



11252 LEOPARD ST. - RESIDENTIAL STRUCTURE

- Substandard case started 10/29/2024.

Structure deemed substandard based on the following findings:

- Structure does not meet the minimum requirements and standards set forth in the Corpus Christi Property Maintenance Code.
- Exterior of the 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. In close proximity to main thoroughfare road (Leopard St)

According to NCAD, the owner John L. Caley took possession of property 9/26/1994

Case, Abatement, and Citation History

Total number of Code complaints: 1

Total number of cases: 13

Owner Compliance: 4

City Abatements: 0

Citations issued: 0

| Date | Case Type | Violation(s) | Status |
|------------|------------------|---|-------------|
| 10/29/2024 | Care of Premises | Section 23-70 TALL WEEDS, BRUSH, AND DISEASED TREES PROHIBITED ON | In progress |



11252 LEOPARD ST. - RESIDENTIAL STRUCTURE

| | | | |
|------------|------------------------------|--|------------------|
| | | LOTS & Section 22-6 LITTER AND SOLID WASTE | |
| 10/31/2024 | Junked Vehicle | Section 13-38 JUNKED VEHICLES | Owner Compliance |
| 10/31/2024 | Junked Vehicle | Section 13-38 JUNKED VEHICLES | Owner Compliance |
| 10/31/2024 | Junked Vehicle | Section 13-38 JUNKED VEHICLES | Owner Compliance |
| 10/31/2024 | Junked Vehicle | Section 13-38 JUNKED VEHICLES | Owner Compliance |
| 10/31/2024 | Substandard Structure | 108.1.5 Dangerous Structure or Premises | In Progress |
| 2/04/2025 | Unsecured Vacant Building | Section 13-3008 DUTY TO SECURE VACANT BUILDING | In Progress |
| 2/21/2025 | Substandard Structure | 108.1.5 Dangerous Structure or Premises | In Progress |
| 3/05/2025 | Junked Vehicle | Section 13-38 JUNKED VEHICLES | In Progress |
| 3/06/2025 | Junked Vehicle | Section 13-38 JUNKED VEHICLES | In Progress |
| 3/06/2025 | Junked Vehicle | Section 13-38 JUNKED VEHICLES | In Progress |
| 3/06/2025 | Junked Vehicle | Section 13-38 JUNKED VEHICLES | In Progress |
| 3/06/2025 | Junked Vehicle | Section 13-38 JUNKED VEHICLES | In Progress |

Abatement history for 11252 Leopard St.

Date

Cost/Admin Fee

Case Type

- No Abatements**

Total: **No Abatements**



11252 LEOPARD ST. - RESIDENTIAL STRUCTURE

CCPD calls to property:

| Nature of Call | 11252 Leopard St. |
|--|-------------------|
| Burglary In Progress | 1 |
| Burglary Not In Progress | 1 |
| Destruction or Criminal Mischief Not In Progress | 2 |
| Disturbance In Progress | 2 |
| Disturbance Just Occurred | 2 |
| Disturbance Weapons Involved | 1 |
| Drive by Shooting Just Occurred | 1 |
| Drug Enforcement Possession or Use | 1 |
| Forensic Services Request Crimes Against Property | 1 |
| Law Enforcement Investigation Explain Type | 2 |
| Law Enforcement Investigation Field Event | 4 |
| LE Assist Assist to Pick Up Property | 2 |
| Quality of Life Code Enforcement Assist | 1 |
| Residential Burglary In Progress with Weapons Involved | 1 |
| Residential Burglary Not In Progress | 2 |
| Suspicious or Unusual Suspicious Person or Persons | 5 |
| Suspicious or Unusual Suspicious Vehicle | 1 |
| Theft of Property or Services In Progress | 3 |
| Threats Not In Progress | 1 |
| Trespassing Violation In Progress | 6 |
| Welfare Check Urgent Request for Officer Assistance | 1 |
| Grand Total | 41 |



