

• 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 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 residential structure (Building Survey attached)

Property located in a residential area and a main thoroughfare street. (Valdez Dr)

According to NCAD, Quintanilla Gloria GET Al took possession of property 5/23/1994.

Case, Abatement, and Citation History

Total number of Code complaints: 5

Total number of cases: 15

Owner Compliance: 2

City Abatements: 21

Citations issued: 2



Date	Case Type	Violation(s)	Status
06/25/2025	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	In progress
06/05/2025	Vacant lot	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Closed due to wrong case type
01/30/2025	Substandard Structure	Main structure unfit for human occupancy	In progress
05/29/2024	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
06/07/2023	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
06/30/2022	Unsecured Vacant Building	Unsecured openings	Expired
06/30/2022	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
10/13/2021	Emergency Measures	Bee infestation	Abated by City
04/14/2021	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
02/09/2021	Unsecured Vacant Building	Unsecured openings	Expired
12501/14/2020	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
12/20/2018	PMC Standards	304.6 Exterior Walls 304.7 Roofs and Drainage 505.4 Water Heating	Expired
06/26/2018	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired



07/30/2014	Vacant Building	Tall weeds, litter and solid	Expired
		waste and sidewalks, curbs	
		and gutters	
08/14/2012	Vacant Building	Tall weeds, litter and solid	Expired
		waste and sidewalks, curbs	
		and gutters	

Abatement history for 4425 Valdez Dr.

<u>Date</u>	Cost/Admin Fee	Case Type
1. 10/17/2024	\$14.31 / \$125	Tall Weeds
2. 10/16/2024	\$295 / \$125	Tall Weeds
3. 07/05/2024	\$112.75 / \$125	Tall Weeds
4. 05/05/2024	\$135 / \$125	Tall Weeds
5. 04/29/2024	\$88.75 / \$125	Tall Weeds
6. 02/22/2024	\$95.52 / \$125	Tall Weeds
7. 08/10/2022	\$190 / \$174	Secured openings
8. 06/16/2023	\$88.75 / \$125	Tall Weeds
9. 12/23/2022	\$88.75 / \$125	Tall Weeds
10. 10/24/2022	\$125.5 / \$125	Tall Weeds
11. 08/10/2022	\$99.25 / \$125	Tall Weeds
12. 11/15/2021	\$85 / \$125	Tall Weeds
13. 10/15/2021	\$165.53 / \$125	Tall Weeds
14. 05/25/2021	\$125.5 / \$125	Tall Weeds
15. 03/11/2021	\$120 / \$174	Secured openings
16. 01/25/2021	\$190.17 / \$125	Tall Weeds
17. 05/20/2020	\$131.62 / \$125	Tall Weeds
18. 04/18/2018	\$125.5 / \$125	Tall Weeds
19. 01/22/2019	\$125.5 / \$125	Tall Weeds
20. 08/17/2018	\$125.5 / \$125	Tall Weeds
21. 08/16/2012	\$Unknown / \$115.5	Tall Weeds

Total: 5241.40



CCPD calls to property:

	A RESTRICTED
Nature of Call	4425 Valdez Dr.
Physical Attack/Attempted Bodily Injury	1
Broadcast Info Law Enforcement Only	1
Burglary	4
Burglary Residential	1
Civil Matter/Standby	1
Disturbance	1
On View Investigation	6
Quality of Life	2
Serve Court Subpoena	1
Suspicious or Unusual	1
Telephone Reporting Unit	2
Unknown Nature	1
Search Warrant	1
Grand Total	23

Attempted contact with Property Owner(s)

DATE	NAME CONTACT DETAILS		
		PROPERTY OWNER IS DECEASED	

11/3/2	2025		
Code C	Compliance Supervisor: Roland Mal	donado	
Case#	V250886-013025		
Proper	ty Owner: QUINTANILLA GLORIA G ET	AL	
Addres	ss (Residential Commercial):	4425 Valdez Dr.	
Staff R	ecommendation(s): Demolition		
⊠Resi	dential Structure only	☐Accessory Structure(s)	
□Com	nmercial Structure only	☐ Commercial and Accessory Structure	2
due to welfare	substandard and dilapidated condi e of the public is henceforth declare		health, safety, and
	•	olish the residential structure(s) within t is required, then the City be authorized t	
<u>Notice</u> :	<u>s</u>		
1. 2. 3. 4.	Letters of substandard conditions Final notice sent by certified mail. Certified letter of hearing sent by Notice of hearing published in new	certified mail	
Additio	onal		
1. 2. 3. 4. 5.	Structure Entered by: ⊠Search W Taxes due: □ Current ⊠Pa	If deceased verification by: ⊠Obituary arrant □Consent Given by: Owner st due -Amount owed: \$55,668.60 active-Last active date: 11/1/2022	□Death Certificate □Unsecure
6.	Lawsuits: □Yes ⊠No		

