant



		WASTE Section 49-10 KEEP	
		SIDEWALKS, CURBS, AND	
		GUTTERS CLEAN	
08/03/2023	Unsecured Vacant	Section 13-3008 DUTY TO	Compliant
	Building	SECURE VACANT BUILDING	-
12/27/2023	Substandard	108.1.5 Dangerous Structure or	In Progress
	Structure	Premises	_
06/12/2024	Unsecured Vacant	Section 13-3008 DUTY TO	Boarded by City
	Building	SECURE VACANT BUILDING	
08/13/2024	Vacant Building	Section 23-70 TALL WEEDS	In Progress
		22-6 LITTER AND SOLID	-
		WASTE Section 49-10 KEEP	
		SIDEWALKS, CURBS, AND	
		GUTTERS CLEAN	
11/19/2024	Unsecured Vacant	Section 13-3008 DUTY TO	In Progress
	Building	SECURE VACANT BUILDING	

Abatement history for 1516 Howard St.

	<u>Date</u>	Cost/Admin Fee	Case Type
1.	01/18/2023	\$1,090.00/\$174.00	Unsecured Vacant Building
2.	12/19/2022	\$353.36/\$125.00	Vacant Building
3.	02/15/2024	\$715.47/\$125.00	Vacant Building
4.	06/18/2024	\$730.00/\$174.00	Unsecured Vacant Building
5.	11/22/2024	\$289.77/\$412.00	Vacant Building

Total: \$4,188.60

CCPD calls to property:

Nature of Call	1516 Howard St
Alarm LE Hold Up or Panic Alarm	2
Assault In Progress	1
Assault Injuries Involved	1
Assault Weapons Involved	2
Attempt to Contact Deliver Message	1
Burglary In Progress	4
Burglary Just Occurred	1



Burglary Not in Progress	2
Crash Non Injury	1
Destruction or Criminal Mischief In Progress	1
Destruction or Not In Progress	1
Disturbance In Progress	18
Disturbance Injuries Involved	2
Disturbance Just Occurred	3
Disturbance Weapons Involved	2
EMS Request Unconscious Patient Specify	1
Law Enforcement Investigation Explain Type	1
Law Enforcement Investigation Field Event	5
LE Assist Assist to Pick Up Property	1
Missing Person Returned Missing Person	3
Missing Person Runaway	5
Parking Violation Abandoned Vehicle	2
Prostitution Violation NULL	1
Quality of Life Field Event	1
Suspicious or Suspicious Activity Specify	1
Suspicious or Unusual Suspicious Person or Persons	1
Theft of Property or Services In Progress	2
Unauthorized Use Not In Progress	1
Unknown Nature Non Injury	1
Wanted Person Missing/Wanted Person	2
Wanted Person or Property Field Event	1
Grand total	71

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
11/07/2017	NORMA	LANDLORD REP. NORMA (361-883-0653)
06/27/2022	MR. JOE DAVID PENA	MADE DIRECT CONTACT (361) 947-8464
07/31/2023	MR. JOE DAVID PENA	SPOKE WITH PROPERTY OWNER JOE
		PENA 361-947-8464
09/26/2023	MR. JOE DAVID PENA	CALLED AND TEXTED JOE PENA 361-947-
		8464
04/30/2024	MR. JOE DAVID PENA	CALLED JOE PENA 361-947-8464 AND
		LEFT A VOICEMAIL
	MR. JOE DAVID PENA	CALLED AND LEFT A VOICEMAIL TO
02/09/2024		PROPERTY OWNER JOE PENA AT 361-947-
,		8464.



01/09/2024	PATTY SALINAS	RECEIVED A PHONE CALL FROM PATTY
		SALINAS, 361-759-7837, AND WE
		DISCUSSED THE PROPERTY.
12/04/2024	JOE DAVID PENA	CALLED JOE DAVID PENA 361-947-8464.
		UNABLE TO LEAVE A MESSAGE
12/13/2024	JOE DAVID PENA	CALLED JOE DAVID PENA 361-947-8464.
		UNABLE TO LEAVE A MESSAGE
1/10/2025	JOE DAVID PENA	HE STATED HE WAS INFORMED ABOUT
		THE JAN HEARING FROM MARKMAN
		BROTHERS. HE QUESTIONED WHY HE
		HAD NOT REC'D NOTICE AND WHY
		MARKMAN WAS RECEIVING NOTICES. I
		INFORMED MR. PENA OF THE MAILING
		ADDRESS ON NCAD AND HE STATED HE
		LIVED AT ANOTHER PROPERTY. I ALSO
		STATED THAT MARKMAN WAS STILL
		LEGALY RECEIVING NOTICE SINCE
		THEY ARE A LIENHOLDER FOR
		PROPERTY. I TOLD MR. PENA NEW
		VIOLATION NOTICES WOULD BE
		MAILED OUT TO HIS UPDATED
		CONTACT INFO. HE STATED HE WAS
		HAVING CAR ISSUES AND WAS STILL
		WANTING TO REHAB THE STRUCTURES.
		HE WAS IN THE PROCESS OF SAVING
		MONEY

3/3/202	25
Code Co	ompliance Supervisor: Roland Maldonado
Case# \	/221738-122723
Propert	y Owner: Joe D. Pena
Addres	s (⊠Residential ☐Commercial): 1516 Howard St. (5 Buildings)
Staff Re	ecommendation(s): Demolition
□Resid	dential Structure only ⊠Residential Structure(s)
	mercial Structure only Commercial and Accessory Structure
due to	the provisions of Section 13-22 (H)(1)(c) of the Corpus Christi Property Maintenance Code and substandard and dilapidated condition of the structure(s), a hazard to the health, safety, and of the public is henceforth declared.
	ore, the owner be required to demolish the structure(s) within thirty (30) days. If demolition is rted and completed as required, then the City be authorized to demolish.
Notices	
1. 2. 3. 4.	Letters of substandard conditions sent by certified mail. Final notice sent by certified mail. Certified letter of hearing sent by certified mail Notice of hearing published in newspaper.
Additio	nal
1. 2. 3. 4. 5. 6.	Owner Deceased: ☑ No ☐ Yes If deceased verification by: ☐ Obituary Structure Entered by: ☑ Search Warrant ☐ Consent Given by: ☐ Unsecure Taxes due: ☐ Current ☑ Past due - Amount owed: \$4,737.10 Utilities: ☐ Active ☑ Inactive-Last active date: 2/4/2021 Year Structure Built: 1950 Lawsuits: ☐ Yes ☑ No Code Enforcement Maintaining Property: ☑ Yes ☐ No

COMPLAINT

Monday, March 3, 2025

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

RE: 1516 Howard St.

Case # V221738-122723

OWNER: Joe D. Pena

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 **June 14, 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.

