



## 2119 HOWARD ST.- RESIDENTIAL STRUCTURE

- Substandard case started 11/15/2024.

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 the residential structure (Building Survey attached)

Property located in a residential area and backs up to a City Park/Recreation Center.

According to NCAD, the owner Jimmy Luis Galvan took possession of the property 8/15/2007.

### Case, Abatement, and Citation History

Total number of Code complaints: 1

Total number of cases: 1

Owner Compliance: 0

City Abatements: 0

Citations issued: 0



## 2119 HOWARD ST.- RESIDENTIAL STRUCTURE

Date	Case Type	Violation(s)	Status
11/15/24	Substandard Structure	108.1.5 Dangerous Structure or Premises	In Progress

### Abatement history for 2119 Howard St.

Date

Cost/Admin Fee

Case Type

No abatements have occurred at the property.

CCPD calls to property:

Nature of Call	2119 Howard St.
Disturbance In Progress	2
EMS Request/Medical Emergency Choking Victim	1
Forensic Services Request Recovered Stolen Vehicle	1
Law Enforcement Investigation Field Event	1
LE Assist Assist to Pick Up Property	1
Theft of Property or Services Not In Progress	2
<b>Grand Total</b>	<b>8</b>

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
11/18/24	DID NOT GIVE ME HER NAME	11/18/2024 @ 8:57AM, THE DAUGHTER OF THE PROPERTY OWNER CALLED (361-759-0870), SHE DID NOT GIVE ME HER NAME BUT SAID THAT SHE SAW THE PLACARD ON THE STRUCTURE, SHE WAS VERY UPSET. SHE ALSO STATED THAT SHE WOULD LIKE TO BE CALLED IF THERE WERE ANY UPDATES OR CHANGES.
2/12/25	AMY GALVAN	2/12/25 @ 2:57PM, THE DAUGHTER OF THE PROPERTY OWNER, AMY GALVAN



## 2119 HOWARD ST.- RESIDENTIAL STRUCTURE

		(361-759-0870) CALLED ME BACK AND STATED THAT HER MOTHER WILL BE GETTING THE DEMOLITION PERMIT TOMORROW.
2/17/25	PROPERTY OWNER	2-17-25 @ 2:05PM, THE PROPERTY OWNER 956-533-0109, CALLED AND STATED THAT HE WILL BE PULLING A PERMIT TO DEMOLISH THE STRUCTURE.
5-9-25	NELLY PEREZ	5-9-25 @ 11:29AM, I CALLED NELLY (361-742-2198), DAUGHTER OF THE PROPERTY OWNER AND SHE STATED THAT THEY PULLED A DEMO PERMIT BACK ON 2-18-25. THE COMPANY THAT THEY WANTED TO DEMOLISH THE HOUSE IS HAVING ISSUES WITH THE MACHINERY, SO NOW THEY WANT THE CITY TO COMPLETE THE DEMOLITION AND THEY WOULD LIKE TO PAY THE CITY FEE IN INSTALLMENTS.

4/28/2025

Code Compliance Supervisor: Roland Maldonado

Case# V247986-111524

Property Owner: Jimmy Luis Galvan

Address (☒Residential ☐Commercial): 2119 Howard St.

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 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: \$708.07
4. Utilities: ☐Active ☒Inactive-Last active date: 8/25/2021
5. Year Structure Built: 1939
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☐Yes ☒No

## COMPLAINT

Monday, April 28, 2025

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

**RE: 2119 Howard St.**

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**Case # V247986-111524**

**OWNER: Jimmy Luis Galvan**

**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 **November 15, 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.



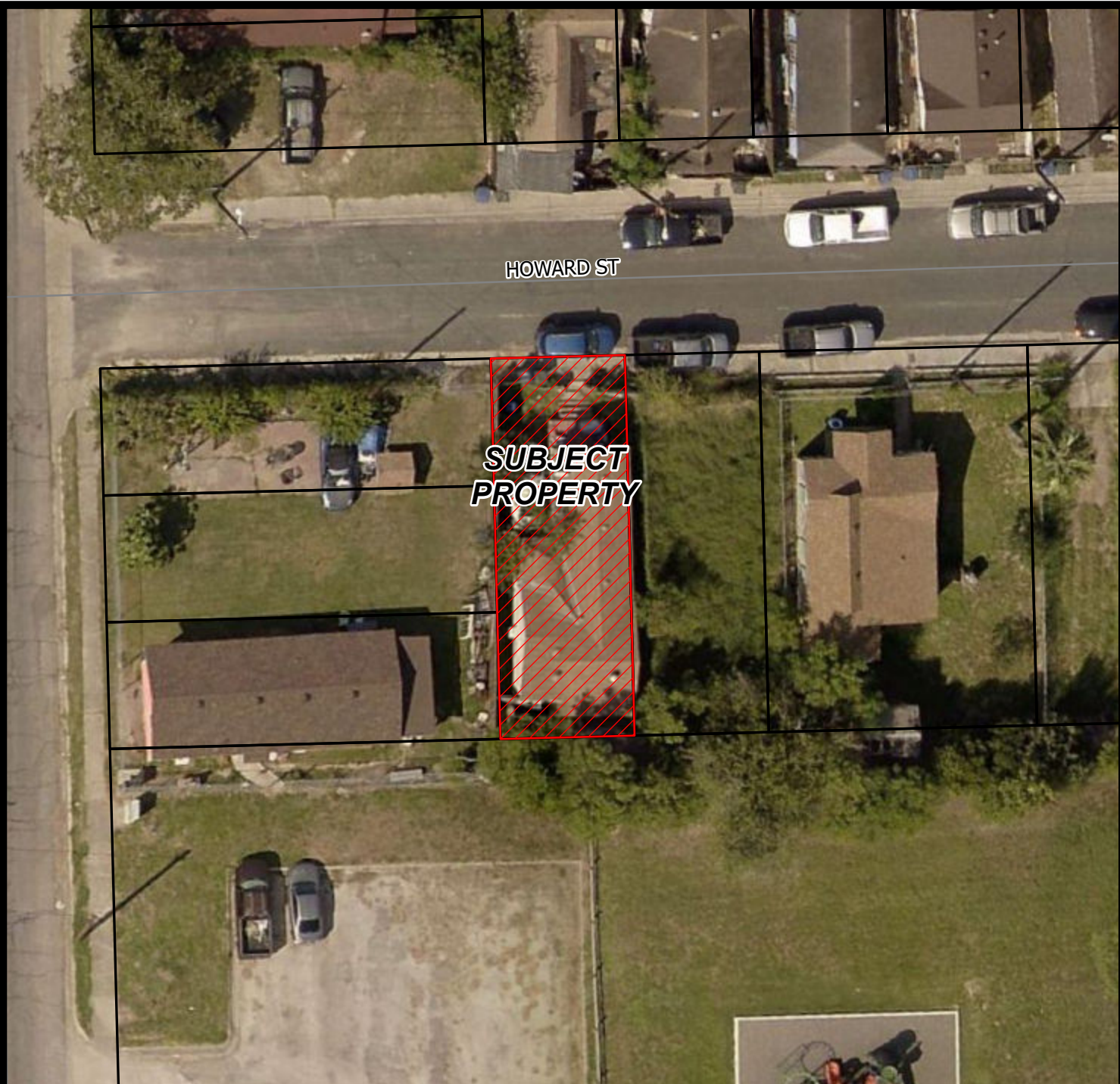
Roland Maldonado  
Supervisor  
Development Services  
Code Compliance Division

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

### **CASE TIMELINE FOR 2119 HOWARD ST.**

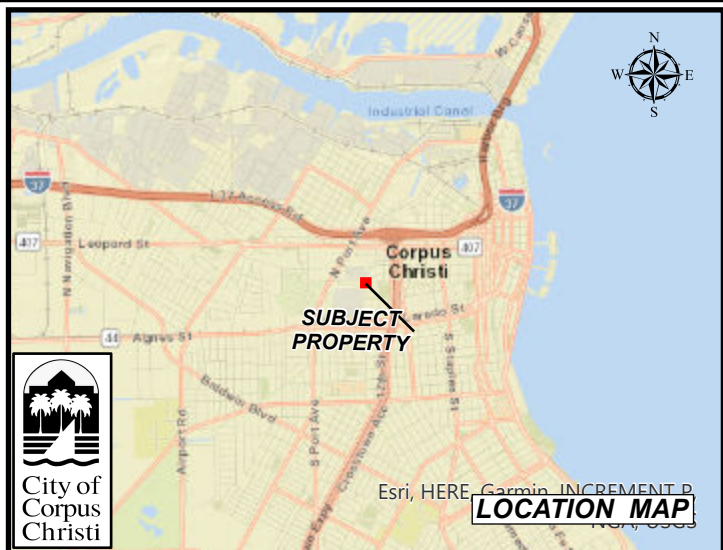
<b>Activity</b>	<b>Date</b>	<b>Legal Requirement</b>	<b>Legal Reference</b>
Code Enforcement Notified of Potential Violation	11/15/2024	n/a	n/a
Initial Inspection Completed	11/15/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	2/13/2025	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)
Notice of Violation Posted in Newspaper	3/14/2025 & 3/17/2025	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	4/13/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	2/19/2025	Returned mail rec'd-Return to sender, attempted not known, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	3/24/25-3/28/25 & 3/31/25-4/4/25	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	3/14/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	4/23/2025	Not less thans 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	4/28/2025	When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)(2)
Notice of Hearing Mailed to Last Known Address	4/29/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	4/28/2025 & 4/29/2025	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	4/29/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€
Returned Notice of Hearing Posted at Front Door of Property	5/12/25-5/16/25 & 5/19/25-5/21/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	5/16/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	5/22/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



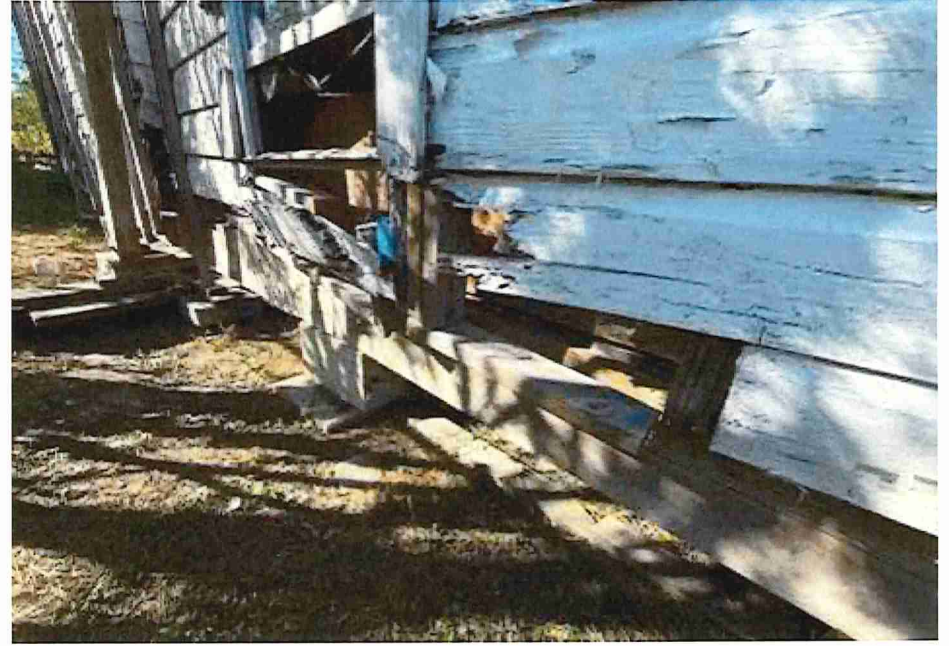


**2119 HOWARD ST**

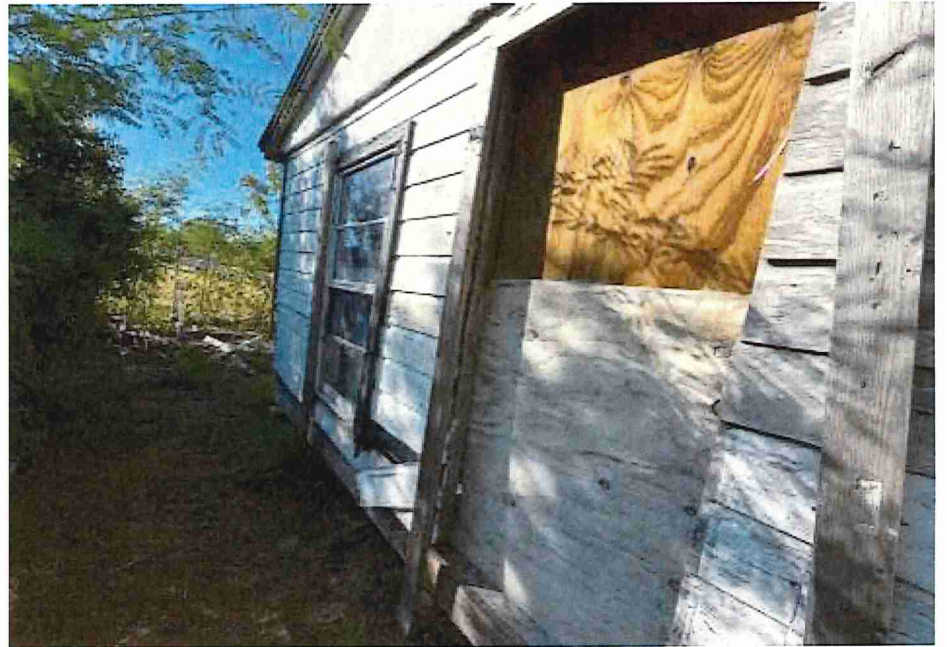
***Aerial View***



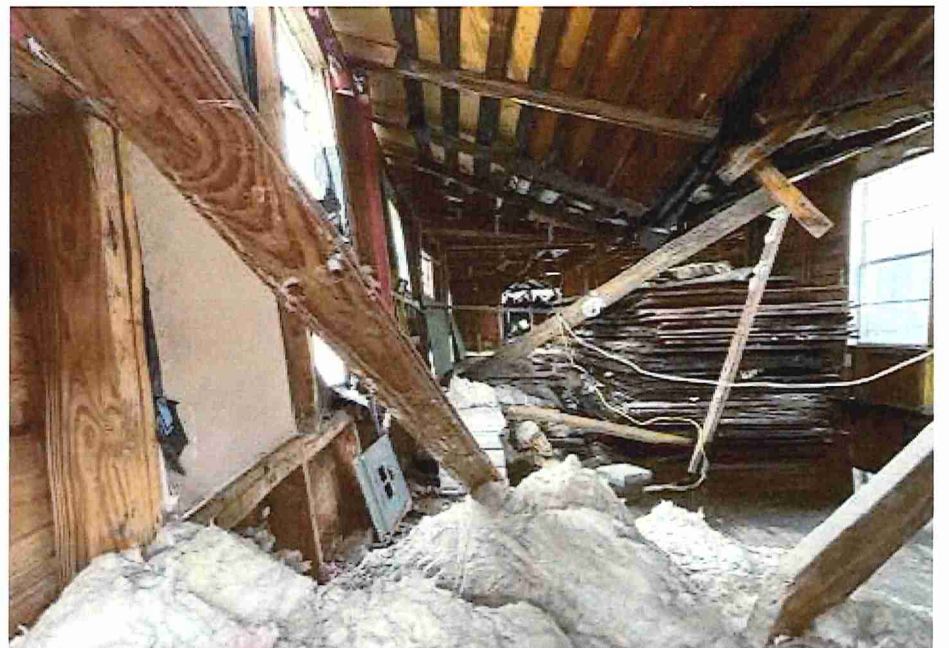
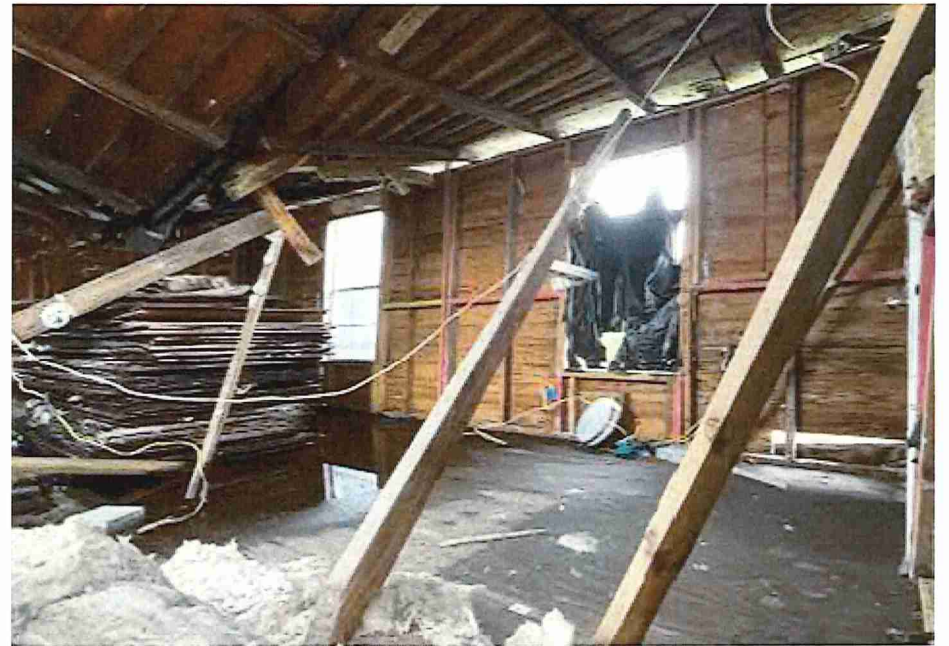












## City of Corpus Christi – BUILDING SURVEY

Account Number: 200061118

Inspection Date: 11/15/2024

Zoning Use: RM-3

Revised Date: 2/12/2025

Officer: MICHAEL GUTIERREZ

Property Address: 2119 HOWARD ST

Legal Description: WILBURN LT 4 BK 2

Owner: JIMMY LUIS GALVAN

Mail to: 218 SPRUCE

City, State, Zip: CORPUS CHRISTI, TX 78408

<input checked="" type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input type="checkbox"/> Accessory	1,765 Sq. Ft.	1 Story
<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Fire Damage	1 # of Units	<input checked="" type="checkbox"/> Inside Inspection
<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Occupied	<input type="checkbox"/> Open	<input checked="" type="checkbox"/> Placard	

Placard Posted on:

**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:

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

#### ROOF:

(304.1 & 304.7)

Type:

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

#### FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

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



**WINDOWS:** (304.1, 304.2 304.13,  
304.13.1, 304.13.2, 304.14 &  
304.17)

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

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

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

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

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

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

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

**PLUMBING: BATHTUB / SHOWER**

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

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

**PLUMBING: WATER CLOSET**

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

☒ Missing  
☐ No Anti-Siphon Ballcock  
☐ Stopped Up  
☐ Poorly Anchored  
☐ Seeps Around Bowl  
☐ Water Supply Line Leaks  
☐ Flush 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 Countertop
- ☐ 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: PULLED METER

**PLUMBING MISCELLANEOUS:**

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

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

**INSIDE WALLS AND CEILINGS:**

(305.1, 305.2, 305.3 & 404.3)

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

**SYSTEM:**

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

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

**INTERIOR FLOORS:**

(305.1, 305.2, 305.3 & 305.4)

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

**MECHANICAL:**

(403.1, 403.2, 603.1 & 603.6)

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

**ACCESSORY SURVEY:**

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

- TYPE: NONE
- ☐ Roof Type:
- ☐ Rotten
- ☐ Loose
- ☐ Torn
- ☐ Holes
- ☐ Missing
- ☐ Walls Type:
- ☐ Rotten
- ☐ Leaning
- ☐ Buckled
- ☐ Missing
- ☐ Other:

**UNSANITARY CONDITIONS:**

(308.3, 309.1, 504.1 & 505.1.2)

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

- ☐ Foundation Type:
- ☐ Sunken
- ☐ Rotten Sills
- ☐ Other:



#### VIOLATION(S): 2119 HOWARD ST.

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.

\*\*\*

304.12 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.

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"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.

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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.

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

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

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305.6 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.

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

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

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

Exceptions: Facilities constructed lawfully without hot water.

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602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Exception: 1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provide that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code as adopted and amended by the City.  
2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

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

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

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

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

Case No: B1 Letters, V247986-111524

**ADDRESS: 2119 HOWARD ST.**

Tax Account No: 9640-0002-0040

LAST UPDATED ON: Wednesday, March 12, 2025

Owner(s): JIMMY LUIS GALVAN

LETTERS MAILED from 2/13/2025-3/14/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
GALVAN JIMMY LUIS 218 SPRUCE CORPUS CHRISTI, TX. 78408	OWNER	B1 Letter Mailed on 2/13/2025
GALVAN JIMMY LUIS 2119 HOWARD ST. CORPUS CHRISTI, TX. 78408	OWNER	B1 Letter Mailed on 2/13/2025 RETURNED MAIL REC'D 2/19/25- RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD
JIMMY LUIS GALVAN 4706 ½ COVENTRY LN. CORPUS CHRISTI, TX. 78411-4932	OWNER	B1 Letter Mailed on 3/14/2025 RETURNED MAIL REC'D 3/18/25- SIGNED BY ESTRADA