11252 LEOPARD ST. - RESIDENTIAL STRUCTURE

Attempted contact with Property Owner(s)

| DATE | NAME | CONTACT DETAILS |
|------------|---------------|---|
| 11/12/2024 | BERNIE | BERNIE, PROPERTY OWNER'S GRANDSON, HE IS STILL CLEANING UP THE PROPERTY. |
| 2/04/2025 | BRANDON CALEY | BRANDON CALEY - 217-577-5932, NEPHEW OF OWNER TERRY CALEY, I EXPLAINEDDD TO HIM THE ISSUES GOING ON WITH THE PROPERTY |
| 2/20/2025 | | All of the property owners are deceased. |
| 2/20/2025 | ANDY CALEY | THE GRANDSON ANDY CALEY - 217-779-4959, LIVES IN INDIANA, HE STATED THAT HE IS TRYING TO COME DOWN TO TAKE CARE OF THE ISSUE. |

3/3/2025

Code Compliance Supervisor: Roland Maldonado

Case# V247181-103124

Property Owner: John L. Caley c/o Goldie Caley

Address (Residential Commercial): 11252 Leopard 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: Unsecure
3. Taxes due: Current Past due -Amount owed: \$2,502.98
4. Utilities: Active Inactive-Last active date:
5. Year Structure Built: 1954
6. Lawsuits: Yes No
7. Code Enforcement Maintaining Property: Yes No

COMPLAINT

Monday, March 3, 2025

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

RE: 11252 Leopard St.

