



1512 6th St. - RESIDENTIAL STRUCTURE

- Substandard case started 5/29/2024.

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 in close proximity to Christus Spohn Hospital-Shoreline.

According to NCAD, the owner HSB Cobalt Enterprises Inc. took possession of the property 8/31/2017.

Case, Abatement, and Citation History

Total number of Code complaints: 8

Total number of cases: 14

Owner Compliance: 4

City Abatements: 5

Citations issued: 6



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Date	Case Type	Violation(s)	Status
9/19/14	Care of Premises	Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Closed
4/26/16	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
10/24/17	Building Permit Required	Building Code 105.1 General (Permit Required)	Closed
3/14/18	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
9/11/18	Substandard Structure	Case Close - New Case in progress	Closed
2/11/19	PMC Standards	CASES ALREADY CREATED FOR THE PROPERTY	No violation Found
2/18/19	Substandard Structure	will monitor	Closed
7/6/20	Vacant Building	Section 53-264 TREE OR SHRUBS OBSTRUCTING PASSAGE, VISION, ETC. ON STREET OR SIDEWALK PROHIBITED, Section 22-6 LITTER AND SOLID WASTE, Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS, Section 49-10 KEEP	



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		SIDEWALKS, CURBS, AND GUTTERS CLEAN	
8/21/20	Building Permit Required	Building Code 105.1 General (Permit Required)	Compliant
7/20/21	Care of Premises	CLOSING AND STARTING AS VACANT BUILDING	No violation Found
7/20/21	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	Cleaned by City
8/15/23	Vacant Building	Section 53-264 TREE OR SHRUBS OBSTRUCTING PASSAGE, VISION, ETC. ON STREET OR SIDEWALK PROHIBITED, Section 22-6 LITTER AND SOLID WASTE, Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON LOTS, Section 49-10 KEEP SIDEWALKS, CURBS, AND GUTTERS CLEAN	Compliant
5/31/24	Substandard Structure	108.1.3 Structure Unfit for Human Occupancy	In Progress
1/16/25	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



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Abatement history for 1512 6th St.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 12-31-20	\$405.55/\$125.00	Vacant Building
2. 1-11-22	\$163.60/\$125.00	Vacant Building
3. 3-5-24	\$280.68/\$412.00	Vacant Building
4. 8-13-24	\$260.93/\$412.00	Vacant Building
5. 2-11-25	\$240.00/\$125.00	Vacant Building

Total: \$2,549.76

CCPD calls to property:

Nature of Call	1512 6th St.
Burglary Not In Progress	1
Disturbance In Progress	2
Drug Enforcement Possession or Use	1
Law Enforcement Investigation Field Event	4
Noise Ordinance Violation Music or Party	1
Parking Violation Illegally Parked Vehicle	1
Grand Total	10

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
10/23/17	MRS. BARRATON	SPOKE WITH MRS. BARRATON (254-813-2333) AND SHE STATED THAT SHE WILL GET THE PERMITS AND CALL ME BACK WHEN SHE HAS THEM.
11/17/17	MRS. BARRATON	SPOKE WITH THE PROPERTY OWNER AND SHE STATED THAT SHE IS WAITING ON THE ENGINEER TO PROVIDE BLUEPRINTS, THEN THEY CAN PROCEED WITH THE CITY PERMIT.



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5-9-25		UNABLE TO FIND CONTACT INFORMATION FOR BUSINESS AND NO ACTIVE AGENTS TO SEARCH FOR.
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4/28/2025

Code Compliance Supervisor: Roland Maldonado

Case# V233750-053124

Property Owner: HSB Cobalt Enterprises Inc.

Address (☒Residential ☐Commercial): 1512 6th 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: \$5,532.73
4. Utilities: ☐Active ☒Inactive-Last active date: 12/10/2014
5. Year Structure Built: 1976
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: 1512 6th St.

Case # V233750-053124

OWNER: HSB Cobalt Enterprises Inc.

**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 **May 29, 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.

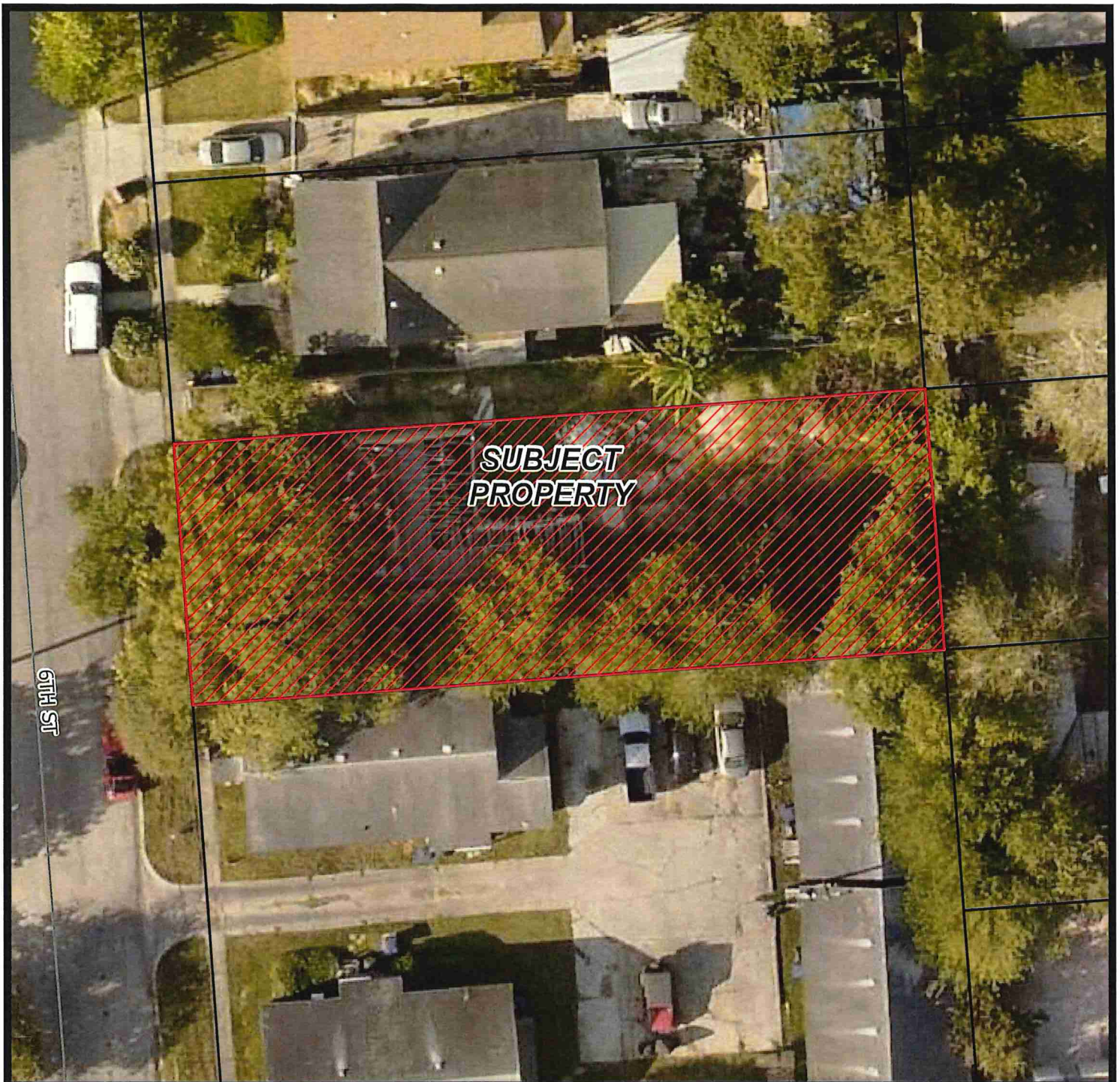


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

CASE TIMELINE FOR 1512 6TH ST.

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	5/29/2024	n/a	n/a
Initial Inspection Completed	5/29/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	6/10/2024	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	11/15/2024 & 11/18/2024	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	12/20/2024	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	6/14/2024	Returned signed green card rec'd-Signed and rec'd by Ramos, Date of delivery 6/12/24	n/a
Returned Notice of Violation Posted at Front Door of Property	11/25/24-11/29/24 & 12/2/24-12/6/24	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	7/12/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	7/15/2024	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)



1512 6TH ST

Aerial View









City of Corpus Christi – BUILDING SURVEY

Account Number: 598300070160

Inspection Date: 5/29/2024

Zoning Use: ON

Revised Date: 06/06/2024

Officer: Mike Shelton

Property Address: 1512 SIXTH ST

Legal Description: OCEAN VIEW LT 16 & W 7.5 FT OF ALLEY BK 7

Owner: HSB COBALT ENTERPRISES INC

Mail to: 501 CHEETAH TRL

City, State, Zip: HARKER HEIGHTS, TX 76548-5615

☒ Dwelling ☐ Commercial ☐ Accessory ☐ Sq. Ft. ☐ Story
☒ Wood Frame ☐ Masonry ☐ Fire Damage ☐ # of Units ☒ Inside Inspection
☒ Vacant ☒ Occupied ☒ Open ☒ Placard
Placard Posted on: 5/29/2024

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:

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): 1512 6TH ST.

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

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

108.1.5 Dangerous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below, but which is not limited to those described below, shall be considered dangerous and may be deemed substandard:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of this City as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged, or which cannot be expected to withstand winds of hurricane force.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light. Ventilation, electrical, mechanical, or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease, including all conditions conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease.
10. Any building or structure, because of a lack of sufficient or proper fire- resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
11. All buildings or structures which have pit privies where the same are not permitted by law or which are not connected to the city sewer when required by law or where inadequate and unsanitary pit privies or septic tanks exist.
12. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion

thereof as an attractive nuisance or hazard to the public.

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

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

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

304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

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

304.13.1 Glazing. Glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

"304.14 Insect screens. Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition. Exceptions: (1) Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed. (2) Habitable spaces served by air conditioning unit in sound condition and good repair. (3) Doors are not required to be screened if there is an additional ventilation source in the room.

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

"304.18.1 Doors Requiring Deadbolt Locks. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order to provide additional building security (i.e. student safety in college dorms and off campus housing). For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

304.4 Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.4 Structural members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation. All foundations, piers, or other structural elements shall be maintained plumb and capable of adequate support, free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and

maintained weatherproof and properly surface coated where required to prevent deterioration.

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

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

305.2 Structural members. Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

305.5 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.

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.

307.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: Guards shall not be required where exempted by the adopted building code.

308.3 Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

309.1 Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

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

605.1 Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained

in a safe and approved manner.

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

605.3 Luminaires. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain not less than one electric luminaire. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.

702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code as adopted and amended by the City.



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

Case No: B1 Letters, V233750-053124

ADDRESS: 1512 6TH ST

Tax Account No: 5983-0007-0160

LAST UPDATED ON: Friday, May 02, 2025

Owner(s): HSB COBALT ENTERPRISES INC

LETTERS MAILED from 6/10/2024-2/14/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
HSB COBALT ENTERPRISES INC 501 CHEETAH TRL. HARKER HEIGHTS, TX. 76548-5615	OWNER	B1 Letter Mailed on 6/10/2024 RETURNED GREEN CARD REC'D 6/14/24- SIGNED AND REC'D BY RAMOS DATE OF DELIVERY 6/12
HSB COBALT ENTERPRISES INC 1512 SIXTH ST. CORPUS CHRISTI, TX. 78404	OWNER	B1 Letter Mailed on 6/10/2024 RETURNED MAIL REC'D 6/18/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
HSB COBALT ENTERPRISES INC 1529 SEVENTH ST. NO. 3 CORPUS CHRISTI, TX. 78404	OWNER	B1 Letter Mailed on 6/10/2024 RETURNED MAIL REC'D 6/18/24- RETURN TO SENDER NO SUCH NUMBER UNABLE TO FORWARD
VICENTE V. RAMOS 501 CHEETAH TRL. HARKER HEIGHTS, TX. 76548-5615	REGISTERED AGENT	B1 Letter Mailed on 6/10/2024
VICENTE V. RAMOS 1512 SIXTH ST. CORPUS CHRISTI, TX. 78404	REGISTERED AGENT	B1 Letter Mailed on 6/10/2024 RETURNED MAIL REC'D 6/20/24- RETURN TO SENDER VACANT UNABLE TO FORWARD
VICENTE V. RAMOS 1529 SEVENTH ST. NO. 3 CORPUS CHRISTI, TX. 78404	REGISTERED AGENT	B1 Letter Mailed on 6/10/2024 RETURNED MAIL REC'D 6/18/24- RETURN TO SENDER NO SUCH NUMBER UNABLE TO FORWARD
ELVORD INVESTMENTS LLC	TRUSTEE	B1 Letter Mailed on 1/10/2025

25 WEST MAIN ST. SUITE 300 MADISON, WISCONSIN 53703		RETURNED MAIL REC'D 1/27/25- RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD
ELVORD INVESTMENTS LLC 1512 SIXTH ST. CORPUS CHRISTI, TX. 78404	TRUSTEE	B1 Letter Mailed on 1/10/2025 RETURNED MAIL REC'D 1/16/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
MARA SCHLADER GREENBERG 501 CHEETAH TRL HARKER HEIGHTS, TX. 76948	TAX LAWSUIT	B1 Letter Mailed on 2/14/2025 RETURNED MAIL REC'D 3/12/25- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
MARA SCHLADER GREENBERG 1512 SIXTH ST. CORPUS CHRISTI, TX. 78404	TAX LAWSUIT	B1 Letter Mailed on 2/14/2025 RETURNED MAIL REC'D 2/24/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
LOUIS GREGORY SCHLADER 501 CHEETAH TRL HARKER HEIGHTS, TX. 76948	TAX LAWSUIT	B1 Letter Mailed on 2/14/2025 RETURNED MAIL REC'D 3/12/25- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
LOUIS GREGORY SCHLADER 1512 SIXTH ST. CORPUS CHRISTI, TX. 78404	TAX LAWSUIT	B1 Letter Mailed on 2/14/2025 RETURNED MAIL REC'D 2/24/25- RETURN TO SENDER VACANT UNABLE TO FORWARD
LOUIS GREGORY SCHLADER 206 LOU ELLEN LANE HOUSTON, TX. 77018	TAX LAWSUIT	B1 Letter Mailed on 2/14/2025
ANNE SCHLADER CUMMINS 501 CHEETAH TRL HARKER HEIGHTS, TX. 76948	TAX LAWSUIT	B1 Letter Mailed on 2/14/2025 RETURNED MAIL REC'D 3/12/25- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
ANNE SCHLADER CUMMINS 1512 SIXTH ST. CORPUS CHRISTI, TX. 78404	TAX LAWSUIT	B1 Letter Mailed on 2/14/2025 RETURNED MAIL REC'D 2/24/25- RETURN TO SENDER VACANT

		UNABLE TO FORWARD
ANNE SCHLADER CUMMINS 12107 DAKAR DR. HOUSTON, TX. 77065	TAX LAWSUIT	B1 Letter Mailed on 2/14/2025