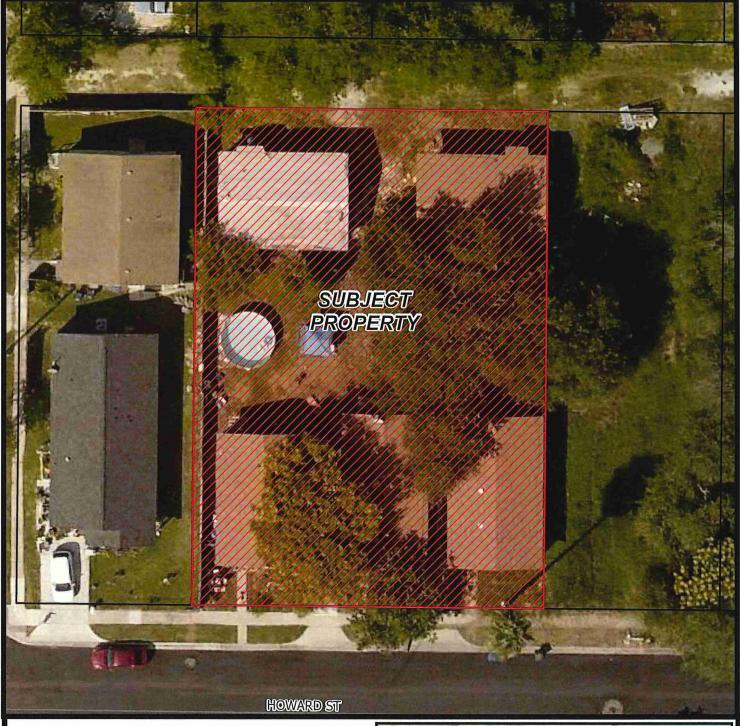
Roland Maldonado

Supervisor

Development Services Code Compliance Division

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

CASE TIMELINE FOR 1516 HOWARD ST.					
Activity	Date	Legal Requirement	Legal Reference		
Code Enforcement Notified of	12/27/2023				
Potential Violation	12/2//2025	n/a	n/a		
Initial Inspection Completed		When building, structure or premise	Corpus Christi Property		
	12/27/2023	thought to be substandard	Maintenance Code 104.2		
Notice of Violation Mailed to Last		When there are reasonable grounds to	City Ordinance		
Known Addresses	6/21/2024	believe there is a violation	Sec. 13-22(A) & (D)(2)		
Notice of Violation Posted in		When owner is unknown, whereabouts	City Ordinance Sec.13-		
Newspaper	11/15/2024 &	unknown, or where service of notice has	22(A) & (D)(3)		
	11/18/2024	failed (Published twice w/in a 10 day period)			
Deadline to comply with Newspaper		When 30 days have elapsed from the date	City Ordinance		
Notice of Violation	12/20/2024	of first publication	Sec. 13-22(B)		
Notice Received		Returned mail rec'd-Return to sender,	n/a		
	9/6/2024	unclaimed, unable to forward			
Returned Notice of Violation Posted at	11/25/24-11/29/24	When notice is returned showing	City Ordinance		
Front Door of Property	&12/2/24-12/6/24	unclaimed or not delivered	Sec. 13-22(A) & (D)(4)		
Deadline to comply with Mailed Notice		30 days from receipt of the notice	City Ordinance		
of Violation	7/22/2024	, ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '	Sec. 13-22(A)(5)		
Re-inspection		Not less thans 30 days from receipt of the	1 '		
	7/24/2024	notice or when 30 days have elapsed from	Sec. 13-22(B)		
		date of first publication			
Complaint filed with BSB		When owner refused to comply; when not cured within 30 days from receipt of	City Ordinance Sec. 13-22(B)(2)		
	3/3/2025	notice or any further agreed time; or	Sec. 13-22(D)(2)		
	3/3/2023	when 30 days have elapsed from date of			
		first publication			
Notice of Hearing Mailed to Last		At least 10 days prior to hearing	City Ordinance		
Known Address	3/4/2025		Sec. 13-22(C) & (D)(2)		
Notice of Hearing Posted in Newspaper		At least 10 days prior to hearing when	City Ordinance Sec.13		
	- /- /	owner is unknown, whereabouts	22(C) & (D)(3)		
	3/2/2025 & 3/4/2025	unknown, or where service of notice has			
		failed (Published twice w/in a 10 day period)			
Notice of Hearing Filed with County		At least 10 days prior to hearing	City Ordinance Sec. 13-		
Clerk	3/6/2025		22(C) & Tx Local Gov't		
Returned Notice of Hearing Posted at	3/17/25-3/21/25 &	When notice is returned showing	Code 214.001€		
Front Door of Property	3/24/25-3/26/25	unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)		
BSB Agenda Posted	0,21,200,20,20	72 hours (3 days) before scheduled time	Texas Govt. Code		
	3/21/2025	of hearing	551.043(a)		
BSB Hearing		Not less than 10 days nor more than 45	City Ordinance		
	3/27/2025	days after Complaint filed	Sec. 13-22 (C)		



1516 HOWARD

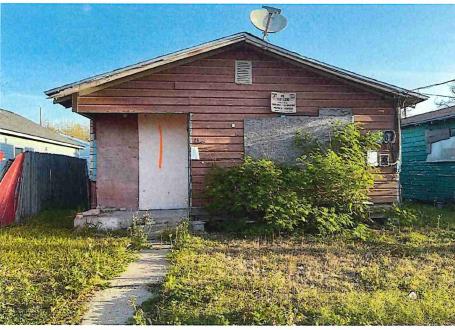
Aerial View



































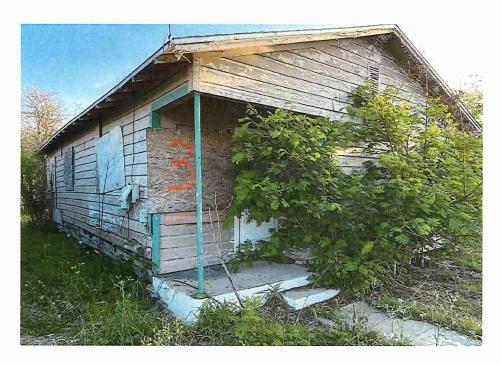




























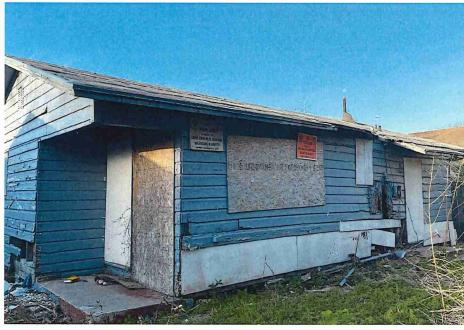
























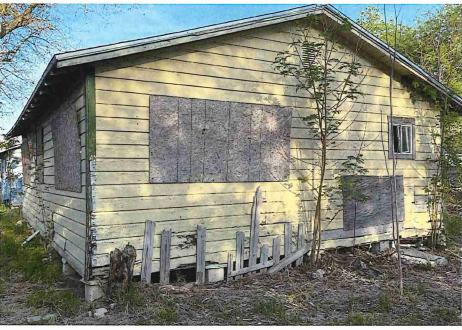




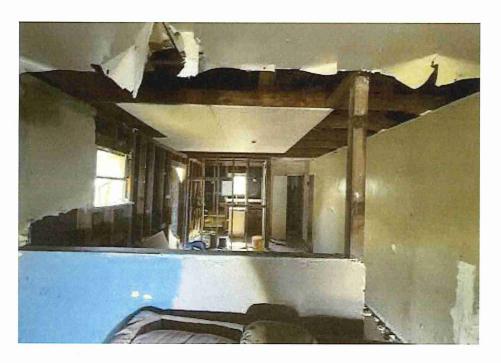














Accou	nt Number: 646	3-0010-	0040					
nspe	ction Date: 12/27	7/2023						
Zonin	g Use: RM-3							
Revise	ed Date: 06/14/2	2024						
Office	r: Mike Shelton							
^o rope	rty Address: 151	16 HOW	ARD ST BUILDI	NG #1				
_egal	Description: PA	UL CT	PART OF LT 4 8	LT 5 BK 10				
Owne	r: PENA JOE D							
Mail to	o: PO BOX 7152	23						
City, S	State, Zip: CORF	PUS CH	RISTI, TX 78467	'-1523				
X X X Placar	Dwelling Wood Frame Vacant d Posted on: <u>6/1</u>	4/2024	Commercial Masonry Occupied	XAccessory Fire Damage XOpen	5 X	_Sq. Ft. _# of Units _Placard	Story XInside Inspect	tio
						-	sti Property Maintenan applicable: Building,	CE
Code Plum	and/or ordinan	ices of	the City of Corp nnical, Fire, Hea	us Christi. The followi		-	• •	C
Code Plum Perm	and/or ordinand bing, Electrical, its Required: Building Fire	nces of t	the City of Corp anical, Fire, Hea Plumbing	ous Christi. The following. XElectrical	ng city o	rdinances are	• •	C
Code Plum Perm	and/or ordinan bing, Electrical, its Required: Building	nces of t	the City of Corp anical, Fire, Hea Plumbing	ous Christi. The following. XElectrical	ng city o	rdinances are	• •	CE
Code Plum Perm X Smok	and/or ordinand bing, Electrical, its Required: Building Fire e Alarms:	X X X X SLL:	the City of Corp nnical, Fire, Hea Plumbing Health Inoperative	ous Christi. The following. XElectricalOther:	ng city o	rdinances areMechanicalAddit FOU (304.	tional Alarms Required NDATION: 1, 304.4 & 304.5)	CE
Code Plum Perm X Smok X	and/or ordinand bing, Electrical, bing, Electrical, bits Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 : Type:Charred WoodRotten Wood	X X X X LL: 304.4 & :	the City of Corp nnical, Fire, Hea Plumbing Health Inoperative	Aus Christi. The following. XElectricalOther: Improperly Location ROOF: (304.1 & 304.7) Type:Charred WoodRotten Eaves	ng city o	AdditAddit FOU (304. TypeInade XRotte	tional Alarms Required NDATION: 1, 304.4 & 304.5) equate Support en Wood	CE
Code Plum X Smok X	and/or ordinary bing, Electrical, its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 3 Type:Charred WoodRotten WoodRotten Corner	X X X XLL: 304.4 & :	the City of Corp anical, Fire, Hea Plumbing Health Inoperative	Aus Christi. The following. XElectricalOther: Improperly Locate ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter Tails	ng city o	Addir Addir (304. Inade Piers	tional Alarms Required NDATION: .1, 304.4 & 304.5) :: equate Support en Wood s Lean	CE
Code Plum X Perm X Smok X X	and/or ordinant bing, Electrical, its Required: Building Fire e Alarms: Missing OUTSIDE WA (304.1, 304.2 3 Type: Charred Wood Rotten Wood Rotten Corner Missing Board	X X X X SLL: 304.4 & :	the City of Corp anical, Fire, Hear Plumbing Health Inoperative	Action Roote Roote Roote Charred Wood Rotten Eaves Rotten Decking	ng city o	AdditAdditAddit(304Inade XRottePiersPiers	tional Alarms Required NDATION: 1, 304.4 & 304.5) equate Support en Wood s Lean s Missing	CE
Code Plum X Perm X Smok X X X X	and/or ordinary bing, Electrical, bing, Electrical, its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 3 Type:Charred WoodRotten WoodRotten CornerMissing BoardBadly in Need	X X X Boards Is of Paint	the City of Corp anical, Fire, Hear —Plumbing —Health —Inoperative 304.6)	Action Decking Note that Ith and Zoning. XElectricalOther: Improperly Location ROOF: (304.1 & 304.7) Type: Charred Wood Rotten Eaves Rotten Rafter Tails Rotten Decking Missing Shingles	ng city o	AdditAddit	tional Alarms Required NDATION: 1, 304.4 & 304.5) Equate Support En Wood S Lean S Missing ks/Perimeter Wall	ce
Code Plum X Smok X X X X X	and/or ordinary bing, Electrical, bing, Electrical, its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 3 Type:Charred WoodRotten WoodRotten CornerMissing BoardBadly in NeedSiding Broken	X X X Boards Is of Paint	the City of Corp nnical, Fire, Hea Plumbing Health Inoperative 304.6)	Action Decking Missing Shingles Dus Christi. The following. XElectricalOther: Improperly Local ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Pafter TailsNotten DeckingMissing ShinglesDeteriorated Shingles	ng city o	Addir Addir Addir FOU (304, Type Inade XRotte Piers XCrac Crac	tional Alarms Required NDATION: 1, 304.4 & 304.5) equate Support en Wood s Lean s Missing ks/Perimeter Wall ks/Slab	C
Code Plum X Smok X X X X X X	and/or ordinary bing, Electrical, bing, Electrical, its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 3 Type:Charred WoodRotten WoodRotten CornerMissing BoardBadly in Need	X X X Boards Is of Paint	the City of Corp anical, Fire, Hear —Plumbing —Health —Inoperative 304.6)	Action Decking Note that Ith and Zoning. XElectricalOther: Improperly Location ROOF: (304.1 & 304.7) Type: Charred Wood Rotten Eaves Rotten Rafter Tails Rotten Decking Missing Shingles	ng city o	AddirAddirAddir	tional Alarms Required NDATION: 1, 304.4 & 304.5) equate Support en Wood s Lean s Missing ks/Perimeter Wall ks/Slab s Missing/Cracked	CE
Code Plum X Smok X X X X X X X	and/or ordinary bing, Electrical, bing, Electrical, its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 3 Type:Charred WoodRotten WoodRotten CornerMissing BoardBadly in NeedSiding BrokenHoles	X X X Boards Is of Paint	the City of Corp inical, Fire, Hea Plumbing Health Inoperative 304.6) X X X Y G X X	Aus Christi. The following Ith and Zoning. XElectricalOther: Improperly Locate	ng city o	Addir Addir Addir 	tional Alarms Required NDATION: 1, 304.4 & 304.5) Equate Support en Wood E Lean E Missing ks/Perimeter Wall ks/Slab E Missing/Cracked ing Skirting	CE
Code Plum X Smok X X X X X X	and/or ordinant bing, Electrical, Electric	X X X Boards Is of Paint	the City of Corp inical, Fire, Hea Plumbing Health Inoperative 304.6) X X X Y G X X	Aus Christi. The following Ith and Zoning. XElectricalOther: Improperly Locate ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter TailsRotten DeckingMissing ShinglesDeteriorated ShinglesLeaksSags	ng city o	AdditAdditAddit	tional Alarms Required NDATION: 1, 304.4 & 304.5) equate Support en Wood s Lean s Missing ks/Perimeter Wall ks/Slab s Missing/Cracked	CE
Code Plum X Smok X X X X X X X	and/or ordinary bing, Electrical, bing, Electrical, its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 3 Type:Charred WoodRotten WoodRotten CornerMissing BoardBadly in NeedSiding BrokenHolesCracksBuckled	X X X Boards Is of Paint	the City of Corp inical, Fire, Hea Plumbing Health Inoperative 304.6) X X X Y G X X	Acten Eaves Rotten Eaves Rotten Eaves Rotten Eaves Rotten Decking Missing Shingles Deteriorated Shingles Leaks Sags Buckled	ng city o	AdditAdditAddit	tional Alarms Required NDATION: 1, 304.4 & 304.5) Equate Support En Wood E Lean E Missing ks/Perimeter Wall ks/Slab E Missing/Cracked ing Skirting ing Access Cover	CE
Code Plum X Smok X X X X X X X	and/or ordinary bing, Electrical, bing, Electrical, its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 : Type:Charred WoodRotten WoodRotten CornerMissing BoardBadly in NeedSiding BrokenHolesCracksBuckledLeans	X X X Boards Is of Paint	the City of Corp inical, Fire, Hea Plumbing Health Inoperative 304.6) X X X Y G X X	Action Decking Missing Shingles Deteriorated Shingles Leaks Sags Buckled Collapsed	ng city o	AddirAddirAddirAddir	tional Alarms Required NDATION: 1, 304.4 & 304.5) equate Support en Wood s Lean s Missing ks/Perimeter Wall ks/Slab s Missing/Cracked ing Skirting ing Access Cover used Sills	CE
Code Plum X Smok X X X X X X X	and/or ordinary bing, Electrical, bing, Electrical, its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 3 Type:Charred WoodRotten WoodRotten CornerMissing BoardBadly in NeedSiding BrokenHolesCracksBuckledLeansMissing Brick	X X X SLL: 304.4 & Standards Standards of Paint / Missing	the City of Corp inical, Fire, Hea Plumbing Health Inoperative 304.6) X X X 9 X X ———	Aus Christi. The following Ith and Zoning. XElectricalOther: Improperly Locate	ng city o	AddirAddirAddir	tional Alarms Required NDATION: 1, 304.4 & 304.5) equate Support en Wood Lean Missing ks/Perimeter Wall ks/Slab Missing/Cracked ing Skirting ing Access Cover esed Sills en Sills	CE

X X X X	WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17) Charred Wood Broken Glass Missing Screens Torn Screens Missing / Broken Sash Do Not Open Rotten Sills	PORCHES: (304.1, 304.2, 304.1 304.12, 305.4, 305.5 & 307.1) Charred Wood Missing / Broken Boards Loose Rotten Wood Inadequate Support Support Post Missing Support Post Loose	304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)Charred Wood XMissing XDamaged XPoor Fit XDamaged / Missing Screen(s)Off Hinges XBlocked Exit
<u>X</u>	Rotten / Broken Frames	Faulty Weather Protection	XRotten
	Other:	Other:	Other:
	STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)		ATHTUB / SHOWER 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 Handrails	Missing Overflo Missing Tap	ow Plate
	Missing Particians Faulty Weather Protection	Missing Showe	r Head
-	Other:	Not Vented	Tioda
		XDisconnected	
		Stopped Up	
		Damaged Show	ver Stall
		Other:	
	PLUMBING: WATER CLOSET (404.4.3, 502.1, 502.2, 502.3, 502.4, 5 504.1, 504.2, 504.3, 505.1.1, 506.1 & 9	•	ER: 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		ressure Release Valve Missing
	Water Supply Line Leaks Flush Ell Leaks	•	ressure Release Valve Broken
	Runs Constantly	Drain Line Miss Not Approved F	•
	Tank Broken / Cracked	Not Extended 0	•
	Bowl Broken / Cracked	Elbowed Down	
X	Disconnected	Vent Missing /	
	Missing Flush Handle	No Double Wal	
-	Missing Flapper	Nonconforming	y Vent
	Urinal; No Back-Flow Preventive	Inadequate Co	
	No Elongated Bowl / Open-end Seat		ssing / Damaged
	Other:	No Gas Cut Off	
		Missing Firebox	
			ne Not Approved Pipe cated in Bathroom
			cated in Bathroom cated in Bedroom
		Gas Fired = Edi	cated in bedicom
		Other:	