Case # V247181-103124

OWNER: John L. Caley

**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 **October 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.

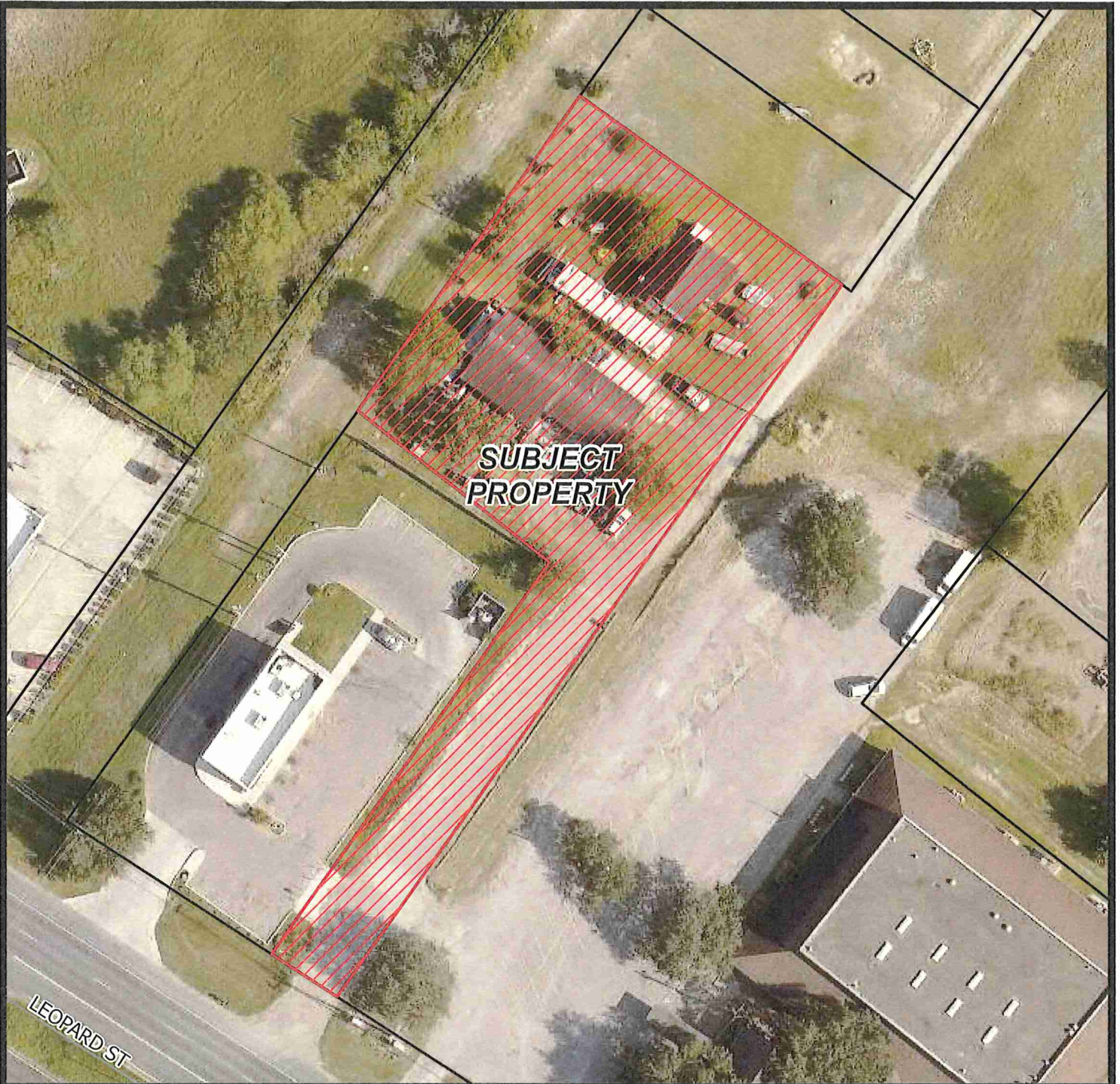


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

cc: Carlos Martinez, Monica Pareso, John Solberg, Merced Pena,
William Ewing, Chic Henderson

CASE TIMELINE FOR 11252 LEOPARD ST

| Activity | Date | Legal Requirement | Legal Reference |
|---|-----------------------------------|--|---|
| Code Enforcement Notified of Potential Violation | 10/29/2024 | n/a | n/a |
| Initial Inspection Completed | 10/29/2024 | When building, structure or premise thought to be substandard | Corpus Christi Property Maintenance Code 104.2 |
| Notice of Violation Mailed to Last Known Addresses | 11/4/2024 | 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 | 1/17/2025 & 1/21/2025 | 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 | 2/20/2025 | When 30 days have elapsed from the date of first publication | City Ordinance Sec. 13-22(B) |
| Notice Received | 12/2/2024 | Returned mail rec'd-Return to sender, unclaimed, Unable to forward | n/a |
| Returned Notice of Violation Posted at Front Door of Property | 1/27/25-1/31/25 & 2/3/25-2/7/25 | 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 | 12/5/2024 | 30 days from receipt of the notice | City Ordinance Sec. 13-22(A)(5) |
| Re-inspection | 12/5/2024 | Not less than 30 days from receipt of the notice or when 30 days have elapsed from date of first publication | City Ordinance Sec. 13-22(B) |
| Complaint filed with BSB | 3/3/2025 | 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 | 3/4/2025 | At least 10 days prior to hearing | City Ordinance Sec. 13-22(C) & (D)(2) |
| Notice of Hearing Posted in Newspaper | 3/2/2025 & 3/4/2025 | 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 | 3/6/2025 | 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 | 3/17/25-3/21/25 & 3/24/25-3/26/25 | When notice is returned showing unclaimed or not delivered | City Ordinance Sec. 13-22(C) & (D)(4) |
| BSB Agenda Posted | 3/21/2025 | 72 hours (3 days) before scheduled time of hearing | Texas Govt. Code 551.043(a) |
| BSB Hearing | 3/27/2025 | Not less than 10 days nor more than 45 days after Complaint filed | City Ordinance Sec. 13-22 (C) |

