



4701 ANGELA DR- RESIDENTIAL & ACCESSORY STRUCTURE

- Substandard case started 8/22/2025.

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. (West Point RD)

According to NCAD, the owner Brown Valarie M took possession of property 5/2/2016.

Case, Abatement, and Citation History

Total number of Code complaints: 6

Total number of cases: 21

Owner Compliance: 0

City Abatements: 18

Citations issued: 15



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Date	Case Type	Violation(s)	Status
06/12/2026	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	IN PROGRESS
03/25/2026	SIGNAGE	ILLEGAL SIGNS	REMOVED BY CITY
08/22/2025	SUBSTANDARD STRUCTURE	MAIN AND ACCESSORY STRUCTURE UNFIT FOR HUMAN OCCUPANCY	IN PROGRESS
10/25/2024	SUBSTANDARD STRUCTURE	MAIN AND ACCESSORY STRUCTURE UNFIT FOR HUMAN OCCUPANCY	CLOSED
05/09/2024	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	COMPLIANT
04/15/2024	SIGNAGE	ILLEGAL SIGNAGE	REMOVED BY CITY
03/28/2024	SIGNAGE	ILLEGAL SIGNAGE	REMOVED BY CITY
02/27/2024	SIGNAGE	ILLEGAL SIGNAGE	REMOVED BY CITY
02/19/2024	SIGNAGE	ILLEGAL SIGNAGE	REMOVED BY CITY
05/25/2023	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	COMPLIANT
04/26/2022	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	COMPLIANT
04/07/2021	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	COMPLIANT
07/08/2020	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	COMPLIANT



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09/19/2019	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	COMPLIANT
07/26/2018	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS. OBSTUCTING SIDEWALK, DANGEROUS FENCES	EXPIRED
11/09/2016	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	COMPLIANT
03/07/2016	PMC STANDARDS	DANGEROUS FENCE	EXPIRED
09/29/2015	VACANT BUILDING	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS, DANGEROUS FENCES	EXPIRED
08/28/2014	ZONING	ILLEGAL LAND USE	EXPIRED
02/20/2013	ZONING	ILLEGAL LAND USE	EXPIRED
02/20/2013	VACANT LOT	TALL WEEDS, LITTER AND SOLID WASTE, SIDEWALK, CURBS, AND GUTTERS	EXPIRED

Abatement history for 4701 Angela Dr.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 06/18/2024	\$145.86/\$125	VACANT BUILDING
2. 05/01/2023	\$149.24/\$125	VACANT BUILDING
3. 01/17/2023	\$208.56/\$125	VACANT BUILDING
4. 11/07/2022	\$208.56/\$125	VACANT BUILDING
5. 08/10/2022	\$208.56/\$125	VACANT BUILDING
6. 11/23/2021	\$451.05/\$125	VACANT BUILDING
7. 09/08/2021	\$378.56/\$125	VACANT BUILDING
8. 05/28/2021	\$349.28/\$125	VACANT BUILDING
9. 01/25/2021	\$215.15/\$125	VACANT BUILDING



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10. 01/21/2020	\$208.56/\$125	VACANT BUILDING
11. 05/10/2019	\$208.56/\$125	VACANT BUILDING
12. 01/17/2019	\$239.93/\$125	VACANT BUILDING
13. 07/03/2017	\$108.57/\$0	VACANT BUILDING
14. 04/24/2017	\$108.57/\$0	VACANT BUILDING
15. 07/08/2016	\$159.96/\$0	VACANT BUILDING
16. 06/03/2016	\$124.96/\$0	VACANT BUILDING
17. 04/06/2016	\$124.96/\$0	VACANT BUILDING
18. 02/03/2016	\$984.26/\$0	VACANT BUILDING

Total: \$3457.76

CCPD calls to property:

Nature of Call	4701 Angela Dr.
Disturbance	6
Incomplete Or Dropped 911 Call	4
Law Enforcement Assist	1
On View Investigation	2
Physical Attack/Attempted Bodily Injury	1
Quality Of Life	1
Suspicious Or Unusual	1
Theft By Threat Of Violence	2
Theft Of Property Or Services	2
	20



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Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
07/13/2026	VIOLET EDWARDS VALARIE BROWN	ON 7-13-26 I CALL VALARIE BROWN AT 713-540-8583. A LADY ANSWERED AND STATED THAT I HAD THE WRONG PHONE NUMBER. I THEN CALLED VIOLET EDWARDS AT 361-438-5830. VIOLET ANSWERED THE PHONE AND WE SPOKE ABOUT THE PROPERTY ON 4701 ANGELA. I STATED TO HER THAT THE PROPERTY WAS GOING TO THE BSB BOARD THIS MONTH DUE. VIOLET ASKED WHAT SHE NEEDED TO DO TO GET A DEMO PERMIT. I EXPLAINED TO VIOLET THAT SHE NEEDED TO GO TO DEVELOPMENT SERVICES AND ASK THE PERMIT TECH'S ALL OF THE DOCUMENTATION SHE NEEDED TO GET A DEMO PERMIT. I PROVIDED THE ADDRESS TO DEVELOPMENT SERVICES AND THE TIME THAT THEY WERE OPEN THROUGHOUT THE WEEK. VIOLET STATED THAT SHE BOUGHT THE PROPERTY FROM MISS BROWN FOR \$3000 AND THAT MISS BROWN STILL NEEDED TO SIGN OVER SOME PAPERWORK TO MAKE VIOLET THE ACTUAL OWNER ON PAPER. I EXPLAINED TO VIOLET THAT SHE IS NOT THE OWNER ON PAPER THROUGH THE CITY AND SHE AGREED BECAUSE THERE WAS MORE PAPERWORK THAT NEEDED TO BE COMPLETED WITH VALARIE BROWN. VIOLET STATED THAT SHE WILL COME INTO THE OFFICE TOMORROW AND GET A DEMO PERMIT TO GET THE STRUCTURE DEMOLISHED AND TAKEN CARE OF.
02/26/2026	VALARIE BROWN	ON THIS DAY I ATTEMPTED CONTACT WITH PROPERTY OWMER LISTED ON NCAD VALERIE BROWN (713) 540-8583 BUT WENT TO VOICEMAIL. I LEFT A VOICEMAIL REFERENCING THE PROPERTY AND ASKED HER TO GIVE ME A CALL BACK.



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08/22/2025	VALARIE BROWN	DIRECT CONTCAT: IN THIS DAY I RECEIVED A CALL FROM VALARIE BROWN (713) 540-8583 WHO IS LISTED ON APPARAISAL DISTRICT AS THE OWNER. SHE ADVISED SHE SOLD THE PROPERTY 2 YEARS AGO TO VIOLET EDWARDS (361)438-5830. I TOLD HER THAT ON 3/31/25 I RECEIVED A CALL FROM HER AND SHE CLAIMED THAT SHE BOUGHT THE PROPERTY A COUPLE OF YEARS AGO FROM HER BUT SHE FAILED TO UPDATE RECORDS DUE TO HER HUSBAND BEING DIAGNOSED WITH CANCER AND HER PUTTING ALL HER EFFORTS TO TAKE CARE OF HIM. SHE SAID SHE WILL DEMO THE PROPERTY HERSELF. MS BROWN SAID SHE WILL GET IN CONTACT WITH MS. EDWARDS AND WILL DEMAND THAT SHE CHANGED THE RECORDS. SHE SAID SHE WILL GET BACK TO ME WITH UPDATES. NO FURTHER INCIDENT
03/31/2025	VIOLET EDWARDS	ON THIS DAY I RECEIVED A CALL FROM VIOLET EDWARDS (361)438-5830. SHE CLAIMS THAT SHE BOUGHT THE PROPERTY A COUPLE OF YEARS AGO FROM OWNER LISTED ON NCAD BUT SHE FAILED TO UPDATE RECORDS DUE TO HER HUSBAND BEING DIAGNOSED WITH CANCER AND HER PUTTING ALL HER EFFORTS TO TAKE CARE OF HIM. SHE SAID SHE WILL DEMO THE PROPERTY HERSELF. I ADVISE SHE WILL NEED A PERMIT. SHE ASK ME FOR SOME TIME SO SHE CAN GET EVERYTHING SITUATED. I GAVE HER A MONTH

7/6/2026

Code Compliance Supervisor: Roland Maldonado

Case# V264900-082225

Property Owner: Brown Valarie M

Address (☒Residential ☐Commercial): 4701 Angela 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: \$10,062.93
4. Utilities: ☐Active ☒Inactive-Last active date: 1/1/2022
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: 4701 ANGELA DR (Residential & Accessory Structure) Case # V264900-082225

OWNER: BROWN VALARIE M

**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 **February 16, 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 4701 ANGELA DR

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	8/22/2025	n/a	n/a
Initial Inspection Completed	8/22/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	2/16/2026	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	2/24/2026	Return mail rec'vd 2/24/2026 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	3/17/2026	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)

WEST POINT RD

ANGELA DR

**SUBJECT
PROPERTY**

4701 ANGELA DR

Aerial View

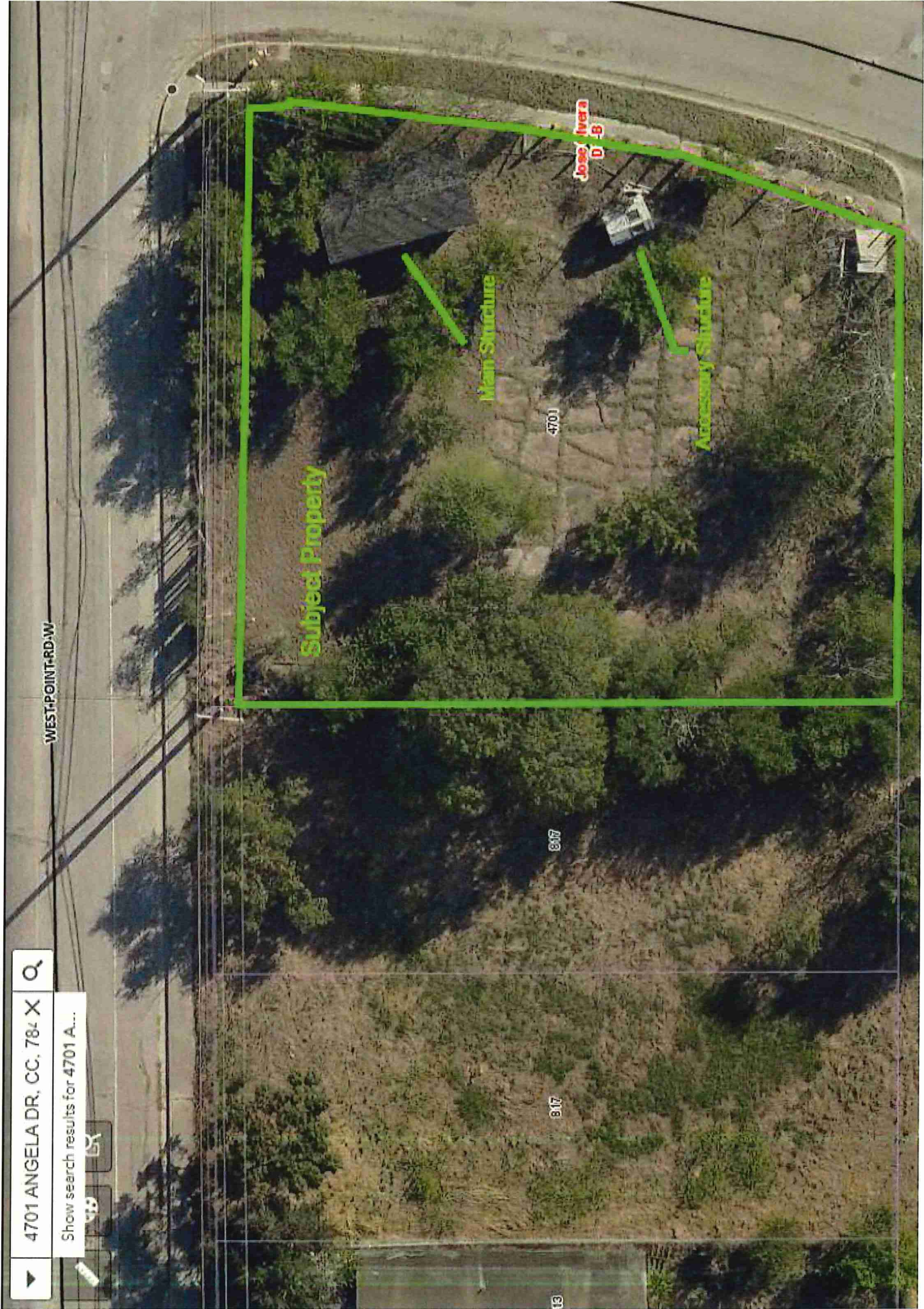


4701 ANGELA DR, CC, 784 X



Show search results for 4701 A...

WEST POINT RD-W



Subject Property

Main Structure

Accessory Structure

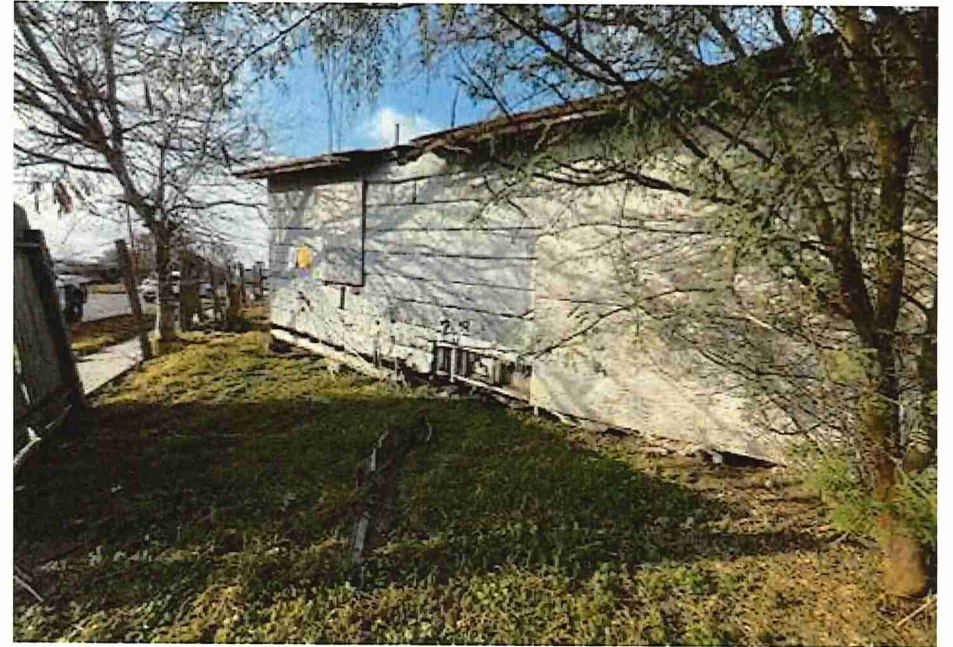
Jose Rivera
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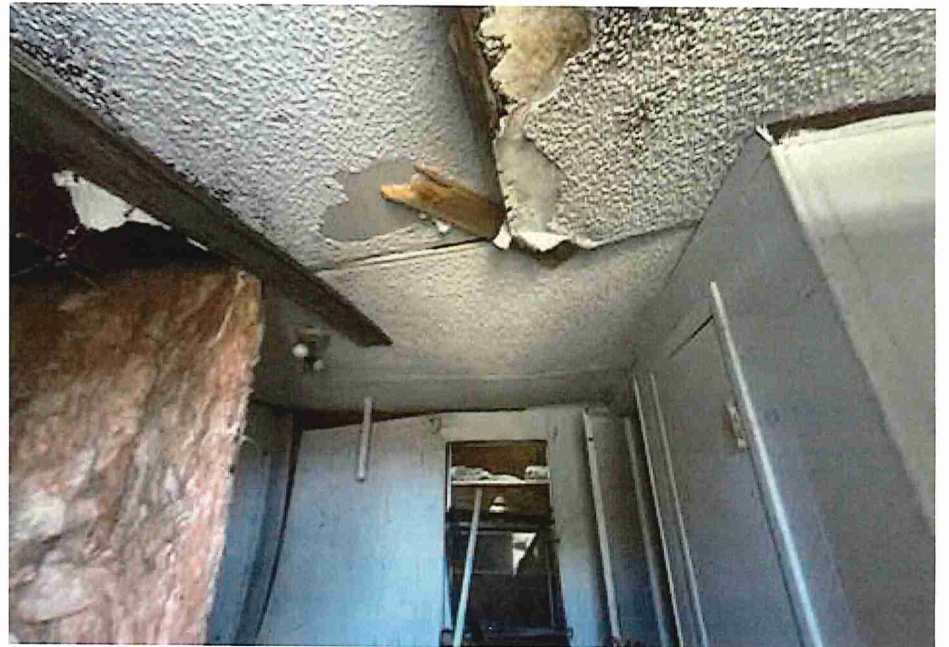
4701

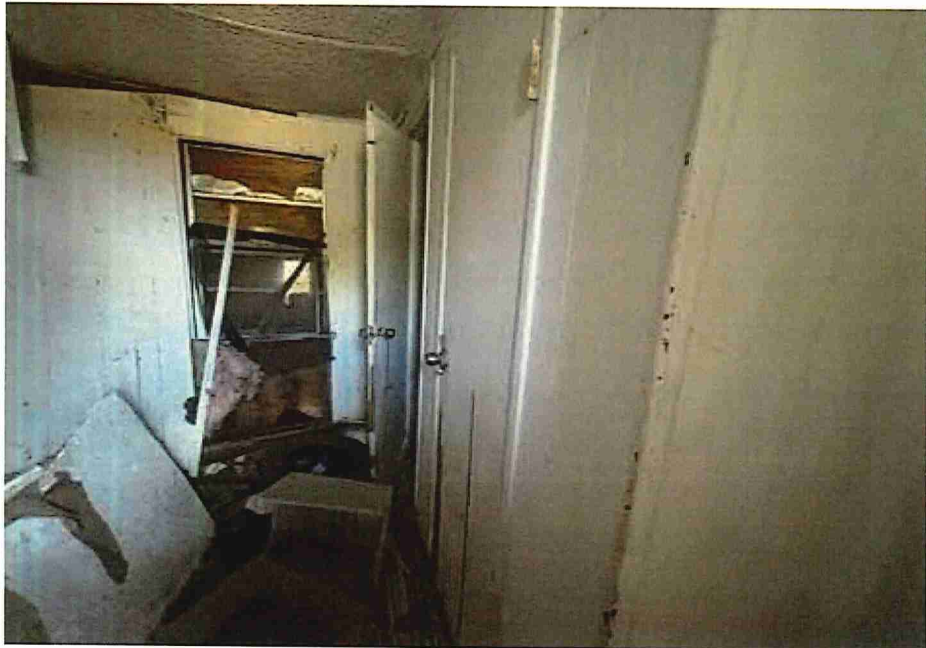
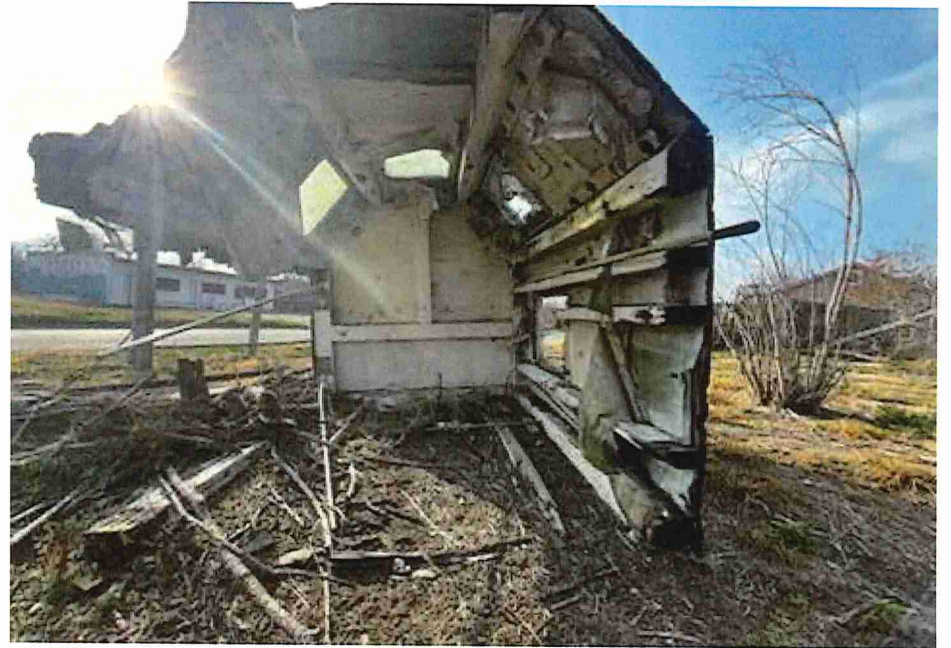
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13







City of Corpus Christi – BUILDING SURVEY

Account Number: 925300030010

Inspection Date: 8/20/2025

Zoning Use: RS-6

Revised Date: 02/13/2026

Officer: Grace Elledge

Property Address: 4701 ANGELA DR

Legal Description: WASHINGTON BLK 3 LOT 1A

Owner: BROWN VALARIE M

Mail to: 4701 ANGELA DR

City, State, Zip: CORPUS CHRISTI, TX 78416-2120

☒ Dwelling ☐ Commercial ☒ Accessory ☐ Sq. Ft. 1 ☐ Story
☒ Wood Frame ☐ Masonry ☐ Fire Damage ☐ # of Units ☒ Inside Inspection
☒ Vacant ☐ Occupied ☐ Open ☒ Placard
Placard Posted on: 2/13/2026

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 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:

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:

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

- ☐ Charred Wood
☒ Rotten Wood
☒ Missing Boards
☒ Holes
☒ Cracks
☐ Not Level
☐ Buckled
☐ Torn
☒ 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: _____
☐ Roof Type: Shingles
☒ Rotten
☒ Loose
☐ Torn
☒ Holes
☒ Missing

☐ Walls Type: Metal
☒ Rotten
☐ Leaning
☐ Buckled
☒ Missing
☐ 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:

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

VIOLATION(S): 4701 ANGELA DR (RESIDENTIAL & ACCESSORY STRUCTURE)

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.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

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.

304.6 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.

305.3 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.

305.6 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.

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.

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.

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, V264900-082225

ADDRESS: 4701 ANGELA DR

Tax Account No: 9253-0003-0010

LAST UPDATED ON: Monday, March 23, 2026

Owner(s): BROWN VALARIE M

LETTERS MAILED from 8/22/2025-2/16/2026

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
BROWN VALARIE M 4701 ANGELA DR CORPUS CHRISTI, TX 78416-2120	Owner	CONSENT LETTER Mailed on 8/22/2025
BROWN VALARIE M 4701 ANGELA DR CORPUS CHRISTI, TX 78416-2120	Owner	B1 Letter Mailed on 2/16/2026 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
BROWN VALERIE M 10102 ELDER MILL LN SUGAR LAND, TX 77498	Owner	B1 Letter Mailed on 2/16/2026 RETURN MAIL REC'VD 3/3/26 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
EDWARDS VIOLET 4701 ANGELA DR CORPUS CHRISTI, TX 78416	Heir	B1 Letter Mailed on 2/16/2026 RETURN MAIL REC'VD 2/24/26 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
EDWARDS VIOLET 2734 KITCHENS ST CORPUS CHRISTI TX 78405	Heir	B1 Letter Mailed on 2/16/2026 RETURN MAIL REC'VD 3/23/2026 RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD