



4328 MOLINA DR - RESIDENTIAL & ACCESSORY STRUCTURE

- Substandard case started 7/17/2025.

Structures deemed substandard based on the following findings:

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

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

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

According to NCAD, the owner FGMS Holdings LLC took possession of property 3/10/2025.

Case, Abatement, and Citation History

Total number of Code complaints: 2

Total number of cases: 9

Owner Compliance: 0

City Abatements: 0

Citations issued: 2



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Date	Case Type	Violation(s)	Status
06/26/2026	VACANT BUILDING	TALL WEEDS, SIDEWALK, CURBS, AND GUTTERS	IN PROGRESS
07/17/2025	SUBSTANDARD STRUCTURE	MAIN AND ACCESSORY STRUCTURE UNFIT FOR HUMAN OCCUPANCY	IN PROGRESS
05/29/2025	UNSECURED VACANT BUILDING	UNSECURED OPENINGS	COMPLIANT
05/29/2025	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	EXPIRED
05/31/2024	CARE OF PREMISE	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	EXPIRED
07/16/2021	CARE OF PREMISE	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	EXPIRED
07/12/2019	PMC STANDARDS	505.1 WATER SYSTEM/GENERAL	COMPLIANT
07/12/2019	CARE OF PREMISE	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	EXPIRED
12/10/2012	JUNK VEHICLE	JUNKED VEHICLE	OWNER COMPLIANCE

Abatement history for 4328 Molina Dr.

Date

Cost/Admin Fee

Case Type

1.

Total: NO ABATEMENT HISTORY



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CCPD calls to property:

Nature of Call	4328 Molina Dr
Attempt To Contact	2
Disturbance	10
Missing Person	1
On View Investigation	1
Physical Attack/Attempted Bodily Injury	5
Quality Of Life	2
Telephone Reporting Unit	3
Wrecker Request	2
Unknown Nature	6
	32

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
07/08/2026	MIKE VASQUEZ	CALLED MIKE VASQUEZ (214)-316-2472. HE MANAGES THE PROPERTIES IN CORPUS CHRISTI. I LET HIM KNOW THE STATUS OF THE SUBSTANDARD CASE. AND THAT IT WILL BE GOING TO THE BSB BOARD ON 7/23/26. MIKE REPLIED THAT HE ADMITS THAT THE PROPERTY IS NO FIT FOR HUMAN OCCUPANCY AND IT SHOULD BE DEMOLISHED. I EXPLAINED THE CASE TO HIM AND STATED THAT IF THE BSB BOARD DOES ISSUE A DEMOLITION ORDER THEN THEY WOULD HAVE 30 DAYS TO COMPLY. MIKE UNDERSTOOD AND WILL CONTINUE TO SPEAK TO HIS DIRECTORS ABOUT THIS PROPERTY
05/29/2026	MIKE VASQUEZ	ON THIS DAY I ATTEMPTED CONTACT TO MIKE VASQUEZ (214) 316-2472 AND LEFT A DETAILED VOICEMAIL REQUESTING A CALL BACK AN UPDATE ON PLANS FOR THE PROPERTY



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08/13/2025	IVAN/FINANCIAL SERVICES	RECEIVED A CALL FROM AN INDIVIDUAL IVAN WITH FINANCIAL SERVICES (956) 285-8385 INQUIRING FOR ALL THE NOTICES THAT THEY RECEIVED. I EXPLAINED THE PROCESS AND CASE TYPE. I ALSO MENTIONED TO HIM THAT I MET WITH MIKE VASQUEZ AND HE AGREED THE PROPERTY NEEDS TO BE DEMOLISHED BUT HAD TO RUN IT BY HIS BOSS. IVAN ADVISED THE PUT PTHE PROPERTY FOR SALE AND HAVE A VERY INTERESTED POTENTIAL BUYER. I ADVISED MY CASE STILL WILL MOVE FORWARD. HE UNDERSTOOD.
07/21/2025	MIKE VASQUEZ	ON 7/21/25 I RECEIVED A CALL FROM MIKE VASQUEZ (214)-316-2472. HE MANAGES PROPERTIES FOR THE COMPANY. I EXPLAINED TO HIM OUR PROCESS. HE AGREES THE PROPERTY NEEDS TO BE DEMOLISHED BUT SAID HE WILL NEED TO PRESENT IT TO HIS BOSS. I WILL MEET HIM TODAY ON SITE SICE HIS CREW WILL BOARD UP AND CLEAN THE PROPERTY TODAY TO LOOK AT THE CONDITION OF THE HOUSE. I WILL SEND HIM OUR DEMO CONTRCATORS INFORMATION.NO FURTHER INCIDENT

7/6/2026

Code Compliance Supervisor: Roland Maldonado

Case# V262263-071725

Property Owner: FGMS Holdings LLC

Address (☒Residential ☐Commercial): 4328 MOLINA DR

Staff Recommendation(s): **Demolition**

☐Residential Structure only

☒Residential and Accessory Structure

☐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 & accessory structure within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish.

Notices

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

Additional

1. Owner Deceased: ☒ No ☐ Yes If deceased verification by: ☐Obituary ☐Death Certificate
2. Structure Entered by: ☐Search Warrant ☐Consent Given by: Owner ☒Unsecure
3. Taxes due: ☒ Current ☐Past due -Amount owed: \$
4. Utilities: ☐Active ☒Inactive-Last active date: 3/27/2025
5. Year Structure Built: 1975
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday June 29,2026

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

RE: 4328 MOLINA DR (Residential & Accessory Structure) Case # V262263-071725

OWNER: FGMS HOLDINGS LLC

**Code Compliance Supervisor
Roland Maldonado**

Dear Board Members:

Pursuant to Article II and in accordance with Section 13-22(B), of the Corpus Christi Property Maintenance Code, this Department has initiated and prepared the above listed case for your review and consideration. On **JULY 21, 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 4328 MOLINA DR

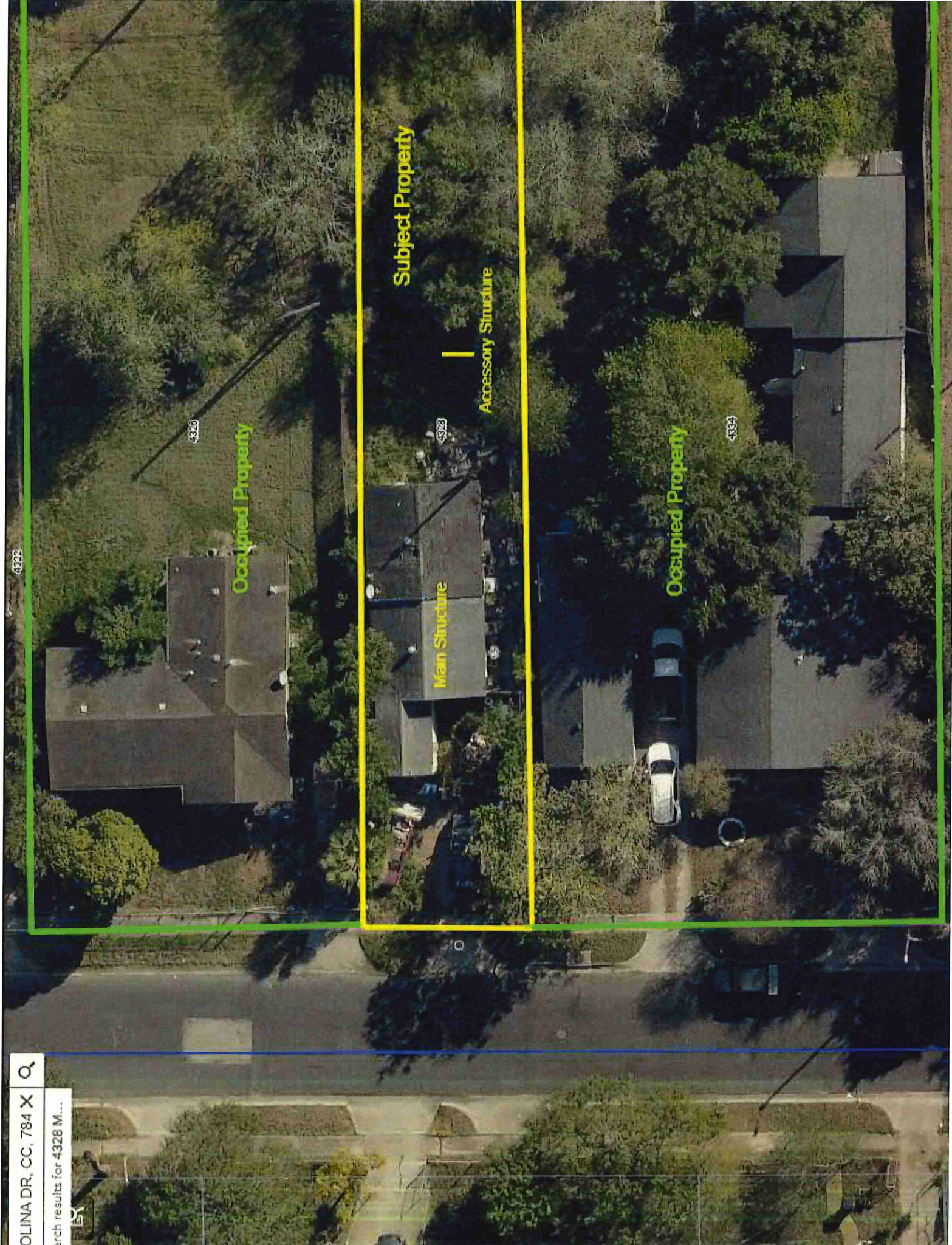
Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	7/15/2025	n/a	n/a
Initial Inspection Completed	7/15/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	7/21/2025	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	5/28/2026 & 5/29/2026	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(A) & (D)(3)
Deadline to comply with Newspaper Notice of Violation	6/30/2026	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	7/28/2025	Return mail rec'vd 7/28/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	6/1/26-6/5/26 & 6/8/26-6/12/26	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)
Deadline to comply with Mailed Notice of Violation	8/22/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	6/30/2026	Not less thans 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	6/29/2026	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	7/1/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	6/29/2026 & 6/30/2026	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(C) & (D)(3)
Notice of Hearing Filed with County Clerk	6/29/2026	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	7/6/2026-7/10/2026 7/13/2026-7/17/2026	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	7/17/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	7/23/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



Aerial View

Subject
Property

Esri, HERE, Garmin, INCREMENT D
LOCATION MAP



4322

Occupied Property

4323

Subject Property

Main Structure

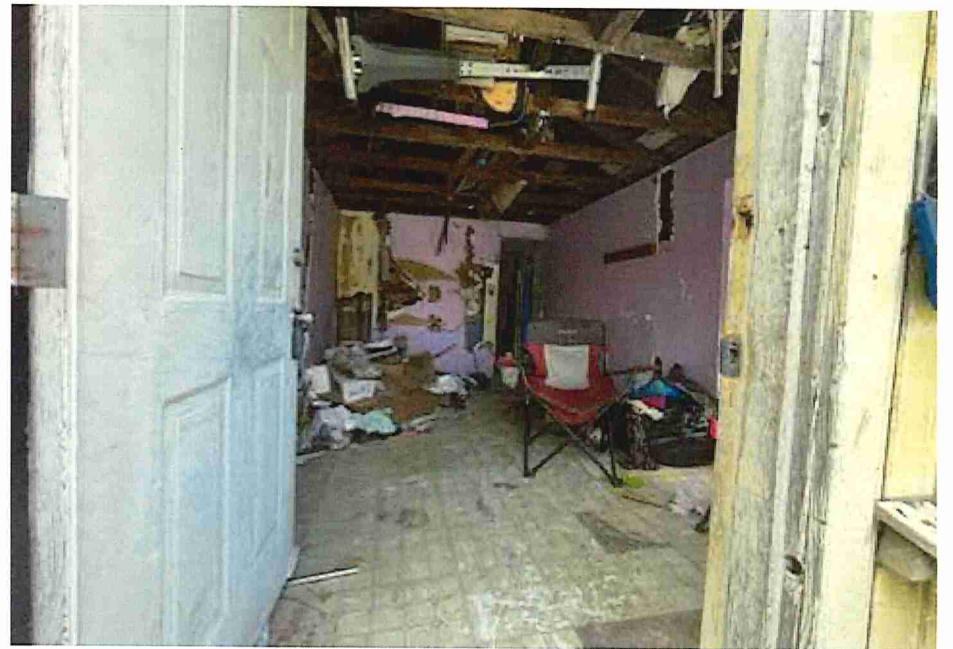
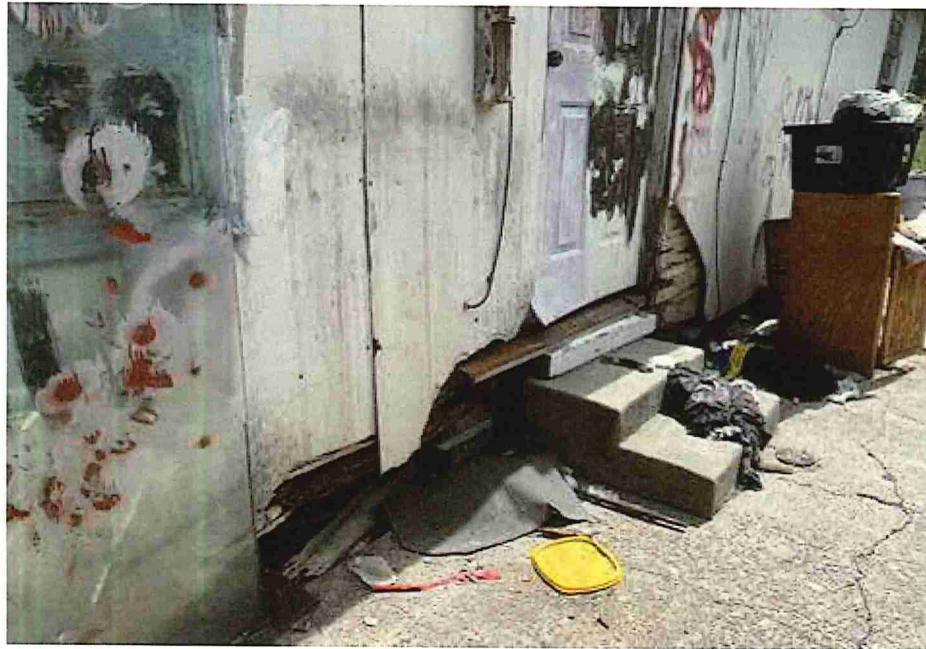
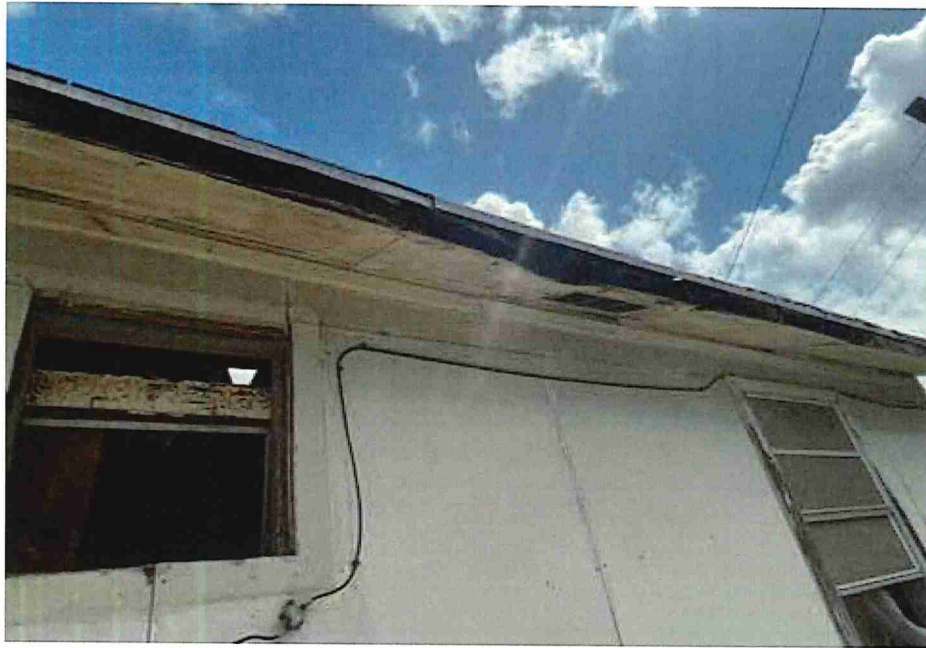
4323

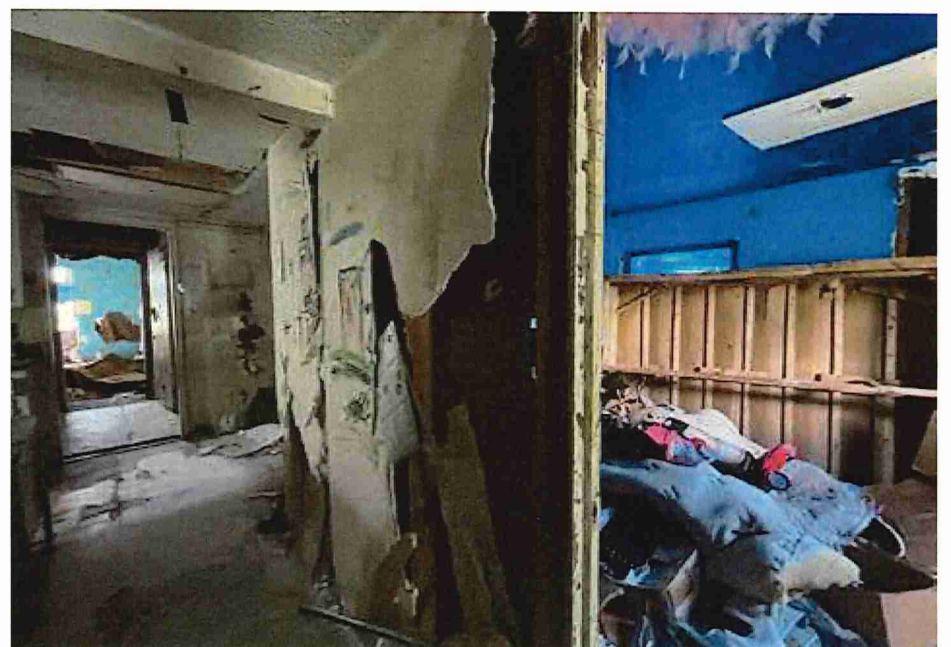
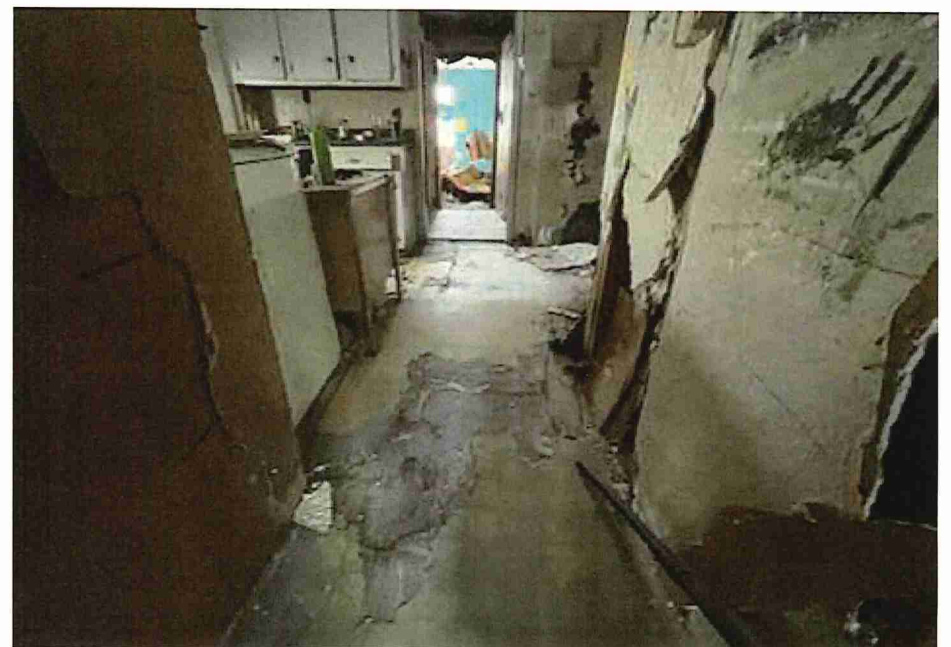
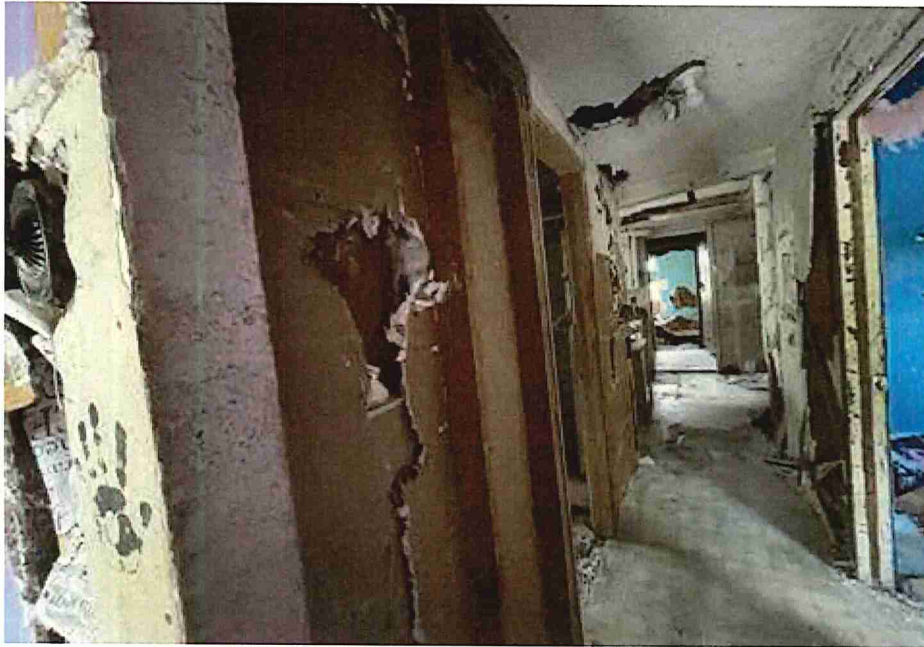
Accessory Structure

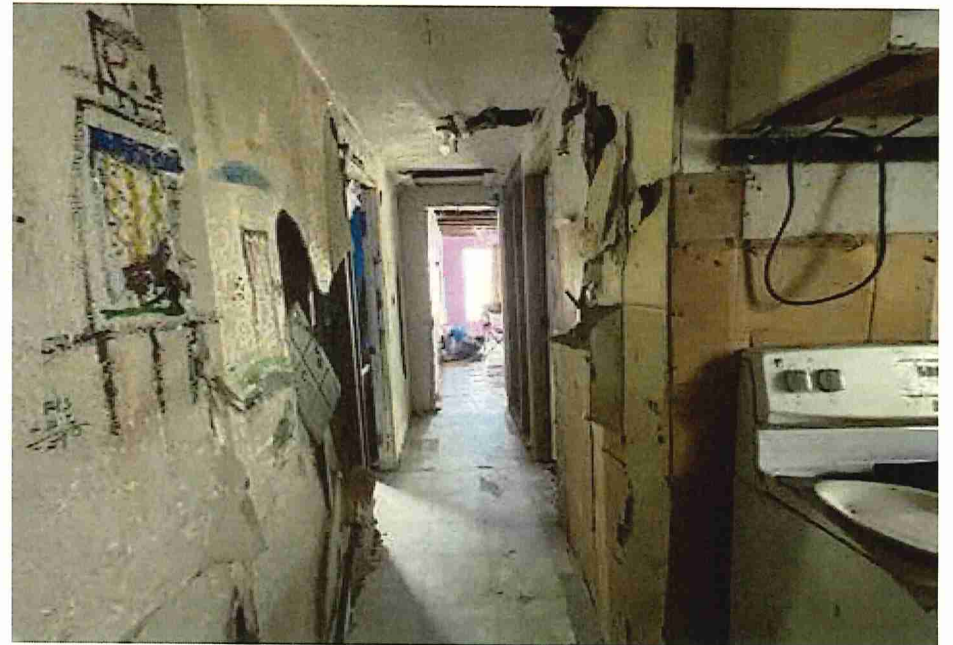
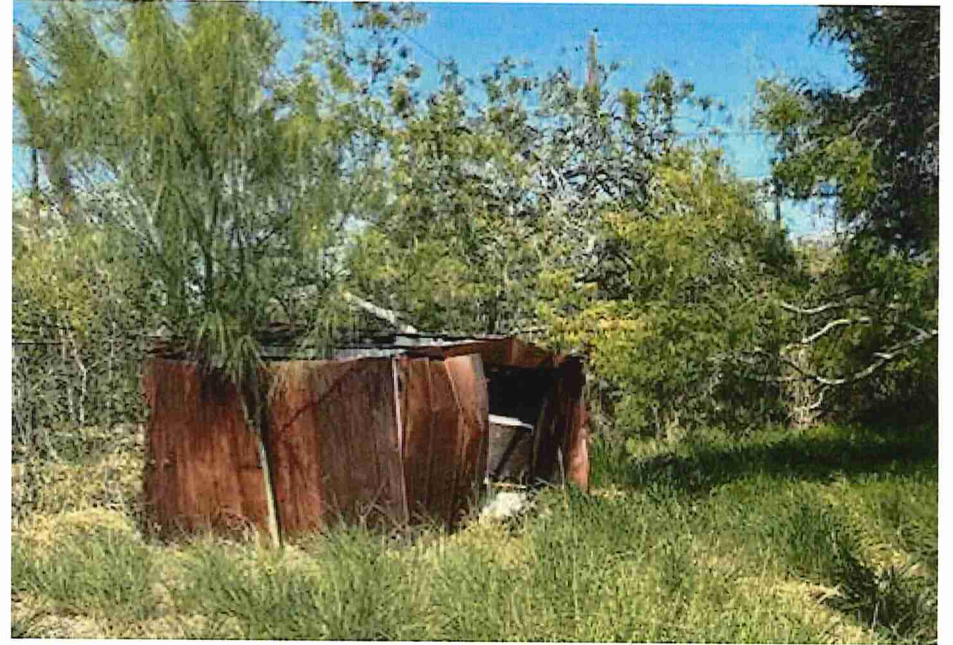
Occupied Property

4324









City of Corpus Christi – BUILDING SURVEY

Account Number: 528100070105

Inspection Date: 7/15/2025

Zoning Use: RS-6

Revised Date: 07/17/2025

Officer: Grace Elledge

Property Address: 4328 MOLINA DR

Legal Description: MOLINA 2 LT 10A BK 7

Owner: FGMS HOLDINGS LLC

Mail to: 12000 NETWORK BLVD STE 210

City, State, Zip: SAN ANTONIO , TX 78249-3353

☒ Dwelling ☐ Commercial ☒ Accessory ☐ Sq. Ft. 1 ☐ Story
☒ Wood Frame ☐ Masonry ☐ Fire Damage ☐ # of Units ☒ Inside Inspection
☒ Vacant ☐ Occupied ☒ Open ☒ Placard
Placard Posted on: 7/15/2025

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:

☐ Building ☐ Plumbing ☐ Electrical ☐ Mechanical
☐ Fire ☐ Health ☐ Other:

Smoke Alarms:

☐ Missing ☐ Inoperative ☐ Improperly Located ☐ Additional Alarms Required

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)

☐ Charred Wood
☒ Broken Glass
☒ Missing Screens
☐ Torn Screens
☐ Missing / Broken Sash
☐ Do Not Open
☒ Rotten Sills
☒ Rotten / Broken Frames
☒ Other:

PORCHES: (304.1, 304.2, 304.10, 304.12, 305.4, 305.5 & 307.1)

☐ Charred Wood
☐ Missing / Broken Boards
☐ Loose
☐ Rotten Wood
☒ Inadequate Support
☐ Support Post Missing
☐ Support Post Loose
☐ Faulty Weather Protection
☐ Other:

DOORS: (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)

☐ Charred Wood
☐ Missing
☒ Damaged
☒ Poor Fit
☐ Damaged / Missing Screen(s)
☐ Off Hinges
☐ Blocked Exit
☒ Rotten
☐ Other:

STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)

☐ Charred Wood
☐ Rotten Wood
☐ Missing Boards
☒ Inadequate Support
☐ Missing Handrails
☐ Faulty Weather Protection
☐ Other:

PLUMBING: BATHTUB / SHOWER

(403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1, & 505.3)

☐ Missing
☐ Faucets Loose / Broken / Missing
☐ No Anti-Siphon Faucets
☐ Missing Overflow Plate
☐ Missing Tap
☐ Missing Shower Head
☐ Not Vented
☒ Disconnected
☐ Stopped Up
☐ Damaged Shower Stall
☐ Other:

PLUMBING: WATER CLOSET

(404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 & 506.2)

☐ Missing
☐ No Anti-Siphon Ballcock
☐ Stopped Up
☐ Poorly Anchored
☐ Seeps Around Bowl
☐ Water Supply Line Leaks
☐ Flush EII Leaks
☐ Runs Constantly
☐ Tank Broken / Cracked
☐ Bowl Broken / Cracked
☒ Disconnected
☐ Missing Flush Handle
☐ Missing Flapper
☐ Urinal; No Back-Flow Preventive
☐ No Elongated Bowl / Open-end Seat
☐ Other:

WATER HEATER:

(505.4, 603.1, 603.2, 603.3, 603.4 603.5 & 603.6)

☐ Gas
☐ Electric
☐ Missing
☒ Disconnected
☐ Temperature Pressure Release Valve Missing
☐ Temperature Pressure Release Valve Broken
☐ Drain Line Missing
☐ Not Approved Pipe
☐ Not Extended Outside
☐ Elbowed Down
☐ Vent Missing / Loose
☐ No Double Wall Pipe / Attic
☐ Nonconforming Vent
☐ Inadequate Combustion Air
☐ Thermostat Missing / Damaged
☐ No Gas Cut Off
☐ Missing Firebox Door
☐ Gas Supply Line Not Approved Pipe
☐ Gas Fired – Located in Bathroom
☐ Gas Fired – Located in Bedroom
☐ Fire Damaged
☐ Other:

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

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

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

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

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

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

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

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

PLUMBING MISCELLANEOUS:

- (504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
☐ Open Clean Out / Water Leak; Yard / Under House
☐ Vent Stack Missing / Broken
☐ Vent Stack Not Extended Through Roof
☐ Rain Guard Damaged / Missing
☐ Exposed Exterior PVC Pipe
☐ PVC Water Supply Lines
☐ Washer No "P" Trap / Not Vented / Not Cut Offs
☐ Sewer Line Stopped Up
☐ Sewer Running Out on Ground
☐ Other:

INSIDE WALLS AND CEILINGS:

(305.1, 305.2, 305.3 & 404.3)

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

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

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

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): 4328 MOLINA (RESIDENTIAL & ACCESSORY STRUCTURE)

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

108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

302.7 Accessory structures. All accessory structures, including detached garages, shall be maintained structurally sound and in good repair.

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.13 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.

304.15 Doors. Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

305.1 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.

305.6 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.

504.1 General. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, toilet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code as adopted and amended by the City.

Exceptions: Facilities constructed lawfully without hot water.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Exception: 1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provide that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code as adopted and amended by the City.

2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes. Exception: Electric service may be maintained if installed lawfully.

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

605.2 Receptacles. Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.



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

Case No: B1 Letters, V262263-071725

ADDRESS: 4328 MOLINA DR

Tax Account No: 5281-0007-0105

LAST UPDATED ON: Thursday, April 16, 2026

Owner(s): FGMS HOLDINGS LLC

LETTERS MAILED from 7/21/2025-4/7/2026

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
FGMS HOLDINGS LLC 12000 NETWORK BLVD STE 210 SAN ANTONIO TX 78249-3353	Owner	B1 Letter Mailed on 7/21/2025 RETURN MAIL REC'VD 7/30/2025 RETURN TO SENDER ATTEMPTED-NOT KNOWN UNABLE TO FORWARD
FGMS HOLDINGS LLC 4328 MOLINA DR CORPUS CHRISTI, TX 78416	Owner	B1 Letter Mailed on 7/21/2025 RETURN MAIL REC'VD 7/28/2025 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
FMGS HOLDINGS LLC 7200 N MOPAC EXPWY #100 AUSTIN, TX 78731	Owner	B1 Letter Mailed on 7/21/2025 SIGNED CERTIFIED GREEN CARD REC'VD 7/28/2025
CORPORATION SERVICE COMPANY D/B/A /CSC- LAWYERS INCORPORATING SERVICE COMPANY 211 E 7TH ST STE 620 AUSTIN, TX 78701	Lien Holder	B1 Letter Mailed on 7/21/2025 SIGNED CERTIFIED GREEN CARD REC'VD 7/28/2025
CORPORATION SERVICE COMPANY D/B/A /CSC- LAWYERS INCORPORATING SERVICE COMPANY 4328 MOLINA DR CORPUS CHRISTI, TX 78416	Lien Holder	B1 Letter Mailed on 7/21/2025 RETURN MAIL REC'VD 7/28/2025 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
FGMS HOLDINGS LLC A DELAWARE COMPANY C/O CREEL LAW GROUP PLLC 1114 LOST CREEK BLVD STE 100 AUSTIN TX 78746	Lien Holder	B1 Letter Mailed on 4/7/2026

FGMS HOLDINGS LLC A DELAWARE COMPANY C/O CREEL LAW GROUP PLLC 4328 MOLINA DR CORPUS CHRISTI, TX 78416	Lien Holder	B1 Letter Mailed on 4/7/2026 RETURN MAIL REC'VD 4/16/2026 RETURN TO SENDER VACANT UNABLE TO FORWARD
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