	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	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	XPaint Deteriorated
	Service Appears Below Code	XCracks
	Two-Wire Service	XHoles
<u>X</u>	Inadequate	Torn Wallpaper
	Defective	XDamaged Paneling
<u>X</u>	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	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-	X	Missing Boards
	Bedroom/Living Rm/Dining Rm/Den/Kitchen	Χ	Holes
	No Small Appliance Circuits Over Kitchen	X	Cracks
	Counter Space with GFCI	X	Not Level
	Only One Small Appliance Circuit Over Kitchen	X	Buckled
	Counter Space with NO GFCI	X	Torn
	Kitchen Appliance Circuits – No GFCI	X	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		
X	Exterior Lights Missing; Front / Back / Side		
Χ	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:
<u>X</u>	No Hot and Cold Water Supply		Sunken
Χ			
	Insect, Roach, Rodent Infestation		Rotten Sills
<u>X</u>	Insect, Roach, Rodent Infestation Lacks Adequate Garbage Containers Other:	•	Rotten Sills Other:

Account Number: 6463-0010-0040		
nspection Date: 12/27/2023		
Zoning Use: RM-3		
Revised Date: 06/14/2024		
Officer: Mike Shelton		
Property Address: 1516 HOWARD ST BUIL	.DING #2	
Legal Description: PAUL CT PART OF LT	4 & LT 5 BK 10	
Owner: PENA JOE D		
Mail to: PO BOX 71523		
City, State, Zip: CORPUS CHRISTI, TX 784	467-1523	
XDwellingCommercia XWood FrameMasonry XVacantOccupied Placard Posted on: 6/14/2024	AccessoryAccessoryFire Damage 5 XOpen X	Sq. FtStory # of Units XInside Inspection Placard
Code and/or ordinances of the City of Control Plumbing, Electrical, Mechanical, Fire, However, How the City of Control Plumbing the City of City	orpus Christi. The following city	the Corpus Christi Property Maintenance ordinances are applicable: Building, Mechanical
Smoke Alarms:	Improported a cated	Additional Alamaa Daguirad
XMissing XInoperative OUTSIDE WALL: (304.1, 304.2 304.4 & 304.6) Type: Charred Wood	Improperly Located ROOF: (304.1 & 304.7) Type:	Additional Alarms Required FOUNDATION: (304.1, 304.4 & 304.5)
•	• •	Type:
X Rotten Corner Boards X Missing Boards X Badly in Need of Paint X Siding Broken / Missing	Charred Wood Rotten Eaves	I ype:Inadequate Support XRotten WoodPiers LeanPiers Missing XCracks/Perimeter WallCracks/Slab
X Rotten Corner Boards X_ X Missing Boards X Badly in Need of Paint	Charred Wood Rotten Eaves Rotten Rafter Tails Rotten Decking Missing Shingles	Inadequate Support XRotten Wood Piers Lean _Piers Missing XCracks/Perimeter Wall

X X X X X	WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17) Charred Wood Broken Glass Missing Screens Torn Screens Missing / Broken Sash Do Not Open Rotten Sills Rotten / Broken Frames Other:	PORCHES: (304.1, 304.2, 304.1 304.12, 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:	0, DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)Charred Wood XMissing XDamaged XPoor Fit XDamaged / Missing Screen(s)Off Hinges XBlocked Exit XRottenOther:
	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:	(403.2, 502.1, 5 & 505.3) Missing	w Plate r Head
X	PLUMBING: WATER CLOSET (404.4.3, 502.1, 502.2, 502.3, 502.4, 5 504.1, 504.2, 504.3, 505.1.1, 506.1 & 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:	Gas Electric Missing X Disconnected Temperature Precentary Precent	ressure Release Valve Missing ressure Release Valve Broken sing Pipe Dutside Loose I Pipe / Attic Vent mbustion Air sing / Damaged

	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		
X	-		
	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	<u> </u>	Rain Guard Damaged / Missing
	Trap Leaks / Missing		Exposed Exterior PVC Pipe
	Stopped Up		PVC Water Supply Lines
X	Disconnected		Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top		Sewer Line Stopped Up
	Damaged Back Splash		Sewer Running Out on Ground
	Other:		_Other:
	ELECTRICAL SERVICE: (604.1, 604.2		INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1		(305.1, 305.2, 305.3 & 404.3)
	605.1, 605.2 & 605.3)		
	Service Panel Burned		Charred Wood
	Service Missing	X	Paint Deteriorated
	Service Appears Below Code	Χ	Cracks
	Two-Wire Service	X	Holes
<u>X</u>	Inadequate	-	Torn Wallpaper
	Defective	X	Damaged Paneling
<u>X</u>	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		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	Χ	Rotten Wood
	Less Than 1 Duplex Recept. /20 liner ft-	Χ	Missing Boards
	Bedroom/Living Rm/Dining Rm/Den/Kitchen	X	Holes
	No Small Appliance Circuits Over Kitchen	X	Cracks
	Counter Space with GFCI	X	Not Level
	Only One Small Appliance Circuit Over Kitchen	Χ	Buckled
	Counter Space with NO GFCI	X	Torn
	Kitchen Appliance Circuits – No GFCI	Χ	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		
X	Exterior Lights Missing; Front / Back / Side		
X	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	<u> </u>	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		NAL H. T.
	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
	LINGANITADY CONDITIONS	*	Other:
	UNSANITARY CONDITIONS:		
v	(308.3, 309.1, 504.1 & 505.1.2)	ų	Foundation Type:
<u>X</u>	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:		

Accou	nt Number: 646	3-0010-0	040								
nspec	tion Date: 12/27	7/2023									
Zoning	g Use: RM-3										
Revise	ed Date: 06/14/2	2024									
Office	r: Mike Shelton										
Prope	rty Address: 15′	16 HOW.	ARD ST BUIL	DING #3							
-	Description: PA										
_	r: PENA JOE D	02011	74(1-0) 21 -	ra El O Bit 10							
		20									
viali to	o: PO BOX 7152	:3									
City, S	State, Zip: CORF	PUS CHE	RISTI, TX 784	67-1523							
X X X Placar	Dwelling Wood Frame Vacant d Posted on: <u>6/1</u>	4/2024	Commercial Masonry Occupied		cessory e Damage en	5 X	Sq. Ft. # of Uni Placard		X	Story Inside	e Inspection
				checked below rpus Christi. T		•	•		•	-	
Code Pluml	and/or ordinan	ices of t	he City of Co nical, Fire, He	rpus Christi. Tealth and Zonin XEle	he followi	•	•	es are a	•	-	
Code Plumi Permi X	and/or ordinar bing, Electrical its Required: Building	nces of t , Mecha	he City of Conical, Fire, Ho	rpus Christi. Tealth and Zonin XEle	he following.	ng city o	ordinance	es are a	•	-	
Code Plumi Permi X	and/or ordinar bing, Electrical its Required: Building Fire	nces of t , Mecha	he City of Conical, Fire, Ho	rpus Christi. Tealth and Zonin XEleOth	he following.	ng city o	ordinance	es are a	applica	-	ilding,
Code Plumb Permi X Smok	and/or ordinary bing, Electrical its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 : Type:Charred Wood	X X X X X SLL: 304.4 & 3	he City of Conical, Fire, Ho Plumbing Health Inoperative	rpus Christi. Tealth and Zonin XEleOth	the following. ectrical her: properly Local	ng city o	ordinance	Addition Addition FOUN (304.1 Type: Inadeo	onal Alai DATION , 304.4	rms Req \: & 304.5)	uilding, uired
Code Plumb Permi X Smok X	and/or ordinary bing, Electrical its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 : Type:Charred WoodRotten Wood	X X X X SLL: 304.4 & 3	he City of Conical, Fire, Ho Plumbing Health Inoperative	xEleOth ROOF: (304.1 & 30 Type: Charred Wo	the following. ectrical her: properly Loc 4.7) pod es	ng city o	ordinance	Addition Addition FOUN (304.1 Type: Inadeo Rotten	onal Alai DATION , 304.4 d quate Su	rms Req \: & 304.5)	uilding, uired
Code Plumb Y Smok X	and/or ordinary bing, Electrical its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 : Type:Charred WoodRotten WoodRotten Corner	X X X LL: 304.4 & 3	he City of Conical, Fire, HoPlumbingHealthInoperative	xEleOth ROOF: (304.1 & 30 Type:Charred WoRotten Eave	the following. ectrical ner: properly Loc 4.7) pod es er Tails	ng city o	ordinance	Addition Addition FOUN (304.1 Type: Inadeo Rotten Piers I	onal Alai DATION , 304.4 quate Su n Wood Lean	rms Req \: & 304.5)	uilding, uired
Code Plumb Permi X Smok X	and/or ordinary bing, Electrical its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 : Type:Charred WoodRotten WoodRotten CornerMissing Board	X X X X SLL: 304.4 & 3	he City of Conical, Fire, Ho Plumbing Health Inoperative	xEle XEle Oth ROOF: (304.1 & 30 Type: Charred Wo Rotten Eave Rotten Decl	the following. ectrical her: croperly Loc 4.7) cod es er Tails king	ng city o	Mechar X	Addition Addition FOUN (304.1 Type: Inadeon Rotten Piers L Piers I	onal Alai DATION , 304.4 quate Su n Wood Lean Wissing	rms Req N: & 304.5)	uired
Code Plumb Permi X Smok X X X	and/or ordinary bing, Electrical its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 : Type:Charred WoodRotten WoodRotten CornerMissing BoardBadly in Need	X X X SLL: 304.4 & 3	he City of Conical, Fire, HoPlumbingHealthInoperative 804.6)XX	xEleOth ROOF: (304.1 & 30 Type:Charred WoRotten EaveRotten RaftRotten DeclMissing Shi	the following. ectrical her: properly Local (4.7) pod hes her Tails her (4.7) graph of the following of	ng city o	ordinance	Addition Addition Addition FOUN (304.1 Type: Inadeon Rotten Piers I Piers I Cracks	onal Alai DATION , 304.4 quate Su Wood Lean Missing s/Perime	rms Req \: & 304.5)	uired
Code Plumb Permi X Smok X X X X X X	and/or ordinary bing, Electrical its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 : Type:Charred WoodRotten WoodRotten CornerMissing Board	X X X SLL: 304.4 & 3	he City of Conical, Fire, HoPlumbingHealthInoperative 804.6)XX	xEle XEle Oth ROOF: (304.1 & 30 Type: Charred Wo Rotten Eave Rotten Decl	the following. ectrical her: properly Local (4.7) pod hes her Tails her (4.7) graph of the following of	ng city o	Mechar X	Addition Addition FOUN (304.1 Type: Inadeo Rotten Piers I Cracks Cracks	pnal Alai DATION , 304.4 quate Su Wood Lean Wissing s/Perime s/Slab	rms Req N: & 304.5) upport	uired
Code Plumb Permi X Smok X X X	and/or ordinary bing, Electrical its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 : Type:Charred WoodRotten WoodRotten CornerMissing BoardBadly in NeedSiding Broken	X X X SLL: 304.4 & 3	he City of Conical, Fire, Ho PlumbingHealth Inoperative 804.6) X_ X_ —	xEleOth XEleOth ROOF: (304.1 & 30 Type:Charred Wo Rotten Eave Rotten Raft Rotten Decl Missing ShiDeteriorated	the following. ectrical her: properly Local (4.7) pod hes her Tails her (4.7) graph of the following of	ng city o	Mechar X	Addition Addition FOUN (304.1 Type: Inadeo Rotten Piers I Piers I Cracks Cracks	pnal Alai DATION , 304.4 quate Su Wood Lean Wissing s/Perime s/Slab	rms Req N: & 304.5) upport eter Wall	uired
Code Plumb X Smok X X X X X X	and/or ordinary bing, Electrical its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 : Type:Charred WoodRotten WoodRotten CornerMissing BoardBadly in NeedSiding BrokenHoles	X X X SLL: 304.4 & 3	he City of Conical, Fire, House Health PlumbingHealthInoperative 304.6) X_	xEleOth XEleOth ROOF: (304.1 & 30 Type: Charred Wo Rotten Eave Rotten Raft Rotten Decl Missing Shi Deteriorated Leaks	the following. ectrical her: properly Local (4.7) pod hes her Tails her (4.7) graph of the following of	ng city o	Mechar X	Addition Addition FOUN (304.1 Type: Inadeo Rotten Piers I Piers I Cracks Pads I Missin	pnal Alai DATION , 304.4 quate Su wood ean Missing s/Perime s/Slab Missing/ g Skirtir	rms Req N: & 304.5) upport eter Wall	uired
Code Plumb X Smoke X X X X X X X X	and/or ordinary bing, Electrical its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 : Type:Charred WoodRotten WoodRotten CornerMissing BoardBadly in NeedSiding BrokenHolesCracks	X X X SLL: 304.4 & 3	he City of Conical, Fire, House Health PlumbingHealthInoperative 304.6) X_	xEleOth XEleOth ROOF: (304.1 & 30 Type: Charred Wo Rotten Eave Rotten Raft Rotten Decl Missing Shi Deteriorated Leaks Sags	the following. ectrical her: properly Local (4.7) pod hes her Tails her (4.7) graph of the following of	ng city o	Mechar X	Addition Addition FOUN (304.1) Type: Inadeo Rotten Piers I Piers I Cracks Cracks Pads I Missin Missin	pnal Alai DATION , 304.4 quate Su wood ean Missing s/Perime s/Slab Missing/ g Skirtir	rms Req N: & 304.5) upport eter Wall Cracked	uired
Code Plumb X Smoke X X X X X X X X	and/or ordinary bing, Electrical its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 : Type:Charred WoodRotten WoodRotten CornerMissing BoardBadly in NeedSiding BrokenHolesCracksBuckled	X X X SLL: 304.4 & 3	he City of Conical, Fire, House Health PlumbingHealthInoperative 304.6) X_	xEleOth XEleOth ROOF: (304.1 & 30 Type: Charred Wo Rotten Eave Rotten Raft Rotten Decl Missing Shi Deteriorated Leaks Sags Buckled	the following. ectrical her: properly Local (4.7) pod hes her Tails her (4.7) graph of the following of	ng city o	Mechar	Addition Addition FOUN (304.1) Type: Inadeo Rotten Piers I Piers I Cracks Cracks Pads I Missin Missin	pnal Alai DATION , 304.4 quate Su wood Lean Missing s/Perime s/Slab Missing/ ig Skirting g Skirting g Acces	rms Req N: & 304.5) upport eter Wall Cracked	uired
Code Plumb X Smoke X X X X X X X X	and/or ordinary bing, Electrical its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2: Type:Charred WoodRotten WoodRotten CornerMissing BoardBadly in NeedSiding BrokenHolesCracksBuckledLeans	X X X SLL: 304.4 & 3	he City of Conical, Fire, House Health PlumbingHealthInoperative 304.6) X_	xEleOth XEleOth ROOF: (304.1 & 30 Type: Charred Wo Rotten Eave Rotten Raft Rotten Decl Missing Shi Deteriorated Leaks Sags Buckled Collapsed	the following. ectrical her: properly Local (4.7) pod hes her Tails her (4.7) graph of the following of	ng city o	Mechar	Addition Addition FOUN (304.1 Type: Inadeo Rotten Piers I Cracks Cracks Cracks Missin Expos Rotten	pnal Alai DATION , 304.4 quate Su wood Lean Missing s/Perime s/Slab Missing/ ig Skirting g Skirting g Acces	rms Req N: & 304.5) upport eter Wall Cracked	uired
Code Plumb X Smoke X X X X X X X X	and/or ordinary bing, Electrical its Required:BuildingFire e Alarms:Missing OUTSIDE WA (304.1, 304.2 : Type:Charred WoodRotten WoodRotten CornerMissing BoardBadly in NeedSiding BrokenHolesCracksBuckledLeansMissing Brick	X X X X X X X X_	he City of Conical, Fire, Ho	xEleOth XEleOth XEleOth ROOF: (304.1 & 30 Type: Charred Wo Rotten Eave Rotten Rafte Rotten Decl Missing Shi Deteriorated Leaks Sags Buckled Collapsed Worn	the following. ectrical her: properly Local (4.7) pod hes her Tails her (4.7) graph of the following of	ng city o	Mechar	Addition Addition FOUN (304.1 Type: Inadeo Rotten Piers I Cracks Cracks Pads I Missin Missin Expose Rotten Damag	pnal Alan DATION , 304.4 quate Su quate Su Wood Lean Wissing s/Perime s/Slab Wissing/ ig Skirtir ig Acces ed Sills	rms Req N: & 304.5) upport eter Wall Cracked ng ss Cover	uired

X X X X X	WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17) Charred Wood Broken Glass Missing Screens Torn Screens Missing / Broken Sash Do Not Open Rotten Sills Rotten / Broken Frames	PORCHES: (304.1, 304.12, 305.4, 305. Charred Wood Missing / Broken Bottoose Rotten Wood Inadequate Support Support Post Missir Support Post Loose Faulty Weather Pro	5 & 307.1) pards t	XX XX XX	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:	Other:	10011011	Λ	Other:
	STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)	(4)			3 / SHOWER 12.3, 504.1, 504.2, 504.3, 505.1.1,
	Charred Wood		ssing		
	Rotten Wood	Fa	aucets Loose	/ Broken	/ Missing
	Missing Boards		Anti-Siphor		
	Inadequate Support		issing Overflo	ow Plate	
	Missing Handrails		issing Tap		
	Faulty Weather Protection		issing Showe	er Head	
	Other:		ot Vented sconnected		
			opped Up		
		-	amaged Sho	wer Stall	
			ther:		
	PLUMBING: WATER CLOSET (404.4.3, 502.1, 502.2, 502.3, 502.4, 5 504.1, 504.2, 504.3, 505.1.1, 506.1 & 8	03.1, 503.4, (5	ATER HEAT 05.4, 603.1,		03.3, 603.4 603.5 & 603.6)
	Missing	G	as		
	No Anti-Siphon Ballcock		ectric		
	Stopped Up		issing		
	Poorly Anchored		sconnected		Dalaga a Makea Misairan
	Seeps Around Bowl	· · · · · · · · · · · · · · · · · · ·	•		Release Valve Missing
	Water Supply Line Leaks Flush Ell Leaks		rain Line Mis		Release Valve Broken
-	Runs Constantly	-	ot Approved	_	
	Tank Broken / Cracked		ot Extended	•	
	Bowl Broken / Cracked		bowed Dowr		
X		***************************************	ent Missing /		
	Missing Flush Handle		o Double Wa		Attic
	Missing Flapper	N	onconforming	g Vent	
	Urinal; No Back-Flow Preventive		adequate Co		
	No Elongated Bowl / Open-end Seat		nermostat Mi	_	amaged
	Other:		o Gas Cut O		
			issing Firebo		annous d Dia s
				-	oproved Pipe
			as Fired – Lo		
			as Fired – Lo re Damaged		Deuroum
		· · · · · · · · · · · · · · · · · · ·	ther:		

	LAVATORY: (404.4.3, 502.1, 502.2, 502.3 502.4, 504.1, 504.2, 504.3, 505.1.1,	GAS SYSTEM: (602.1, 602.2, 602.3, 602.5 603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)	
	506.1 & 506.2)	003.1, 003.2, 003.3, 003.4, 003.3 & 003.0)	
	Missing	Gas Pressure Test Required	
	No Anti-Siphon Faucets	Gas Leak	
	Faucets Leak / Broken / Missing	Line Appears to Enter Building Below Grade Lev	امر
	"P" Trap Leaks / Missing	Gas Supply Not Approved Pipe	CI
	Defective Trap	Rubber Hose to Space Heaters	
-	Stopped Up	Non-Rigid Pipe Run Through Partition Wall	
	Water Supply Line Leak	Other:	
	Loose from Wall	Other.	
	Nonconforming Waste Line		
\overline{X}	Disconnected		
	Other:		
	KITCHEN SINK: (305.1, 305.3, 502.1,	PLUMBING MISCELLANEOUS:	
	505.1.1, 506.1 & 506.2)	(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)	
	Defective Trap	Open Clean Out / Water Leak; Yard / Under Hou	ıse
	Faucets Loose / Broken	Vent Stack Missing / Broken	
•	Faucets Missing	Vent Stack Not Extended Through Roof	
	"P" Trap Rubber Hose	Rain Guard Damaged / Missing	
	Trap Leaks / Missing	Exposed Exterior PVC Pipe	
	Stopped Up	PVC Water Supply Lines	
X	Disconnected	Washer No "P" Trap / Not Vented / Not Cut Offs	
	Damaged Counter Top	Sewer Line Stopped Up	
	Damaged Back Splash	Sewer Running Out on Ground	
	Other:	Other:	
	ELECTRICAL SERVICE: (604.1, 604.2	INSIDE WALLS AND CEILINGS:	
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1	(305.1, 305.2, 305.3 & 404.3)	
	605.1, 605.2 & 605.3)		
	Service Panel Burned	Charred Wood	
	Service Missing	XPaint Deteriorated	
	Service Appears Below Code	XCracks	
	Two-Wire Service	XHoles	
<u>X</u>	Inadequate	Torn Wallpaper	
	Defective	XDamaged Paneling	
<u>X</u>	Disconnected	XSheetrock Broken / Missing / Holes, 506.1 & 506	3.2
	Service Not Grounded	Sheetrock Mildewed / Buckled	
	Missing Breakers / Fuses	XCeiling 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	XRotten Wood
	Less Than 1 Duplex Recept. /20 liner ft-	XMissing Boards
	Bedroom/Living Rm/Dining Rm/Den/Kitchen	XHoles
***************************************	No Small Appliance Circuits Over Kitchen	XCracks
	Counter Space with GFCI	XNot Level
	Only One Small Appliance Circuit Over Kitchen	XBuckled
	Counter Space with NO GFCI	XTorn
	Kitchen Appliance Circuits – No GFCI	XDamaged
	Plugs Missing / Loose / Broken	Other:
	Switches Missing / Loose / Broken	Othor.
	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	
<u>X</u>	Robbisconnect for All ConditionerExterior Lights Missing; Front / Back / Side	
<u>X</u>	Porch Lights Broken / Missing / Loose	
^	Other:	
•	Ottor.	
	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:
<u>X</u>	No Hot and Cold Water Supply	Sunken
X	Insent Dente Deductions to Con-	D - H 0:11 -
	Insect, Roach, Rodent Infestation	Rotten Sills
<u>X</u>	Insect, Roach, Rodent Infestation Lacks Adequate Garbage Containers	Rotten Sills Other:

nspection Date: 12/27/2023		
Zoning Use: RM-3		
Revised Date: 06/14/2024		
Officer: Mike Shelton		
Property Address: 1516 HOWARD ST BUILDI	NG #4	
Legal Description: PAUL CT PART OF LT 4 &	LT 5 BK 10	
Owner: PENA JOE D		
Mail to: PO BOX 71523		
City, State, Zip: CORPUS CHRISTI, TX 78467	'-1523	
X Dwelling Commercial X Wood Frame Masonry X Vacant Occupied Placard Posted on: 6/14/2024	XAccessory Fire Damage 5 XOpen X	Sq. FtStory# of Units XInside InspectionPlacard
Code and/or ordinances of the City of Corp	us Christi. The following cit	y ordinances are applicable: Building,
Code and/or ordinances of the City of Corp Plumbing, Electrical, Mechanical, Fire, Head Permits Required: XBuilding XPlumbingFireHealth		y ordinances are applicable: Building, Mechanical
Plumbing, Electrical, Mechanical, Fire, Head Permits Required: XBuilding XPlumbingFireHealth Smoke Alarms:	Ith and Zoning. XElectrical XOther:	Mechanical
Plumbing, Electrical, Mechanical, Fire, Head Permits Required: XBuilding XPlumbing	Ith and Zoning. XElectrical X	Mechanical
Plumbing, Electrical, Mechanical, Fire, Head Permits Required: X Building X Plumbing Health Smoke Alarms: X Missing X Inoperative OUTSIDE WALL: (304.1, 304.2 304.4 & 304.6) Type: Charred Wood	XElectrical XOther: Improperly Located ROOF: (304.1 & 304.7) Type:Charred Wood	Mechanical Additional Alarms Required FOUNDATION: (304.1, 304.4 & 304.5) Type:Inadequate Support
Plumbing, Electrical, Mechanical, Fire, Head Permits Required: X	XElectrical XOther: Improperly Located ROOF: (304.1 & 304.7) Type:	Mechanical Additional Alarms Required FOUNDATION: (304.1, 304.4 & 304.5) Type:
Plumbing, Electrical, Mechanical, Fire, Head Permits Required: X	XElectrical XOther: Improperly Located ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter TailsRotten DeckingMissing ShinglesDeteriorated Shingles	Mechanical Additional Alarms Required FOUNDATION: (304.1, 304.4 & 304.5) Type:lnadequate Support XRotten WoodPiers LeanPiers Missing XCracks/Perimeter WallCracks/Slab
Plumbing, Electrical, Mechanical, Fire, Head Permits Required: X	XElectrical X Other: Improperly Located ROOF: (304.1 & 304.7) Type: Charred Wood Rotten Eaves Rotten Eaves Rotten Pafter Tails Rotten Decking Missing Shingles Deteriorated Shingles Leaks Sags Buckled	Mechanical Additional Alarms Required FOUNDATION: (304.1, 304.4 & 304.5) Type:Inadequate Support XRotten WoodPiers LeanPiers Missing XCracks/Perimeter WallCracks/SlabPads Missing/CrackedMissing SkirtingMissing Access Cover
Plumbing, Electrical, Mechanical, Fire, Head Permits Required: X	XElectrical XOther: Improperly Located ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter TailsRotten DeckingMissing ShinglesDeteriorated ShinglesLeaksSags	Mechanical Additional Alarms Required FOUNDATION: (304.1, 304.4 & 304.5) Type:Inadequate Support XRotten WoodPiers LeanPiers Missing XCracks/Perimeter WallCracks/SlabPads Missing/CrackedMissing Skirting

X X X X X	WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17) Charred Wood Broken Glass Missing Screens Torn Screens 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 XMissing XDamaged XPoor Fit XDamaged / Missing Screen(s) Off Hinges XRotten 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:	(403.2, 502.1, 50 & 505.3) Missing	w Plate Head
X	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 & 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:	Gas Electric Missing X Disconnected Temperature Prediction Drain Line Missing Not Approved P Not Extended O Elbowed Down Vent Missing / L No Double Wall Nonconforming Inadequate Con Thermostat Missing No Gas Cut Off Missing Firebox Gas Supply Line Gas Fired – Loc	essure Release Valve Missing essure Release Valve Broken ing ipe iutside .oose Pipe / Attic Vent inbustion Air sing / Damaged

	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		Rain Guard Damaged / Missing
	Trap Leaks / Missing		Exposed Exterior PVC Pipe
	Stopped Up	<u> </u>	PVC Water Supply Lines
X	Disconnected		Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top	***************************************	Sewer Line Stopped Up
	Damaged Back Splash	<u> </u>	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	X	Paint Deteriorated
	Service Appears Below Code	X	Cracks
	Two-Wire Service	X	Holes
<u>X</u>	Inadequate		Torn Wallpaper
	Defective	X	Damaged Paneling
<u>X</u>	Disconnected	Χ	Sheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded		Sheetrock Mildewed / Buckled
	Missing Breakers / Fuses	Χ	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-	X	Missing Boards
	Bedroom/Living Rm/Dining Rm/Den/Kitchen	X	Holes
	No Small Appliance Circuits Over Kitchen	x	Cracks
	Counter Space with GFCI	Χ	Not Level
	Only One Small Appliance Circuit Over Kitchen	Χ	Buckled
	Counter Space with NO GFCI	X	Torn
	Kitchen Appliance Circuits – No GFCI	Χ	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		
Manager 1	No Disconnect for Air Conditioner		
\overline{X}	Exterior Lights Missing; Front / Back / Side		
X	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	B	Walls Type:
	Vent Fan Missing / Not Operable		Rotten
	Heat with No Vent in Commercial Building		Leaning
	Fire Damage		Buckled
	Other:	Partition Communication	Missing
			Other:
	UNSANITARY CONDITIONS:		
	(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
<u>X</u>	Lacks Adequate Garbage Containers		Other:
	Other:		

City of Corpus Christi – BUILDING SURVEY

	463-0010-0040		
nspection Date: 12	/27/2023		
Zoning Use: RM-3			
Revised Date: 06/1	4/2024		
Officer: Mike Shelto	on		
Property Address:	1516 HOWARD ST BUI	LDING #5	
_egal Description: F	PAUL CT PART OF LT	4 & LT 5 BK 10	
Owner: PENA JOE	D		
Mail to: PO BOX 71	523		
City, State, Zip: CO	RPUS CHRISTI, TX 78	467-1523	
CDwelling CWood Fram CVacant Placard Posted on: <u>(</u>	Occupied	al XAccessory Fire Damage 5 XOpen X	Sq. FtStory # of Units XInside Inspectio Placard
Code and/or ordin Plumbing, Electric		orpus Christi. The following cit	the Corpus Christi Property Maintenance y ordinances are applicable: Building,
Permits Required: <u>C</u> Building Fire	XPlumbing Health	XElectrical X Other:	Mechanical
K Building Fire Smoke Alarms:	XPlumbing Health	Other:	
Median Suilding Fire Smoke Alarms: Missing OUTSIDE V (304.1, 304 Type:	XPlumbing Health XInoperative VALL: .2 304.4 & 304.6)	Other:Improperly Located ROOF: (304.1 & 304.7) Type:	Additional Alarms Required FOUNDATION: (304.1, 304.4 & 304.5) Type:
K Building Fire Smoke Alarms: K Missing OUTSIDE V (304.1, 304 Type: Charred Woo K Rotten Woo K Rotten Corr K Missing Boa K Badly in Ne	XPlumbingHealth XInoperative VALL: .2 304.4 & 304.6) ood od	Other: Improperly Located ROOF: (304.1 & 304.7) Type: Charred Wood Rotten Eaves Rotten Rafter Tails Rotten Decking Missing Shingles	Additional Alarms Required FOUNDATION: (304.1, 304.4 & 304.5) Type:Inadequate Support XRotten WoodPiers LeanPiers Missing XCracks/Perimeter Wall
K Building Fire Smoke Alarms: K Missing OUTSIDE V (304.1, 304 Type: Charred Woo K Rotten Woo K Rotten Corr K Missing Boa K Badly in Ne	XPlumbingHealth XInoperative VALL: .2 304.4 & 304.6) ood od	Other: Improperly Located ROOF: (304.1 & 304.7) Type: Charred Wood Rotten Eaves Rotten Rafter Tails Rotten Decking Missing Shingles Deteriorated Shingles Leaks	Additional Alarms Required FOUNDATION: (304.1, 304.4 & 304.5) Type:Inadequate Support XRotten WoodPiers LeanPiers Missing

	WINDOWS: (304.1, 304.2 304.13,	PORCHES: (304.1, 304.2, 304	4.10, DOORS: (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	X Damaged
	Torn Screens	Rotten Wood	X Poor Fit
	Missing / Broken Sash	Inadequate Support	XDamaged / Missing Screen(s)
X	Do Not Open	Support Post Missing	Off Hinges
X	Rotten Sills	Support Post Loose	X Blocked Exit
X	Rotten / Broken Frames	Faulty Weather Protection	XBlocked Exit XRotten
	Other:	Other:	Other:
		Other.	Otner.
	STEPS: (304.1, 304.2	PLUMBING:	BATHTUB / SHOWER
	304.10, 304.12, 305.4 & 305.5)		, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1,
	33	& 505.3)	, 552.2, 552.6, 551.1, 551.2, 551.6, 555.1.1,
	Charred Wood	Missing	
	Rotten Wood		se / Broken / Missing
	Missing Boards	No Anti-Siph	<u> </u>
	Inadequate Support	Missing Over	
	Missing Handrails	Missing Tap	
	Faulty Weather Protection	Missing Show	ver Head
	Other:	Not Vented	
	= ***	X Disconnected	d
		Stopped Up	-
		Damaged Sh	nower Stall
		Other:	
	PLUMBING: WATER CLOSET	WATER HEA	ATER:
	(404.4.3, 502.1, 502.2, 502.3, 502.4, 5	503.1, 503.4, (505.4, 603.1	1, 603.2, 603.3, 603.4 603.5 & 603.6)
	504.1, 504.2, 504.3, 505.1.1, 506.1 &	506.2)	
	Missing	Gas	
	No Anti-Siphon Ballcock	Electric	
	Stopped Up	Missing	
	Poorly Anchored	XDisconnected	d
	Seeps Around Bowl	Temperature	Pressure Release Valve Missing
	Water Supply Line Leaks	Temperature	Pressure Release Valve Broken
	Flush Ell Leaks	Drain Line M	issing
	Runs Constantly	Not Approve	d Pipe
	Tank Broken / Cracked	Not Extende	d Outside
	Bowl Broken / Cracked	Elbowed Dov	v n
<u>X</u>	Disconnected	Vent Missing	/ Loose
	Missing Flush Handle	No Double V	Vall Pipe / Attic
	Missing Flapper	Nonconformi	ng Vent
	Urinal; No Back-Flow Preventive	Inadequate (Combustion Air
	No Elongated Bowl / Open-end Seat		Missing / Damaged
	Other:	No Gas Cut	•
		Missing Firel	
			Line Not Approved Pipe
			Located in Bathroom
			Located in Bedroom
		Fire Damage	
		Other:	

	LAVATORY: (404.4.3, 502.1, 502.2, 502.3 502.4, 504.1, 504.2, 504.3, 505.1.1,	GAS SYSTEM: (602.1, 602.2, 602.3, 602.5 603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	506.1 & 506.2)	000.1, 000.2, 000.0, 000.4, 000.0 & 000.0/
	Missing	Gas Pressure Test Required
	No Anti-Siphon Faucets	Gas Leak
	Ro Anti-olphor radeets Faucets Leak / Broken / Missing	Line Appears to Enter Building Below Grade Level
	"P" Trap Leaks / Missing	Clife Appears to Enter Building Below Grade LeverGas Supply Not Approved Pipe
	Defective Trap	Gas Supply Not Approved Fipe
		Non-Rigid Pipe Run Through Partition Wall
	Stopped Up	Non-Rigid Fipe Run Through Familion Wall Other:
	Water Supply Line Leak Loose from Wall	Ouler.
	The state of the s	
	Nonconforming Waste Line Disconnected	
<u>X</u>	Other:	
	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	XPaint Deteriorated
	Service Appears Below Code	XCracks
	Two-Wire Service	X Holes
X	Inadequate	Torn Wallpaper
	Defective	XDamaged Paneling
X	 Disconnected	XSheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded	Sheetrock Mildewed / Buckled
	Missing Breakers / Fuses	XCeiling Damaged / Missing
	Missing Interior / Exterior Panel Cover	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	XRotten Wood
	Less Than 1 Duplex Recept. /20 liner ft-	XMissing Boards
	Bedroom/Living Rm/Dining Rm/Den/Kitchen	X Holes
	No Small Appliance Circuits Over Kitchen	XCracks
	Counter Space with GFCI	X Not Level
	Only One Small Appliance Circuit Over Kitchen	XBuckled
	Counter Space with NO GFCI	XTorn
***************************************	Kitchen Appliance Circuits – No GFCI	XDamaged
	Plugs Missing / Loose / Broken	Other:
	Switches Missing / Loose / Broken	Other.
	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	
<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:	Basked Missing
		Other:
	UNSANITARY CONDITIONS:	Outon
	(308.3, 309.1, 504.1 & 505.1.2)	Foundation Type:
Υ	No Hot and Cold Water Supply	Sunken
<u>X</u>	No not and Cold Water Supply Insect, Roach, Rodent Infestation	Surkerr Rotten Sills
		Rotten Sills Other:
<u>X</u>	Lacks Adequate Garbage Containers	Other.
	Other:	

VIOLATION(S): 1516 HOWARD ST.

- 108.1.1 Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.
- 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.

304.12 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.

304.13.1 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.

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.

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.

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.

504.2 Fixture clearances. Plumbing fixtures shall have adequate clearances for usage and cleaning.

505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

506.1 General. Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

603.1 Mechanical appliances. Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

604.1 Electrical facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

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 threewire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes. Exception:

Electric service may be maintained if installed lawfully.

604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, to include but not limited to hazards associated with fire exposure, the code official shall require the defects to be corrected to eliminate the hazard.

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, V221738-122723

ADDRESS: 1516 HOWARD ST.

Tax Account No: 6463-0010-0040

Owner(s): JOE D. PENA

LAST UPDATED ON: Friday, January 10, 2025

LETTERS MAILED from 6/21/2024-1/10/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
PENA JOE D.	OWNER	B1 Letter Mailed on 6/21/2024
PO BOX 71523		RETURNED MAIL REC'D 9/6/24-
CORPUS CHRISTI, TX. 78467-1523		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
JOE D. PENA	OWNER	B1 Letter Mailed on 6/21/2024
1516 HOWARD ST AKA 1512, 1514, 1516 HOWARD ST.		
CORPUS CHRISTI, TX. 78401		
JOE D. PENA	OWNER	B1 Letter Mailed on 6/21/2024
4521 SEAGULL BLVD. APT#4		
CORPUS CHRISTI, TX. 78402		
MARKMAN BROTHERS INVESTMENTS CORPUS	LIENHOLDER	B1 Letter Mailed on 6/21/2024
CHRISTI LLC		RETURNED MAIL REC'D 6/28/24-
1516 HOWARD ST AKA 1512, 1514, 1516 HOWARD ST.		RETURN TO SENDER
CORPUS CHRISTI, TX. 78401		NOT DELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
MARKMAN BROTHERS INVESTMENTS CORPUS	LIENHOLDER	B1 Letter Mailed on 6/21/2024
CHRISTI LLC		RETURNED GREEN CARD REC'D 6/28/24-
1901 MORGAN AVE.		SIGNED AND REC'D BY RENEE CAUDILLO
CORPUS CHRISTI, TX. 78405		DATE OF DELIVERY 6/24/24
MARKMAN BROTHERS INVESTMENTS CORPUS	LIENHOLDER	B1 Letter Mailed on 6/21/2024
CHRISTI LLC		RETURNED GREEN CARD REC'D 6/28/24-
1925 SOUTHWEST FWY		SIGNED BY BMI INVESTMENTS STAMP
HOUSTON, TX. 77098		
JACK MARKMAN-REGISTERED AGENT	REGISTERED AGENT	B1 Letter Mailed on 6/21/2024
1925 SOUTHWEST FWY		
HOUSTON, TX. 77098		

JACK MARKMAN-REGISTERED AGENT 1516 HOWARD ST AKA 1512, 1514, 1516 HOWARD ST. CORPUS CHRISTI, TX. 78401	REGISTED AGENT	B1 Letter Mailed on 6/21/2024 RETURNED MAIL REC'D 6/28/24- RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
FRED HOBBS 311 HOWARD ST. CORPUS CHRISTI, TX. 78101	TRUSTEE	B1 Letter Mailed on 6/21/2024 RETURNED MAIL REC'D 6/25/24- RETURN TO SENDER NO SUCH NUMBER UNABLE TO FORWARD
FRED HOBBS 1516 HOWARD ST AKA 1512, 1514, 1516 HOWARD ST. CORPUS CHRISTI, TX. 78401	TRUSTEE	B1 Letter Mailed on 6/21/2024 RETURNED MAIL REC'D 6/28/24- RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
JEFFERY KANE LAW OFFICE OF JEFFERY KANE 101 N. SHORELINE BLVD. SUITE 208 CORPUS CHRISTI, TX. 78401	TRUSTEE	B1 Letter Mailed on 6/21/2024
JOE D. PENA 1603 HOWARD ST. CORPUS CHRISTI, TX. 78401	OWNER	B1 Letter Mailed on 1/10/2025 RETURNED MAIL REC'D 2/3/25- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD