



4505 RAMONA DR. -RESIDENTIAL STRUCTURE

- Substandard case started 1/23/2025.

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.

According to NCAD, the owner Mount North Capital 2LLC took ownership of the property 5/7/2024.

Case, Abatement, and Citation History

Total number of Code complaints: 3

Total number of cases: 8

Owner Compliance: 1

City Abatements: 4

Citations issued: 0



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Date	Case Type	Violation(s)	Status
01/30/2025	Substandard Structure	Structure unfit for human occupancy	In progress
01/24/2025	Unsecure Vacant Building	Unsecured openings	Closed
07/03/2024	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	In progress
04/16/2021	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
01/27/2021	Unsecure Vacant Building	Unsecured openings	Expired
02/20/2020	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
11/30/2016	Substandard Structure	Structure unfit for human occupancy	Expired
08/01/2013	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired

Abatement history for 4505 Ramona Dr.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 07/07/2021	\$195/\$125	Vacant Building
2. 05/03/2021	\$170/\$174	Unsecure Vacant Building
3. 01/25/2021	\$125/\$125	Vacant Building
4. 04/15/2021	\$125/\$125	Vacant Building

Total: \$1,164.00



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CCPD calls to property:

Nature of Call	4505 Ramona Dr.
Incomplete or Dropped 911 Call NULL	1
Law Enforcement Investigation Field Event	1
Grand Total	2

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
2/26/2025	Michael Castillo	On 2/26/25 I email Michael Castillo from mount north capital. He called me back and he advised that currently the property is in a tax sale 2-year redemptive period, but he is happy to cooperate with us as much as he can. He is aware of the condition of the property. He said as soon as he gets the mail correction notice he will get with legal to see how they can expedite the process and start doing repairs. He will be here in 2 weeks, and we agreed to meet on property. He also requested if I could email him the correction notices. I agreed. His contact information is ph. 401.239.3239. and email mikec@taxsaleresources.com
03/13/2025	Michael Castillo	On 3/13/2025 at 2:00 pm supervisors and I met with representative of mount north capital Michael Castillo mikec@taxsaleresources.com ph.: (401) 239-3239. We discussed the issues with property. He advised he believes it can be fixed and that he would go back and do the math and get a plan of action. supervisor Roland explained to him the case timeline. We will keep the communication open for any issues at this property.



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03/28/2025	Michael Castillo	On this day Mr. Castillo emailed asking for possible solutions and the company was evaluating their options including demolishing the property themselves and moving an existing structure to the land. He inquired if the City would allow it and what type of permitting was needed. I referred him to our Development Services Permit Supervisor Lauren Lerma and provided him with her phone number and email. As of 05/01/2025 the company hasn't applied for any permits.
05/12/25	Michael Castillo	CALLED AND SPOKE TO MR. CASTILLO. HE WAS REQUESTING THIS CASE TO BE PUSHED BACK DUE TO NOT HAVING RECIEVED FEDERAL FUNDING. HE ALSO ASKED TO BE ABLE TO ATTEND VIRTUALLY. I TOLD HIM THEY NEEDED TO HAVE A REPRESENTATIVE THERE TO SPEAK ON BEHALF OF THE PROPERTY. I EXPLAINED THAT HE SHOULD COME WITH A DETAILED PLAN FOR THE PROPERTY. HE ALSO ASKED WHY THIS WAS STARTED AS SOON AS HE PURCHASED THE PROPERTY AND NOTHING WAS DONE PRIOR TO WHILE THE COUNTY OWNED IT. I STATED THAT I DID NOT HAVE THAT INFORMATION AND THE CASE WAS INITIATED IN JAN. AND THAT IT STILL SITS IN THE SAME CONDITION.

4/28/2025

Code Compliance Supervisor: Roland Maldonado

Case# V250914-013025

Property Owner: Mount North Capital 2 LLC

Address (☒Residential ☐Commercial): 4505 Ramona 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 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:
4. Utilities: ☐Active ☒Inactive-Last active date: 6/1/2015
5. Year Structure Built: 1955
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: 4505 Ramona Dr.

Case: V250914-013025

OWNER: Mount North Capital 2 LLC

**Code Compliance Supervisor
Roland Maldonado**

Dear Board Members:

Pursuant to Article II and in accordance with Section 13-22(B), of the Corpus Christi Property Maintenance Code, this Department has initiated and prepared the above listed case for your review and consideration. On **February 20, 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

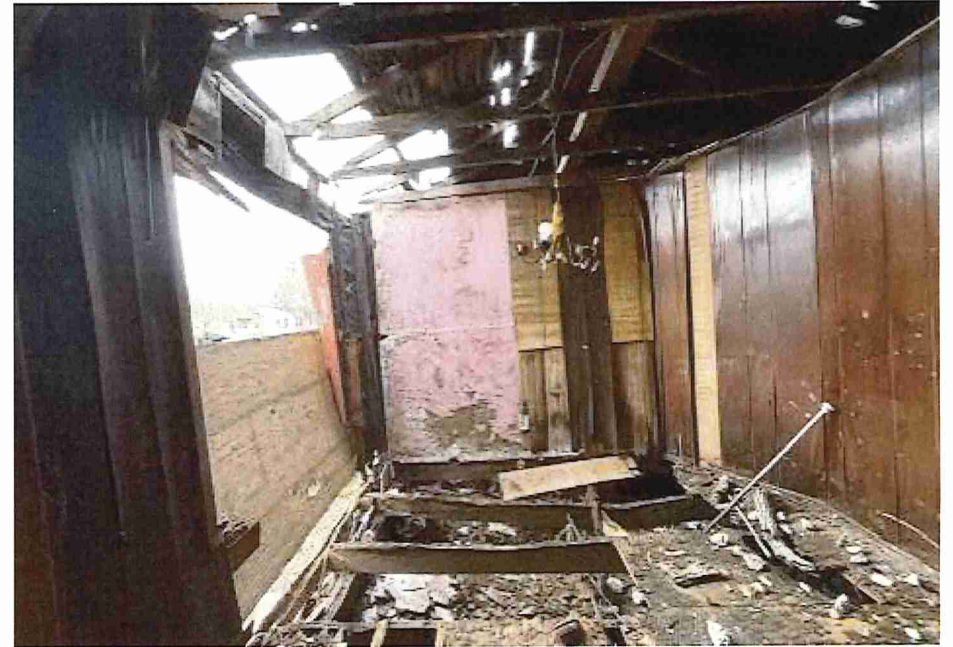
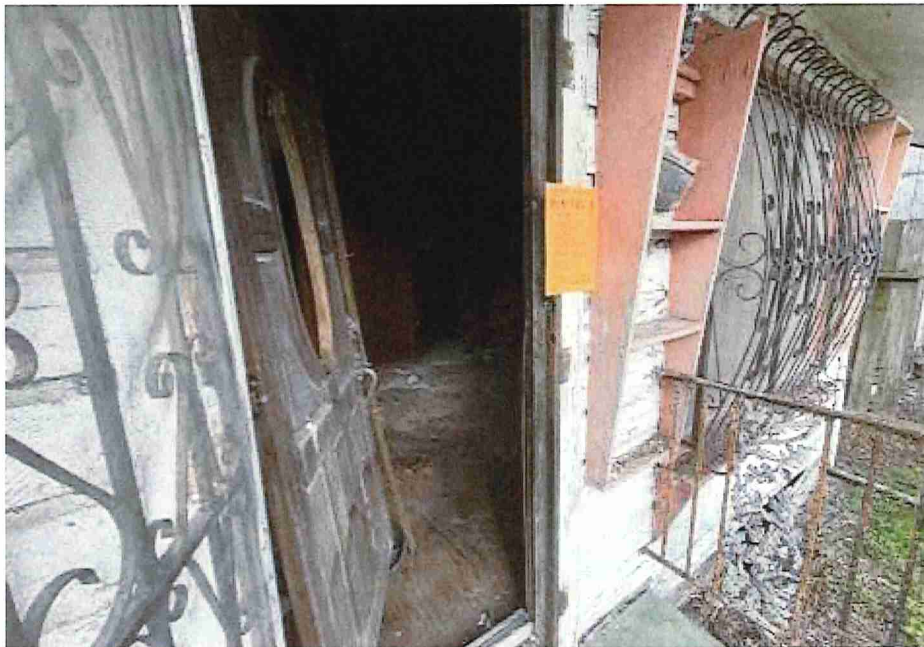
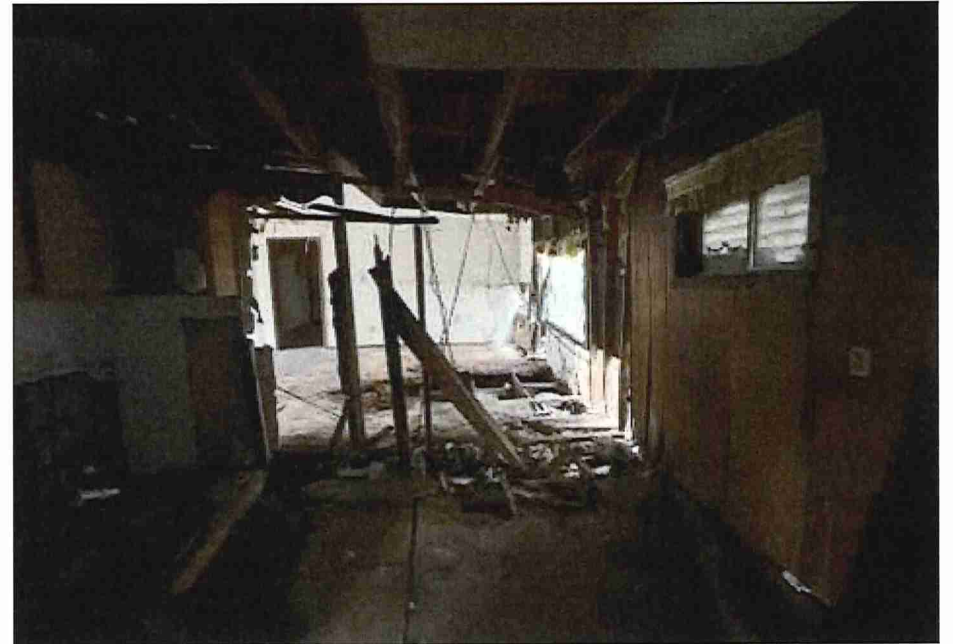
cc: Carlos Martinez, John Solberg, Merced V. Pena, William B. Ewing Jr,
Chic G. Henderson, Lynne Hurlburt

CASE TIMELINE FOR 4505 RAMONA DR.

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	1/23/2025	n/a	n/a
Initial Inspection Completed	1/23/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	3/6/2025	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)
Notice of Violation Posted in Newspaper	3/14/2025 & 3/17/2025	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(A) & (D)(3)
Deadline to comply with Newspaper Notice of Violation	4/13/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	3/17/2025	Returned signed green card rec'd-Signed and rec'd by Kathy Hurley	n/a
Returned Notice of Violation Posted at Front Door of Property	3/24/25-3/28/25 & 3/31/25-4/4/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)
Deadline to comply with Mailed Notice of Violation	4/7/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection		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	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)









City of Corpus Christi – BUILDING SURVEY

Account Number: 4072-0006-0280

Inspection Date: 1/23/2025

Zoning Use: RS-6

Revised Date: 02/26/2025

Officer: Grace Elledge

Property Address: 4505 RAMONA DR

Legal Description: LA PASCUA #2 BLK 6 LOT 28

Owner: MOUNT NORTH CAPITAL 2 LLC

Mail to: 3046 BRECKSVILLE RD

City, State, Zip: RICHFIELD, OH 44286-9252

☒ Dwelling ☐ Commercial ☐ Accessory ☐ Sq. Ft. ☐ Story
☐ Wood Frame ☐ Masonry ☐ Fire Damage ☐ # of Units ☐ Inside Inspection
☐ Vacant ☐ Occupied ☐ Open ☐ Placard

Placard Posted on: 2/20/2025

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits Required:

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

Smoke Alarms:

☐ Missing ☐ Inoperative ☐ Improperly Located ☐ Additional Alarms Required

OUTSIDE WALL:

(304.1, 304.2 304.4 & 304.6)

Type:

☐ Charred Wood
☒ Rotten Wood
☒ Rotten Corner Boards
☒ Missing Boards
☒ Badly in Need of Paint
☒ Siding Broken / Missing
☒ Holes
☒ Cracks
☒ Buckled
☐ Leans
☐ Missing Brick
☐ Loose Brick
☒ Damaged Exterior Trim
☐ Other:

ROOF:

(304.1 & 304.7)

Type:

☐ Charred Wood
☒ Rotten Eaves
☒ Rotten Rafter Tails
☒ Rotten Decking
☒ Missing Shingles
☒ Deteriorated Shingles
☒ Leaks
☐ Sags
☒ Buckled
☒ Collapsed
☒ Worn
☒ Torn
☒ Holes
☐ Other:

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

☐ Inadequate Support
☐ Rotten Wood
☐ Piers Lean
☐ Piers Missing
☐ Cracks/Perimeter Wall
☐ Cracks/Slab
☐ Pads Missing/Cracked
☐ Missing Skirting
☐ Missing Access Cover
☐ Exposed Sills
☐ Rotten Sills
☐ Damaged Floor Joist
☐ Sagging Floor Joist
☐ Other:

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

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

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

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

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

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

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

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

PLUMBING: BATHTUB / SHOWER

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

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

PLUMBING: WATER CLOSET

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

☐ Missing
☐ No Anti-Siphon Ballcock
☐ Stopped Up
☐ Poorly Anchored
☐ Seeps Around Bowl
☐ Water Supply Line Leaks
☐ Flush 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): 4505 RAMONA DR.

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.

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.

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

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

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

305.4 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.

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, V250914-013025

ADDRESS: 4505 RAMONA DR.

Tax Account No: 4072-0006-0280

LAST UPDATED ON: Tuesday, March 18, 2025

Owner(s): MOUNT NORTH CAPITAL 2 LLC

LETTERS MAILED from 1/30/2025-1/30/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
MOUNT NORTH CAPITAL 2 LLC 3046 BRECKSVILLE RD RICHFIELD, OH 44286-9252	Choose one from list	B1 Letter Mailed on 1/30/2025 RETURNED CERT MAIL RECEIPT REC'D 3/17/25- SIGNED AND REC'D BY KATHY HURLEY
MOUNT NORTH CAPITAL 2 LLC 4505 RAMONA DR. CORPUS CHRISTI, TX 78416	Choose one from list	B1 Letter Mailed on 1/30/2025 RETURNED MAIL REC'D 3/13/25- RETURN TO SENDER VACANT UNABLE TO FORWARD