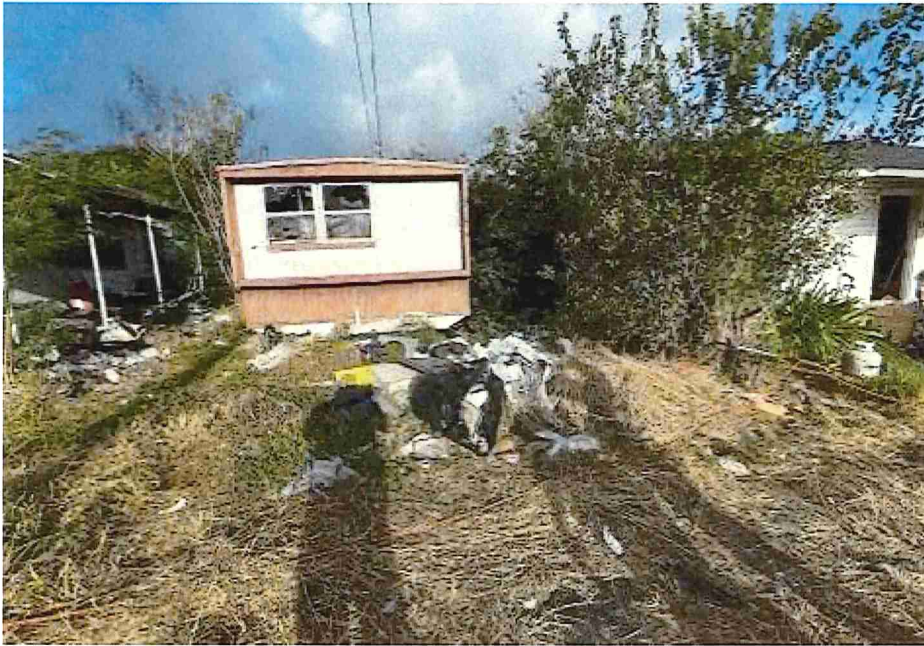


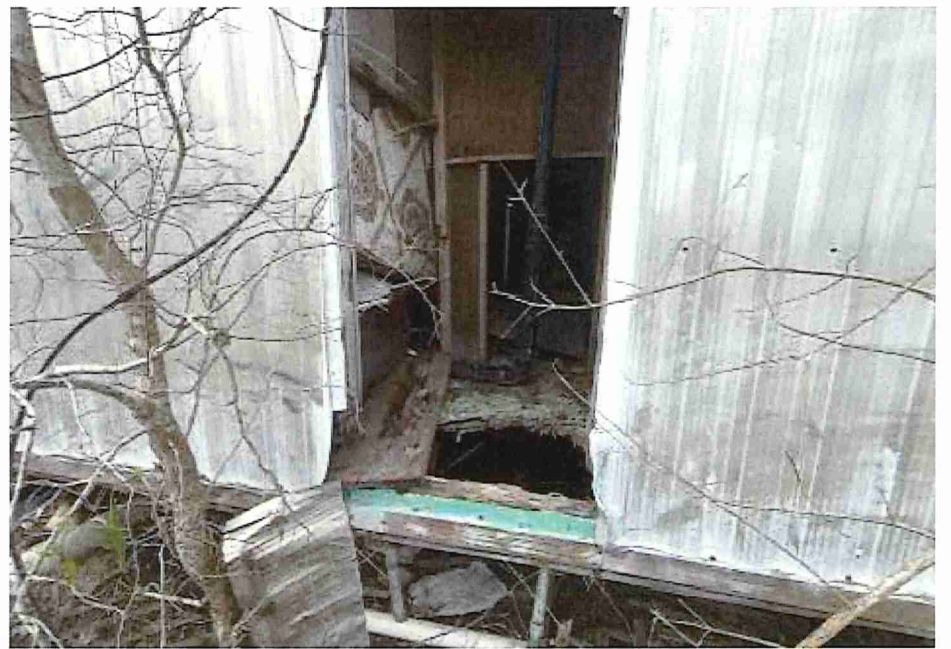
11252 LEOPARD

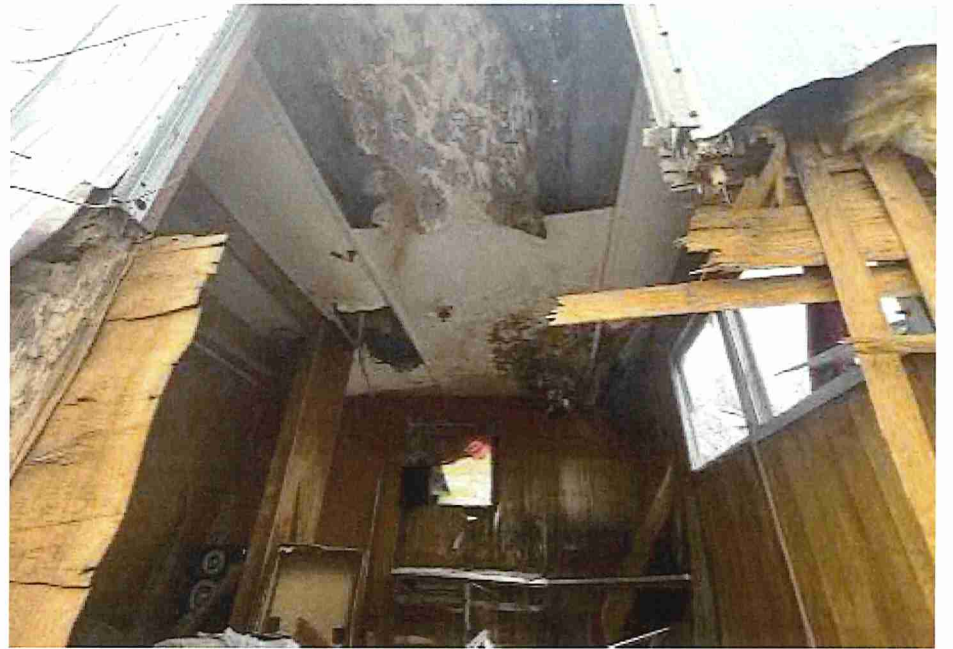
Aerial View



Esri, HERE, Garmin, INCREMENTAL, LOCATION MAP







City of Corpus Christi – BUILDING SURVEY

Account Number: 793100080030

Inspection Date: 10/29/2024

Zoning Use: VARIED

Revised Date: 11/01/2024

Officer: Paulina Garcia

Property Address: 11252 LEOPARD ST MOBILE HOME ONLY

Legal Description: SHELL RD POULTRY ACRES LT 3-A BK 8

Owner: CALEY JOHN L

Mail to: C/O GOLDIE CALEY

City, State, Zip: CORPUS CHRISTI, TX 78410

Dwelling Commercial Accessory Sq. Ft. Story
 Wood Frame Masonry Fire Damage # of Units Inside Inspection
 Vacant Occupied Open Placard
Placard Posted on: 10/29/2024

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:

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: _____
- Rotten
- Loose
- Torn
- Holes
- Missing
- Walls Type: _____
- 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): 11252 LEOPARD 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.

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

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

304.15 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.

305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

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

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

Exceptions: Facilities constructed lawfully without hot water.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Exception: 1. When the outdoor temperature is below the winter outdoor

design temperature for the locality, maintenance of the minimum room temperature shall not be required provide that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code as adopted and amended by the City.

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

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

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

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



CASE DOCUMENTATION FOR VIOLATION LETTERS MAILED FOR BSB HEARING

[ALL LETTERS ARE MAILED CERTIFIED AND FIRST CLASS]

Case No: B1 Letters, V247181-103124

ADDRESS: 11252 LEOPARD ST

Tax Account No:

LAST UPDATED ON: Tuesday, January 21, 2025

Owner(s): CALEY JOHN L. C/O GOLDIE CALEY

LETTERS MAILED from 11/4/2025-11/4/2025

| MAILED TO | ASSOCIATION WITH PROPERTY | RETURNED MAIL NOTES |
|--|--------------------------------|--|
| CALEY JOHN L. C/O GOLDIE CALEY 11252 LEOPARD ST. CORPUS CHRISTI, TX. 78410 | DECEASED OWNERS | B1 Letter Mailed on 11/4/2025 RETURNED MAIL REC'D 12/2/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD |
| GOLDIE B. CALEY 11252 LEOPARD ST. CORPUS CHRISTI, TX. 78410 | DECEASED OWNER | B1 Letter Mailed on 11/4/2025 RETURNED MAIL REC'D 11/26/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD |
| UNKNOWN HEIRS OF GOLDIE B. CALEY 11252 LEOPARD ST. CORPUS CHRISTI, TX. 78410 | DECEASED OWNER'S UNKNOWN HEIRS | B1 Letter Mailed on 11/4/2025 RETURNED MAIL REC'D 11/26/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD |
| JOHN L. CALEY 11252 LEOPARD ST. CORPUS CHRISTI, TX. 78410 | DECEASED OWNER | B1 Letter Mailed on 11/4/2025 RETURNED MAIL REC'D 11/26/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD |
| UNKNOWN HEIRS OF JOHN L. CALEY 11252 LEOPARD ST. CORPUS CHRISTI, TX. 78410 | DECEASED OWNER'S UNKNOWN HEIRS | B1 Letter Mailed on 11/4/2025 RETURNED MAIL REC'D 11/26/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD |
| TERRY J. CALEY 11252 LEOPARD ST. | HEIR | B1 Letter Mailed on 11/4/2025 RETURNED MAIL REC'D 11/26/24- |

| | | |
|--|-------------------------------|---|
| CORPUS CHRISTI, TX. 78410 | | RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD |
| TERRY J. CALEY 4410 FLEETWOOD APT 210 CORPUS CHRISTI, TX. 78410 | HEIR | B1 Letter Mailed on 11/4/2025 RETURNED MAIL REC'D 11/13/2024- RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD |
| GLORIA J. DENNING 11252 LEOPARD ST. CORPUS CHRISTI, TX. 78410 | HEIR | B1 Letter Mailed on 11/4/2025 RETURNED MAIL REC'D 11/26/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD |
| GLORIA J. DENNING 101 N 4 TH ST APT 709 QUINCY, ILLINOIS 62301-2942 | HEIR | B1 Letter Mailed on 11/4/2025 RETURNED GREEN CARD REC'D 11/13/24- SIGNED AND REC'D BY GLORIA DATE OF DELIVERY 11/9/24 |
| TERESA M. CALEY 11252 LEOPARD ST. CORPUS CHRISTI, TX. 78410 | HEIR | B1 Letter Mailed on 11/4/2025 RETURNED MAIL REC'D 12/2/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD |
| TERESA M. CALEY 601 E AVENUE A #108 ROBSTOWN, TX. 78380-3821 | HEIR | B1 Letter Mailed on 11/4/2025 RETURNED MAIL REC'D 11/26/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD |
| BRIAN L. CALEY 11252 LEOPARD ST. CORPUS CHRISTI, TX. 78410 | HEIR | B1 Letter Mailed on 11/4/2025 RETURNED MAIL REC'D 11/26/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD |
| BRIAN L. CALEY 9109 N 24 TH ST. QUINCY, ILLONOIS 62305-7754 | HEIR | B1 Letter Mailed on 11/4/2025 |
| BRIAN L. CALEY 11252 LEOPARD ST. CORPUS CHRISTI, TX. 78410 | HEIR | B1 Letter Mailed on 11/4/2025 RETURNED MAIL REC'D 11/26/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD |
| UNKNOWN HEIRS OF BRIAN L. CALEY | DECEASED HEIR'S UNKNOWN HEIRS | B1 Letter Mailed on 11/4/2025 |

| | | |
|---|-------------------------------|--|
| 9109 N 24 TH ST. QUINCY, ILLONOIS 62305-7754 | | |
| UNKNOWN HEIRS OF BRIAN L. CALEY 11252 LEOPARD ST. CORPUS CHRISTI, TX. 78410 | DECEASED HEIR'S UNKNOWN HEIRS | B1 Letter Mailed on 11/4/2025 RETURNED MAIL REC'D 11/26/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD |
| BRANDON L. CALEY 11252 LEOPARD ST. CORPUS CHRISTI, TX. 78410 | HEIR | B1 Letter Mailed on 11/4/2025 RETURNED MAIL REC'D 11/26/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD |
| BRANDON L. CALEY 225 LOCUST ST. QUINCY, ILLINOIS 62301-1556 | HEIR | B1 Letter Mailed on 11/4/2025 RETURNED GREEN CARD REC'D 11/18/2024- SIGNED AND REC'D BY BRANDON CALEY |
| BRIAN ANDREW CALEY 11252 LEOPARD ST. CORPUS CHRISTI, TX. 78410 | HEIR | B1 Letter Mailed on 11/4/2025 RETURNED MAIL REC'D 11/26/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD |
| BRIAN ANDREW CALEY 508 MADISON ST. QUINCY, ILLONOIS 62301-5320 | HEIR | B1 Letter Mailed on 11/4/2025 RETURNED MAIL REC'D 12/9/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD |