



1630 17TH ST. - RESIDENTIAL STRUCTURE

- Substandard case started 7/25/2025.

Structure deemed substandard based on the following findings:

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

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

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

According to NCAD, RoseMary De Luna took possession of property 8/13/2024.

Case, Abatement, and Citation History

Total number of Code complaints: 2

Total number of cases: 10

Owner Compliance: 2

City Abatements: 2

Citations issued: 2



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Date	Case Type	Violation(s)	Status
09/12/25	VACANT BUILDING	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS Section 22-6 LITTER AND SOLID WASTE Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	In Progress
07/31/25	SUBSTANDARD	108.1 Unsafe Unfit Structures and Equipment/General 108.1.1 Building Standards (Unsafe Structures) 108.1.3 Structure Unfit for Human Occupancy 108.1.5 Dangerous Structure or Premises 304.1 Exterior Structure/General 304.6 Exterior Walls 304.7 Roofs and Drainage	In Progress
09/20/24	VACANT BUILDING	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	COMPLIANT
07/01/24	VACANT BUILDING	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS Section 22-6 LITTER AND SOLID WASTE Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	COMPLIANT
08/18/21	CARE OF PREMISES	DUPLICATE CASE	DUPLICATE CASE
08/18/21	CARE OF PREMISES	DUPLICATE CASE	DUPLICATE CASE



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08/18/21	CARE OF PREMISES	DUPLICATE CASE	CLOSED
05/17/21	VACANT BUILDING	Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS, Section 22-6 LITTER AND SOLID WASTE	COMPLIANT
11/12/15	VACANT LOT	VL/HW/LSW/SCG PL 11-10-15	COMPLIANT
01/03/12	VACANT BUILDING	pl 01/03/2012	CLOSED

Abatement history for 1630 17th St.

Date	Cost/Admin Fee	Case Type
1. 6/21/2021	\$180.94/\$125.00	VACANT BUILDING
2. 8/17/2012	\$206.25	VACANT BUILDING

Total: \$512.19

CCPD calls to property:

Nature of Call	1630 17th St.
Burglary	1
Fireworks Possession Or Use	1
Noice Ordinance Violation	1
Suspicious Or Unusual	2
Grand Total	5



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Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
1/2/2026	ROSEMARY DE LUNA	CALLED 361-904-6970 AND LEFT A VOICEMAIL FOR ROSEMARY DELUNA TO RETURN MY CALL.
1/12/2026	ROSEMARY DELUNA	CALLED 361-904-6970 AND SPOKE WITH ROSEMARY DELUNA. SHE STATED SHE DOES NOT HAVE ANY PLANS TO REPAIR OR DEMO THE PROPERTY. SHE DOES PLAN TO SELL THE PROPERTY "AS IS" WITHIN 30 TO 60 DAYS. SHE STATED SHE HAD RECEIVED A LETTER FROM THE CITY BUT HAD NOT READ IT. I EXPLAINED THAT THE CASE AND STRUCTURE WOULD BE GOING TO THE BSB THIS MONTH.

1/5/2026

Code Compliance Supervisor: Roland Maldonado

Case# V263269-073125

Property Owner: DE LUNA ROSE MARY

Address (Residential Commercial): 1630 17th ST

Staff Recommendation(s): **Demolition**

Residential Structure Accessory Structure(s)

Commercial Structure only Commercial and Accessory Structure

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

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

Notices

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

Additional

1. Owner Deceased: No Yes If deceased verification by: Obituary Death Certificate
2. Structure Entered by: Search Warrant Consent Given by: Owner Unsecure
3. Taxes due: Current Past due -Amount owed: \$5,006.96
4. Utilities: Active Inactive-Last active date: 2/1/2022
5. Year Structure Built: 1950
6. Lawsuits: Yes No
7. Code Enforcement Maintaining Property: Yes No

COMPLAINT

Friday January 2, 2026

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

RE: 1630 17th ST (Residential Structures)

Case # V263269-073125

OWNER: DE LUNA ROSE MARY

**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 25, 2025**, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

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

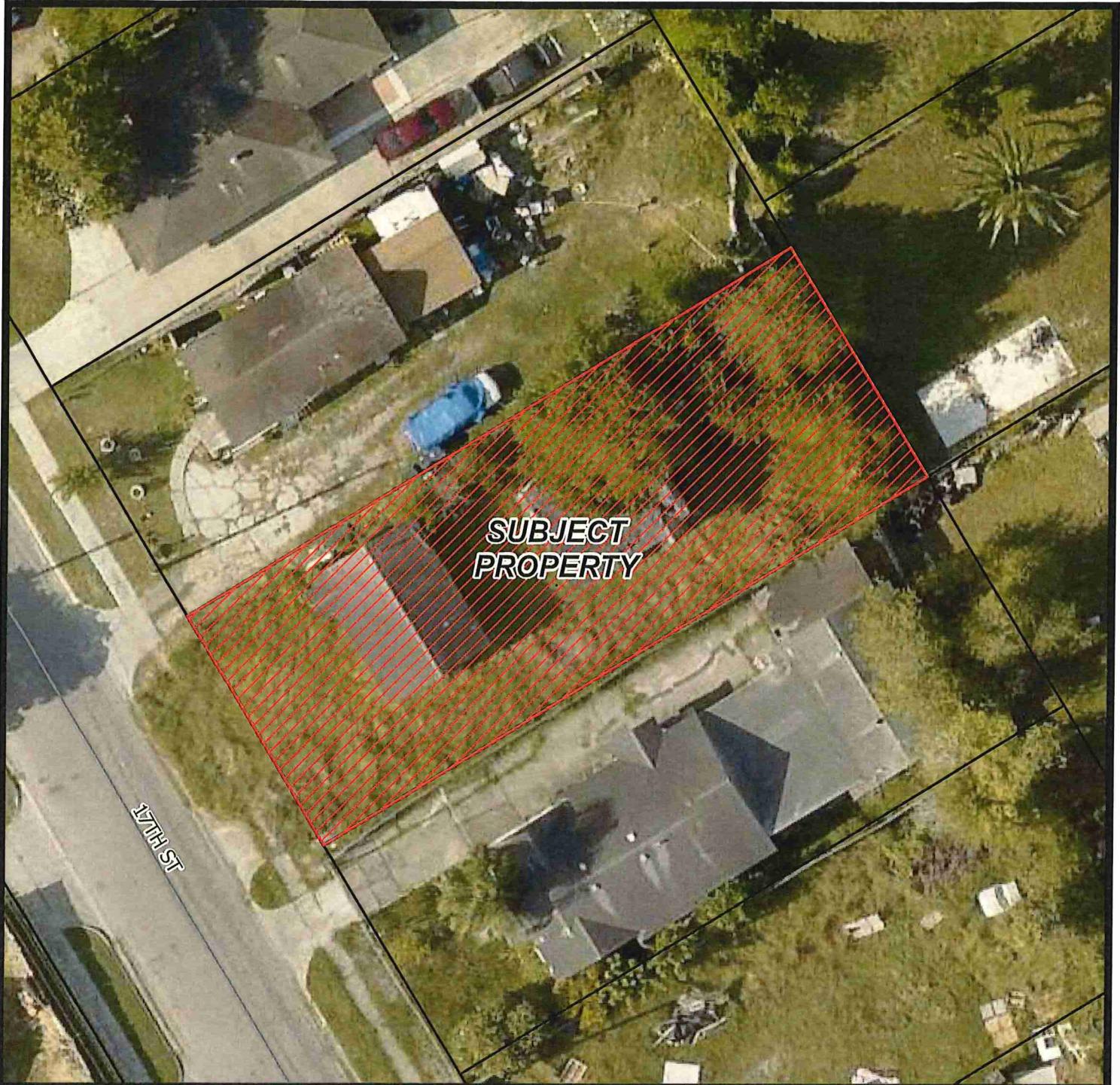
If you have any questions concerning the above, please call (361) 826-3046.

Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

CASE TIMELINE FOR 1630 17th ST

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	7/25/2025	n/a	n/a
Initial Inspection Completed	7/25/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	7/31/2025	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)
Notice of Violation Posted in Newspaper	11/15/2025 & 11/18/2025	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec. 13-22(A) & (D)(3)
Deadline to comply with Newspaper Notice of Violation	12/19/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	8/6/2025	Return mail rec'd 8/6/2025 return to sender, vacant, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	11/24/25-11/28/25 & 12/1/25-12/5/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)
Deadline to comply with Mailed Notice of Violation	8/31/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	12/19/2025	Not less than 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	1/2/2026	When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)(2)
Notice of Hearing Mailed to Last Known Address	1/2/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	12/29/2025 & 12/30/2025	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec. 13-22(C) & (D)(3)
Notice of Hearing Filed with County Clerk	1/2/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€
Returned Notice of Hearing Posted at Front Door of Property	1/12/26-1/16/26 & 1/19/26-1/21/26	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	1/16/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	1/22/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



1630 17TH ST

Aerial View

 **Subject
Property**



1630 17TH ST, CC, 78404 X



Show search results for 1630 1...

1818

1622

1625

1628

OCCUPIED PROPERTY

SUBJECT STRUCTURE

1623

1630

SUBJECT PROPERTY

1634

OCCUPIED PROPERTY

1627

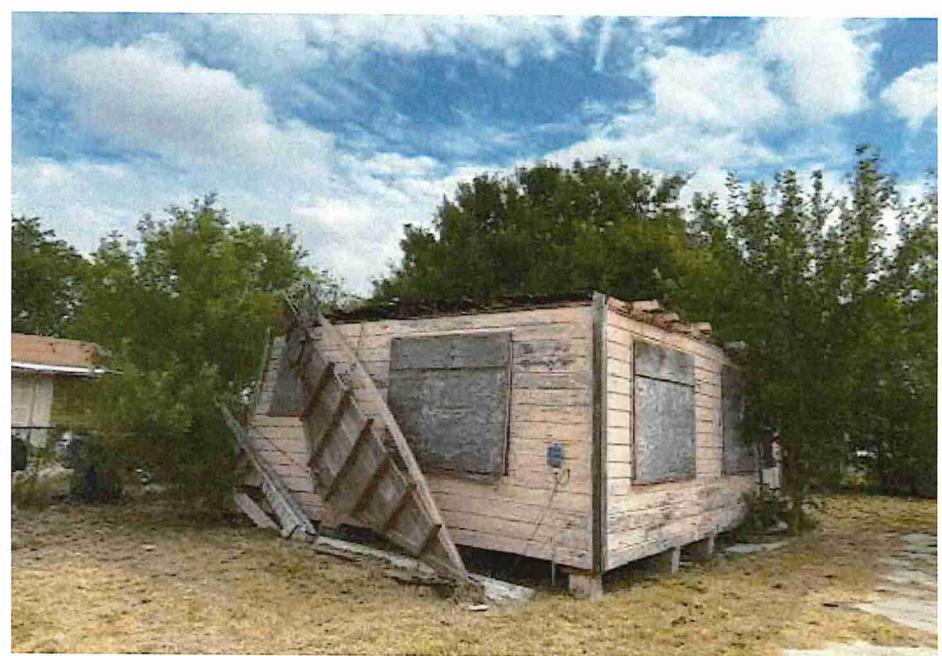
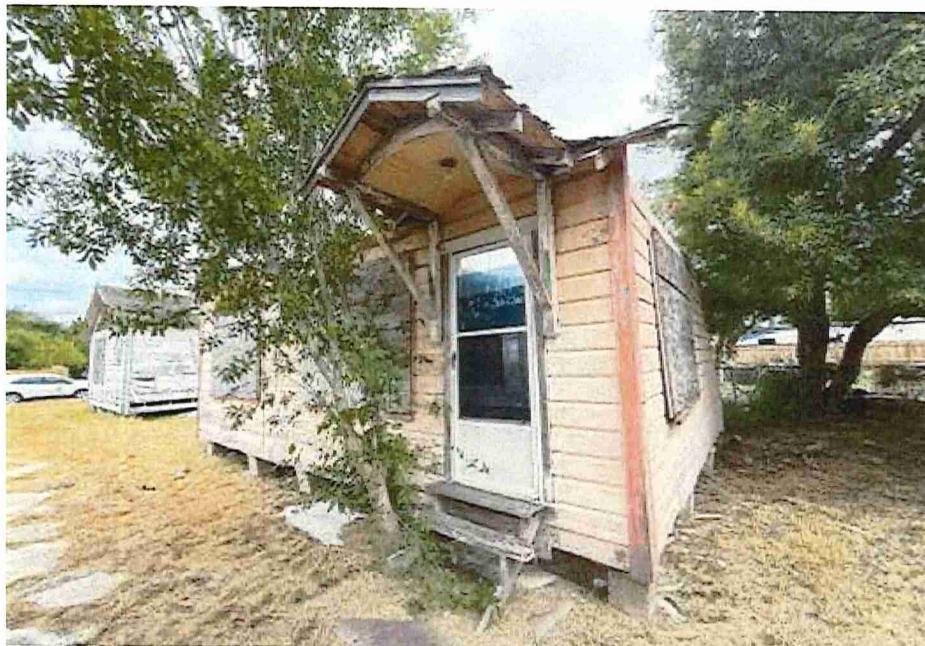
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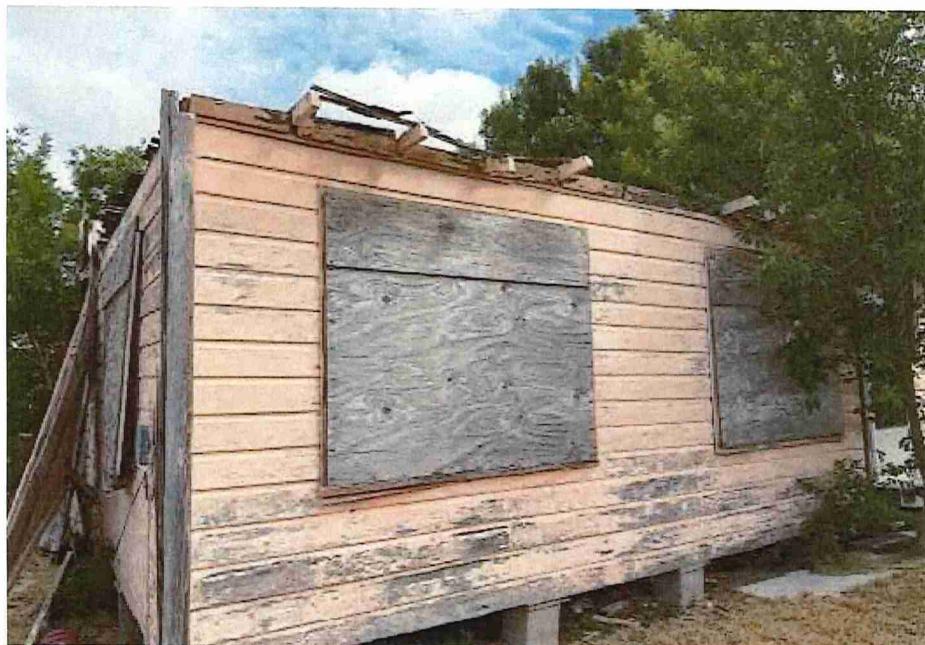
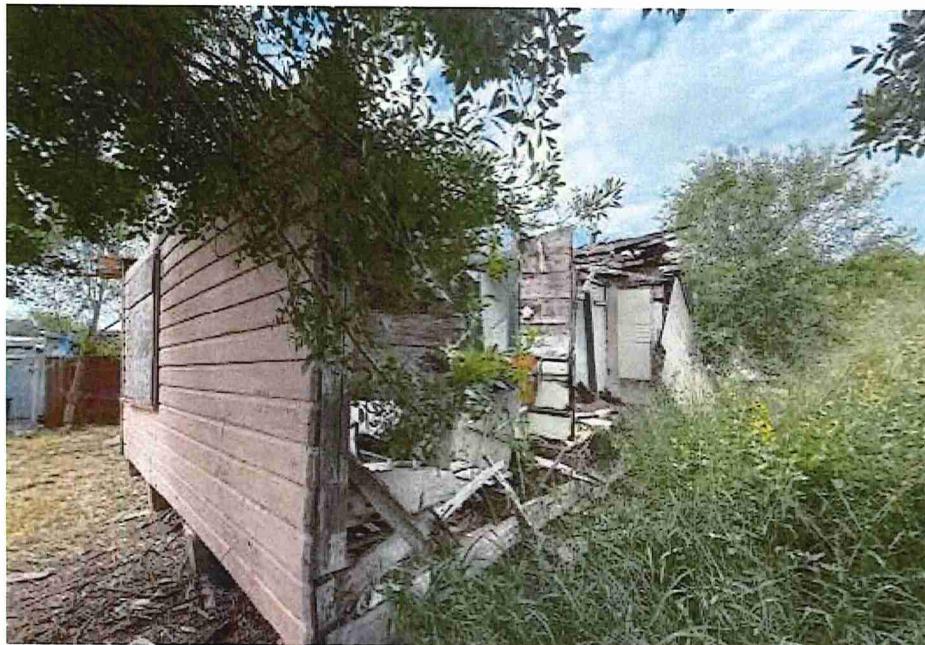
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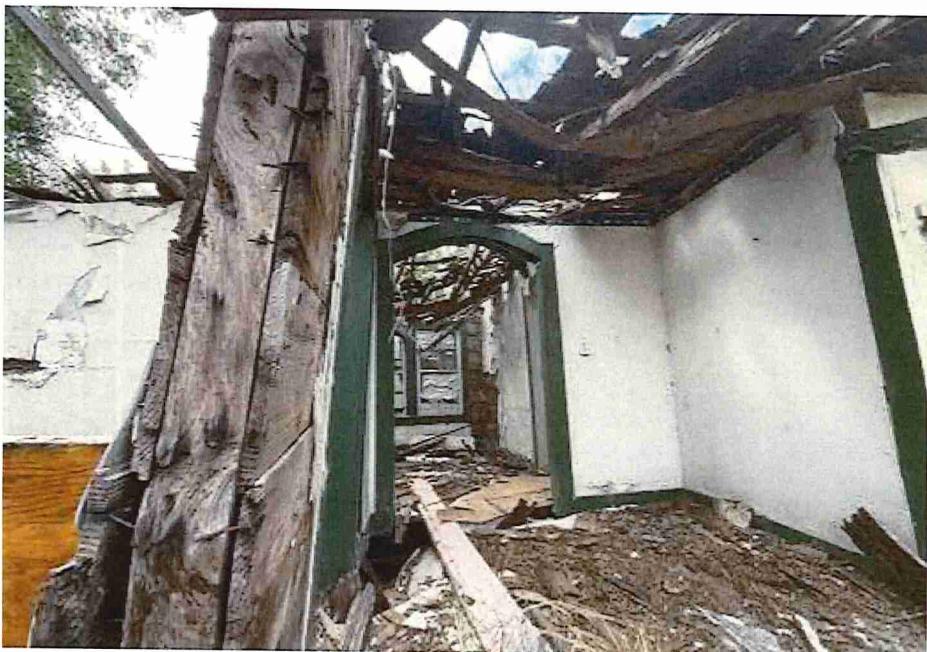
20ft

72 Degrees

Text







City of Corpus Christi – BUILDING SURVEY

Account Number: 245114030470

Inspection Date: 7/25/2025

Zoning Use: RS-TF

Revised Date: 07/31/2025

Officer: Josue Gomez

Property Address: 1630 SEVENTEENTH ST

Legal Description: FITCHUE PLACE BLK 1403 LOT 47 & 48 & ADJ ALLEY

Owner: SALIGHEDAR KARIM L & WF MINERVA/ROSEMARY DE LUNA

Mail to: 4013 Scioto Ln

City, State, Zip: Uniontown, OH 44685-6731

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

Placard Posted on: 7/25/2025

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

Permits Required:

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

Smoke Alarms:

<input type="checkbox"/> Missing	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Improperly Located	<input type="checkbox"/> Additional Alarms Required
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OUTSIDE WALL:

(304.1, 304.2 304.4 & 304.6)

Type:

Charred Wood

Rotten Wood

Rotten Corner Boards

Missing Boards

Badly in Need of Paint

Siding Broken / Missing

Holes

Cracks

Buckled

Leans

Missing Brick

Loose Brick

Damaged Exterior Trim

Other:

ROOF:

(304.1 & 304.7)

Type:

Charred Wood

Rotten Eaves

Rotten Rafter Tails

Rotten Decking

Missing Shingles

Deteriorated Shingles

Leaks

Sags

Buckled

Collapsed

Worn

Torn

Holes

Other:

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

Inadequate Support

Rotten Wood

Piers Lean

Piers Missing

Cracks/Perimeter Wall

Cracks/Slab

Pads Missing/Cracked

Missing Skirting

Missing Access Cover

Exposed Sills

Rotten Sills

Damaged Floor Joist

Sagging Floor Joist

Other:

WINDOWS: (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17)	PORCHES: (304.1, 304.2, 304.10, 304.12, 305.4, 305.5 & 307.1)	DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)
<input type="checkbox"/> Charred Wood	<input type="checkbox"/> Charred Wood	<input type="checkbox"/> Charred Wood
<input checked="" type="checkbox"/> Broken Glass	<input type="checkbox"/> Missing / Broken Boards	<input checked="" type="checkbox"/> Missing
<input type="checkbox"/> Missing Screens	<input type="checkbox"/> Loose	<input checked="" type="checkbox"/> Damaged
<input type="checkbox"/> Torn Screens	<input type="checkbox"/> Rotten Wood	<input type="checkbox"/> Poor Fit
<input type="checkbox"/> Missing / Broken Sash	<input type="checkbox"/> Inadequate Support	<input type="checkbox"/> Damaged / Missing Screen(s)
<input type="checkbox"/> Do Not Open	<input type="checkbox"/> Support Post Missing	<input type="checkbox"/> Off Hinges
<input checked="" type="checkbox"/> Rotten Sills	<input type="checkbox"/> Support Post Loose	<input type="checkbox"/> Blocked Exit
<input checked="" type="checkbox"/> Rotten / Broken Frames	<input type="checkbox"/> Faulty Weather Protection	<input type="checkbox"/> Rotten
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:
 STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)	 PLUMBING: BATHTUB / SHOWER (403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1, & 505.3)	 PLUMBING: WATER CLOSET (404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)
<input type="checkbox"/> Charred Wood	<input type="checkbox"/> Missing	<input type="checkbox"/> Missing
<input type="checkbox"/> Rotten Wood	<input type="checkbox"/> Faucets Loose / Broken / Missing	<input type="checkbox"/> No Anti-Siphon Ballcock
<input type="checkbox"/> Missing Boards	<input type="checkbox"/> No Anti-Siphon Faucets	<input type="checkbox"/> Stopped Up
<input type="checkbox"/> Inadequate Support	<input type="checkbox"/> Missing Overflow Plate	<input type="checkbox"/> Faulty Weather Protection
<input type="checkbox"/> Missing Handrails	<input type="checkbox"/> Missing Tap	<input type="checkbox"/> Other:
<input type="checkbox"/> Faulty Weather Protection	<input type="checkbox"/> Missing Shower Head	 WATER HEATER: (505.4, 603.1, 603.2, 603.3, 603.4 603.5 & 603.6)
<input type="checkbox"/> Other:	<input type="checkbox"/> Not Vented	<input type="checkbox"/> Gas
	<input type="checkbox"/> Disconnected	<input type="checkbox"/> Electric
	<input type="checkbox"/> Stopped Up	<input type="checkbox"/> Missing
	<input type="checkbox"/> Poorly Anchored	<input type="checkbox"/> Disconnected
	<input type="checkbox"/> Seeps Around Bowl	<input type="checkbox"/> Temperature Pressure Release Valve Missing
	<input type="checkbox"/> Water Supply Line Leaks	<input type="checkbox"/> Temperature Pressure Release Valve Broken
	<input type="checkbox"/> Flush Ell Leaks	<input type="checkbox"/> Drain Line Missing
	<input type="checkbox"/> Runs Constantly	<input type="checkbox"/> Not Approved Pipe
	<input type="checkbox"/> Tank Broken / Cracked	<input type="checkbox"/> Not Extended Outside
	<input type="checkbox"/> Bowl Broken / Cracked	<input type="checkbox"/> Elbowed Down
	<input type="checkbox"/> Disconnected	<input type="checkbox"/> Vent Missing / Loose
	<input type="checkbox"/> Missing Flush Handle	<input type="checkbox"/> No Double Wall Pipe / Attic
	<input type="checkbox"/> Missing Flapper	<input type="checkbox"/> Nonconforming Vent
	<input type="checkbox"/> Urinal; No Back-Flow Preventive	<input type="checkbox"/> Inadequate Combustion Air
	<input type="checkbox"/> No Elongated Bowl / Open-end Seat	<input type="checkbox"/> Thermostat Missing / Damaged
	<input type="checkbox"/> Other:	<input type="checkbox"/> No Gas Cut Off
		<input type="checkbox"/> Missing Firebox Door
		<input type="checkbox"/> Gas Supply Line Not Approved Pipe
		<input type="checkbox"/> Gas Fired – Located in Bathroom
		<input type="checkbox"/> Gas Fired – Located in Bedroom
		<input type="checkbox"/> Fire Damaged
		<input type="checkbox"/> Other:

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

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

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

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

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

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

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

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

PLUMBING MISCELLANEOUS:

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

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

INSIDE WALLS AND CEILINGS:

(305.1, 305.2, 305.3 & 404.3)

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

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

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

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

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

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

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

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

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

ACCESSORY SURVEY:

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

TYPE: _____

Roof Type:
 Rotten
 Loose
 Torn
 Holes
 Missing

Walls Type:
 Rotten
 Leaning
 Buckled
 Missing
 Other:

Foundation Type:
 Sunken
 Rotten Sills
 Other:

VIOLATION(S): **1630 17TH ST**

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

108.1.1 Building Standards: For Building Standards refer to City Code §13-20 et seq and City Of Corpus Christi Technical Construction Codes.

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.

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.

304.6 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.



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

Case No: B1 Letters, V263269-073125

ADDRESS: 1630 SEVENTEENTH ST

Tax Account No: 2451-1403-0470

LAST UPDATED ON: Friday, August 22, 2025

Owner(s): DE LUNA ROSE MARY

LETTERS MAILED from 7/31-7/31/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
DE LUNA ROSE MARY 6117 BOCA RATON DR CORPUS CHRISTI, TX 78413-3129	Owner	B1 LETTER MAILED ON 7/31/2025 RETURN MAIL REC'VD 8/22/25 RETURN TO SENDER ILLEGIBLE UNABLE TO FORWARD
DE LUNA ROSE MARY 1630 SEVENTEENTH ST CORPUS CHRISTI, TX 78404	Owner	B1 LETTER MAILED ON 7/31/2025 RETURN MAIL REC'VD 8/6/25 RETURN TO SENDER VACANT UNABLE TO FORWARD