 \square No

7. Code Enforcement Maintaining Property: ⊠Yes

COMPLAINT

Monday October 27,2025

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

RE: 4425 VALDEZ (Residential Structure)

Case # V250886-013025

OWNER: QUINTANILLA GLORIA G ET AL

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 **January 23, 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.

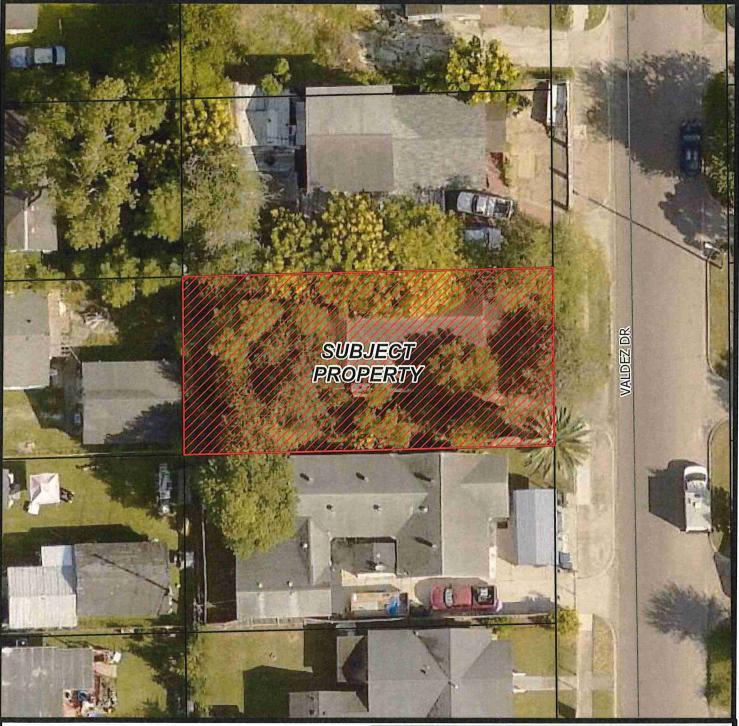
Koland Maldonado

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 4425 VALDEZ 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	5/2/2025	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	9/12/2025 & 9/15/2025	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	9/16/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	5/7/2025	Return mail rec'vd 5/7/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	9/22/25-9/26/25 & 9/29/25-10/3/25	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	6/3/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	9/16/2025	Not less thans 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	10/27/2025	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	10/28/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	10/27/2025 & 10/28/2025	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	10/27/2025	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	11/10/25-11/14/25 & 11/17/25-11/19/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	11/14/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	11/20/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



4425 VALDEZ DR

Aerial View

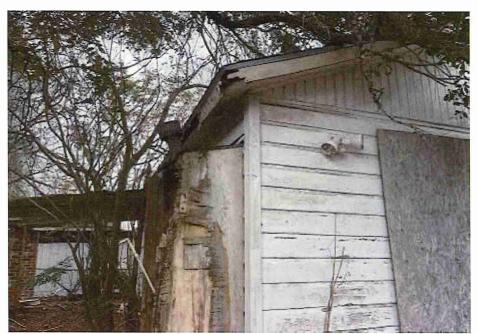




























City of Corpus Christi – BUILDING SURVEY

Account Number: 4072-0007	7-0460			
Inspection Date: 1/23/2025				
Zoning Use: RS-6				
Revised Date: 04/23/2025				
Officer: Grace Elledge				
Property Address: 4425 VAL	DEZ DR			
Legal Description: LA PASC	UA #2 BLK 7 LO ⁻	Г 46		
Owner: QUINTANILLA GLOI				
	1010 21712			
Mail to: 4425 VALDEZ				
City, State, Zip: CORPUS Cl	HRISTI, TX 7841	6		
XDwelling XWood FrameVacant Placard Posted on: 4/23/2025	Commercial Masonry Occupied	Accessory Fire Damage Open	Sq. Ft. 1# of UnitsPlacard	1Story XInside Inspectio
Code and/or ordinances of Plumbing, Electrical, Meche Permits Required:Building	anical, Fire, Hea	olth and ZoningElectrical	Mechanical	е аррпсаые. Биниту,
Fire	Health	Other:		
Smoke Alarms: Missing	Inoperative	Improperly Loc	atedAdd	litional Alarms Required
OUTSIDE WALL: (304.1, 304.2 304.4 & Type: Charred Wood Rotten Wood Rotten Corner Boards		ROOF: (304.1 & 304.7) Type:Charred WoodRotten EavesRotten Rafter Tails	(30- Typ Inac Rot	UNDATION: 4.1, 304.4 & 304.5) e: dequate Support ten Wood rs Lean
Missing Boards Missing Boards Missing Boards		Rotten Decking Missing Shingles	Cra	rs Missing cks/Perimeter Wall
 Siding Broken / Missir Holes Cracks Buckled Leans Missing Brick Loose Brick 		Deteriorated ShinglesLeaksSagsBuckledCollapsedWornTorn	Pad Mis Exp Roti Dan	cks/Slab Is Missing/Cracked sing Skirting sing Access Cover losed Sills ten Sills maged Floor Joist
Damaged Exterior Trir Other:	m X	Holes Other:	Sag Oth	iging Floor Joist

X X	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 X Poor Fit X Damaged / Missing Screen(s) Off Hinges Blocked Exit Rotten Other:
	STEPS: (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)	(403.2, 502.1, 50 & 505.3)	THTUB / SHOWER 02.2, 502.3, 504.1, 504.2, 504.3, 505.1.1,
	Charred Wood	Missing	
-	Rotten Wood	Faucets Loose /	
	Missing Boards	No Anti-Siphon F	
<u>X</u>	Inadequate Support Missing Handrails	Missing Overflow	V Plate
	Missing Handralis Faulty Weather Protection	Missing Tap	Lload
	Other:	Missing Shower Not Vented	neau
		XDisconnected	
		Stopped Up	
		Damaged Showe	er Stall
	•	Other:	
	PLUMBING: WATER CLOSET	WATER HEATE	
	(404.4.3, 502.1, 502.2, 502.3, 502.4, 5 504.1, 504.2, 504.3, 505.1.1, 506.1 &		3.2, 603.3, 603.4 603.5 & 603.6)
	Missing	Gas	
	No Anti-Siphon Ballcock	Electric	
	Stopped Up	Missing	
	Poorly Anchored	XDisconnected	
	Seeps Around Bowl		ssure Release Valve Missing
	Water Supply Line Leaks		ssure Release Valve Broken
	Flush Ell Leaks	Drain Line Missin	
	Runs Constantly	Not Approved Pix	
	Tank Broken / Cracked Bowl Broken / Cracked	Not Extended Ou	itside
X	Disconnected	Elbowed Down	
	Biscomilected Missing Flush Handle	Vent Missing / Lo No Double Wall F	
	Missing Flapper	Nonconforming V	
	Urinal; No Back-Flow Preventive	Inadequate Comb	
	No Elongated Bowl / Open-end Seat	Thermostat Missi	
	Other:	No Gas Cut Off	
		Missing Firebox D	Door
		Gas Supply Line	
		Gas Fired – Loca	-
		Gas Fired – Loca	
		Fire Damaged	
		Other:	

	LAVATORY: (404.4.3, 502.1, 502.2, 502.3 502.4, 504.1, 504.2, 504.3, 505.1.1,	GAS SYSTEM: (602.1, 602.2, 602.3, 602.5 603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)
	506.1 & 506.2)	Oce Dressess Tool Described
	Missing	Gas Pressure Test Required
	No Anti-Siphon Faucets	Gas Leak
	Faucets Leak / Broken / Missing	Line Appears to Enter Building Below Grade Level
-	"P" Trap Leaks / Missing	Gas Supply Not Approved Pipe
	Defective Trap	Rubber Hose to Space Heaters
	Stopped Up	Non-Rigid Pipe Run Through Partition Wall
	Water Supply Line Leak	Other:
	Loose from Wall	
	Nonconforming Waste Line	
<u>X</u>	Disconnected	
-	Other:	
	KITCHEN SINK: (305.1, 305.3, 502.1,	PLUMBING MISCELLANEOUS:
	505.1.1, 506.1 & 506.2)	(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
	Defective Trap	Open Clean Out / Water Leak; Yard / Under House
	Faucets Loose / Broken	Vent Stack Missing / Broken
	Faucets Missing	Vent Stack Not Extended Through Roof
	"P" Trap Rubber Hose	Rain Guard Damaged / Missing
	Trap Leaks / Missing	Exposed Exterior PVC Pipe
	Stopped Up	PVC Water Supply Lines
<u>X</u>	Disconnected	Washer No "P" Trap / Not Vented / Not Cut Offs
	Damaged Counter Top	Sewer Line Stopped Up
	Damaged Back Splash	Sewer Running Out on Ground
	Other:	Other:
	ELECTRICAL SERVICE: (604.1, 604.2	INSIDE WALLS AND CEILINGS:
	604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1	(305.1, 305.2, 305.3 & 404.3)
	605.1, 605.2 & 605.3)	
	Service Panel Burned	Charred Wood
	Service Missing	XPaint Deteriorated
	Service Appears Below Code	XCracks
	Two-Wire Service	XHoles
	Inadequate	XTorn Wallpaper
	Defective	XDamaged Paneling
Χ	Disconnected	XSheetrock Broken / Missing / Holes, 506.1 & 506.2
	Service Not Grounded	Sheetrock Mildewed / Buckled
	Missing Breakers / Fuses	Ceiling Damaged / Missing
	Missing Interior / Exterior Panel Cover	XWater Damaged / Smoke Damaged
	Exposed Wiring	Impervious Material Around Tub
	Nonconforming Wiring in Panel	Enclosure Damaged / Missing
	Drops Too Low	Walls Around Tub Not Water Resistant
	Other:	Inadequate Ceiling Height
		Other:

X X X X X	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 X Rotten Wood Missing Boards Holes Cracks X Not Level Buckled Torn X Damaged Other:
	MECHANICAL: (403.1, 403.2, 603.1 & 603.6) Vented Wall Heater Damaged / Missing Floor Furnace Damaged / Missing Nonconforming Gas Line to Space Heater Wall Heater with No Vent in Bathroom Thermostat Damaged / Missing Gas-Fired Heating Appliance within 2' of Tub / Shower / Water Closet Condensing Unit Damaged / Missing No Vent Fan or Window in Bathroom Vent Fan Missing / Not Operable Heat with No Vent in Commercial Building Fire Damage Other:	ACCESSORY SURVEY: (302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2) TYPE:Roof Type:RottenLooseTornHolesMissing Walls Type:RottenLeaningBuckledMissing
X	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:SunkenRotten SillsOther:

VIOLATION(S): 4425 VALDEZ 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.

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

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.

305.2 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.

305.6 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.

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

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

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

Exceptions: Facilities constructed lawfully without hot water.



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

Case No: B1 Letters, V250886-013025

ADDRESS: 4425 VALDEZ DR

Tax Account No: 4072-0007-0460

Owner(s): QUINTANILLA GLORIA G ET AL

LAST UPDATED ON: Friday, September 22, 2023

LETTERS MAILED from 5/1-9/22/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
QUINTANILLA GLORIA G ET AL	Owner	B1 LETTER MAIL ON 5/1/2025
4425 VALDEZ		======================================
CORPUS CHRISTI, TX 78416		
UNKNOWN HEIRS OF GLORIA G. QUINTANILLA	Uknown Heirs of Deceased owner	B1 LETTER MAIL ON 5/1/2025
4425 VALDEZ DR	The second secon	RETURN MAIL REC'VD 5/13/25
CORPUS CHRISTI, TX 78416		RETURN TO SENDER
		NOT DELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
RODOLFO QUINTANILLA AKA RUDOLFO QUINTANILLA	Heir	B1 LETTER MAIL ON 5/1/2025
4425 VALDEZ DR		
CORPUS CHRISTI, TX 78416		
RODOLFO QUINTANILLA AKA RUDOLFO QUINTANILLA	Heir	B1 LETTER MAIL ON 5/1/2025
2735 AIRLINE RD.		
CORPUS CHRISTI, TX. 78414		
LAURO QUINTANILLA AKA LAURO G. QUINTANILLA	Heir	B1 LETTER MAIL ON 5/1/2025
4425 VALDEZ DR		RETURN MAIL REC'VD 5/13/25
CORPUS CHRISTI, TX 78416		RETURN TO SENDER
		NOT DELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
LAURO QUINTANILLA AKA LAURO G. QUINTANILLA	Heir	B1 LETTER MAIL ON 5/1/2025
1037 LOLITA ST.		=======================================
CORPUS CHRISTI, TX. 78416		
UNNOWN HEIRS OF LAURO QUINTANILLA AKA LAURO	Heir	B1 LETTER MAIL ON 5/1/2025
G. QUINTANILLA		
4425 VALDEZ DR		
CORPUS CHRISTI, TX 78416		

LINING MALLIEUR OF LAWRE CAMPANIA		
UNNOWN HEIRS OF LAURO QUINTANILLA AKA LAURO	Heir	B1 LETTER MAIL ON 5/1/2025
G. QUINTANILLA		RETURN MAIL REC'VD 5/13/25
1037 LOLITA ST.		RETURN TO SENDER
CORPUS CHRISTI, TX. 78416		NOT DELIVERABLE AS ADDRESSED
		UNABLE TO FORWARD
IRMA QUINTANILLA AKA IRMA GARZA AKA IRMA	Heir	B1 LETTER MAIL ON 5/1/2025
QUINTANILLA GARZA		BI LETTER WAIE ON 5/1/2025
4425 VALDEZ DR		
CORPUS CHRISTI, TX 78416		
UNKNOWN HEIRS OF IRMA QUINTANILLA AKA IRMA	Heir	DA LETTED MANU ON 5 /4 /0005
GARZA AKA IRMA QUINTANILLA GARZA	Hell	B1 LETTER MAIL ON 5/1/2025
4425 VALDEZ DR		
The state of the s		
CORPUS CHRISTI, TX 78416	The state of the s	
NAOMI CURIEL AKA NAOMI Q. CURIEL AKA NAOMI	Heir	B1 LETTER MAIL ON 5/1/2025
CURIEL QUINTANILLA		
4425 VALDEZ DR		
CORPUS CHRISTI, TX 78416		
NAOMI CURIEL AKA NAOMI Q. CURIEL AKA NAOMI	Heir	B1 LETTER MAIL ON 5/1/2025
CURIEL QUINTANILLA		RETURN MAIL REC'VD 5/12/25
5740 LEOPARD ST. APT 1		RETURN TO SENDER
CORPUS CHRISTI, TX. 78408		VACANT
		UNABLE TO FORWARD
LYDIA RODRIGUEZ AKA LYDIA QUINTANILLA	Heir	B1 LETTER MAIL ON 5/1/2025
RODRIGUEZ	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	RETURN MAIL REC'VD 5/13/25
4425 VALDEZ DR		RETURN TO SENDER
CORPUS CHRISTI, TX 78416		VACANT
LYDIA RODRIGUEZ AKA LYDIA QUINTANILLA	Heir	UNABLE TO FORWARD
RODRIGUEZ	neil	B1 LETTER MAIL ON 5/1/2025
4929 DUBOSE ST.		
CONTRACTOR OF THE CONTRACTOR O		
CORPUS CHRISTI, TX. 78416		
IRENE MORENO AKA IRENE Q. MORENO AKA IRENE	Heir	B1 LETTER MAIL ON 5/1/2025
QUINTANILLA MORENO		
4425 VALDEZ DR		
CORPUS CHRISTI, TX 78416		
IRENE MORENO AKA IRENE Q. MORENO AKA IRENE	Heir	B1 LETTER MAIL ON 5/1/2025
QUINTANILLA MORENO		RETURN MAIL REC'VD 5/13/25
3914 NAVAJO ST.		RETURN TO SENDER
CORPUS CHRISTI, TX. 78405		UNCLAIMED
		UNABLE TO FORWARD
		RETURN TO SENDER
		NETONN TO SENDER

LETICIA SALINAS AKA LETTY SALINAS AKA LETICIA Q.	Heir	
SALINAS AKA LETICIA Q. JOHNSON	neil	B1 LETTER MAIL ON 5/1/2025
		RETURN MAIL REC'VD 5/13/25
4425 VALDEZ DR		RETURN TO SENDER
CORPUS CHRISTI, TX 78416		VACANT
		UNABLE TO FORWARD
LETICIA SALINAS AKA LETTY SALINAS AKA LETICIA Q.	Heir	B1 LETTER MAIL ON 5/1/2025
SALINAS AKA LETICIA Q. JOHNSON		
1906 ROSLYN ST.		
CORPUS CHRISTI, TX 78416		
ERLINDA QUINTANILLA AKA ERLINDA QUINTANILLA	Heir	B1 LETTER MAIL ON 5/1/2025
VEAZEY AKA LINDA VEAZEY AKA ERLINDA VEAZEY		RETURN MAIL REC'VD 5/13/25
4425 VALDEZ DR		RETURN TO SENDER
CORPUS CHRISTI, TX 78416		VACANT
,		
ERLINDA QUINTANILLA AKA ERLINDA QUINTANILLA	Heir	RETURN TO SENDER
VEAZEY AKA LINDA VEAZEY AKA ERLINDA VEAZEY	Tien-	B1 LETTER MAIL ON 5/1/2025
19030 W. WINDHAVEN TERRACE TRL		SIGNED BY RAYMOND VEAZEY
CYPRESS, TX. 77433		DATE OF DELIVERY 5-6-25
CITIC53, 1X. 77455		GREEN CARD REC'VD 5/12/2025
ELIDA VASQUEZ	Heir	B1 LETTER MAIL ON 5/1/2025
4425 VALDEZ DR		RETURN MAIL REC'VD 5/13/25
CORPUS CHRISTI, TX 78416		RETURN TO SENDER
		VACANT
		RETURN TO SENDER
ELIDA VASQUEZ	Heir	B1 LETTER MAIL ON 5/1/2025
225 JOHN PAGE DR.	1.75	
SAN ANTONIO, TX. 78228		SIGNED BY JEFF (UNREADABLE LAST NAME)
, , , , , , , , , , , , , , , , , , , ,		DATE OF DELIVERY 5-5-25
		GREEN CARD REC'VD 5/12/2025
ADELINA QUINTANILLA	Heir	B1 LETTER MAIL ON 5/1/2025
4425 VALDEZ DR		
CORPUS CHRISTI, TX 78416		
ADELINA QUINTANILLA	Heir	B1 LETTER MAIL ON 5/1/2025
1906 ROSLYN ST.		DI LETTER WAIL ON 3/1/2023
CORPUS CHRISTI, TX. 78416		
IDA MORALES	Heir	B1 LETTER MAIL ON 5/1/2025
4425 VALDEZ DR		RETURN MAIL REC'VD 5/13/25
CORPUS CHRISTI, TX 78416		
,		RETURN TO SENDER
		VACANT
RUBEN QUINTANILLA	Hois	RETURN TO SENDER
HODER CONTAINELA	Heir	B1 LETTER MAIL ON 5/1/2025

CORPUS CHRISTI, TX 78416 RUBEN QUINTANILLA RUBEN QUINTANILLA LENNIFER ROSE QUINTANILLA AKA JENNIFER ROSE PIGFORD JENNIFER ROSE QUINTANILLA Heir JENNIFER ROSE QUINTANILLA Heir JENNIFER ROSE QUINTANILLA Heir JENNIFER ROSE QUINTANILLA HEIR JENTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN MAIL REC'VD 5/13/25 RETURN MAIL REC'ND 5/13/25	4425 VALDEZ DR		
RUBEN QUINTANILLA 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416 Heir B1 LETTER MAIL ON 5/1/2025 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD JENNIFER ROSE QUINTANILLA AKA JENNIFER ROSE PIGFORD 4425 VALDEZ DR CORPUS CHRISTI, TX. 78416 Heir B1 LETTER MAIL ON 5/1/2025 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD JENNIFER ROSE QUINTANILLA AKA JENNIFER ROSE PIGFORD JENNIFER ROSE QUINTANILLA JEN JENNIFER ROSE QUINTANILLA HEIR JETTER MAIL ON 5/1/2025 JENNIFER ROSE QUINTANILLA JENNIFER R			
LOUTA ST. CORPUS CHRISTI, TX. 78416 JENNIFER ROSE QUINTANILLA AKA JENNIFER ROSE PIGFORD JOST LOLITA ST. CORPUS CHRISTI, TX. 78416 LAURO V. QUINTANILLA JR LETTER MAIL ON S/1/2025 RETURN MAIL REC'VO S/13/25 RETURN MAIL REC'VO S/13/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD NICOLE QUINTANILLA Heir B1 LETTER MAIL ON S/1/2025 RETURN MAIL REC'VO S/13/25		1122	
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JENNIFER ROSE QUINTANILLA AKA JENNIFER ROSE PIGFORD 4425 VALDEZ DR CORPUS CHRISTI, TX 78416 JENNIFER ROSE QUINTANILLA AKA JENNIFER ROSE PIGFORD JENNIFER ROSE QUINTANILLA AKA JENNIFER ROSE PIGFORD JO37 LOLITA ST. CORPUS CHRISTI, TX 78416 LAURO V. QUINTANILLA JR LETTER MAIL ON 5/1/2025 RETURN TO SENDER NOT DEDIVERABLE LAS ADDRESSED UNABLE TO FORWARD NICOLE QUINTANILLA LAURO V. QUINTANILLA JR LETTER MAIL ON 5/1/2025	CORPUS CHRISTI, 1X. 78416		RETURN TO SENDER
JENNIFER ROSE QUINTANILLA AKA JENNIFER ROSE PIGFORD 4425 VALDEZ DR CORPUS CHRISTI, TX 78416 JENNIFER ROSE QUINTANILLA AKA JENNIFER ROSE PIGFORD 4530 DOMINGO DR. CORPUS CHRISTI, TX. 78416 LAURO V. QUINTANILLA JR 4425 VALDEZ DR CORPUS CHRISTI, TX 78416 LAURO V. QUINTANILLA JR Heir Heir Heir B1 LETTER MAIL ON 5/1/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD LAURO V. QUINTANILLA JR LAURO V. QUINTANILLA JR Heir B1 LETTER MAIL ON 5/1/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD NICOLE QUINTANILLA Heir B1 LETTER MAIL ON 5/1/2025 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD NICOLE QUINTANILLA Heir B1 LETTER MAIL ON 5/1/2025 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD NICOLE QUINTANILLA Heir B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25			NOT DELIVERABLE AS ADDRESSED
PIGFORD 4425 VALDEZ DR CORPUS CHRISTI, TX 78416 PIEIR MAIL AKA JENNIFER ROSE PIGFORD 1037 LOLITA ST. CORPUS CHRISTI, TX 78416 LAURO V. QUINTANILLA JR 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416 LAURO V. QUINTANILLA JR 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416 LAURO V. QUINTANILLA JR 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416 LAURO V. QUINTANILLA JR 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416 LAURO V. QUINTANILLA JR 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416 LAURO V. QUINTANILLA JR 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416 LAURO V. QUINTANILLA JR 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416 NICOLE QUINTANILLA Heir B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25 RETURN MAIL REC'VD 5/13/25 RETURN MAIL REC'VD 5/13/25 RETURN TO SENDER NOT DELIVERABLE AS ADDRESSED UNABLE TO FORWARD B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25			UNABLE TO FORWARD
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LAURO V. QUINTANILLA JR 1037 LOLITA ST. CORPUS CHRISTI, TX. 78416 NICOLE QUINTANILLA A425 VALDEZ DR CORPUS CHRISTI, TX 78416 NICOLE QUINTANILLA NICOLE QUINTANILLA Heir B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25			
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4425 VALDEZ DR CORPUS CHRISTI, TX 78416 NICOLE QUINTANILLA 1037 LOLITA ST. BI LETTER MAIL ON 5/1/2025 BI LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25	NICOLE OLUMTANIILLA		
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NICOLE QUINTANILLA Heir B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25	12 12 13 13 14 15 15 15 15 15 15 15 15 15 15 15 15 15		
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CORRUG CURICTU TV TO 44 C			RETURN MAIL REC'VD 5/13/25
CORPUS CHRISTI, TX. 78416 RETURN TO SENDER	CURPUS CHRISTI, TX. 78416		RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED			NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD			UNABLE TO FORWARD
NICOLE QUINTANILLA Heir B1 LETTER MAIL ON 5/1/2025		Heir	B1 LETTER MAIL ON 5/1/2025
6914 MCARDLE RD #97			, , ,
CORPUS CHRISTI, TX. 78412	CORPUS CHRISTI, TX. 78412		

ISRAEL QUINTANILLA	Heir	D1 LETTED MAIL ON 5 /4 /2025
4425 VALDEZ DR	,	B1 LETTER MAIL ON 5/1/2025 RETURN MAIL REC'VD 5/13/25
CORPUS CHRISTI, TX 78416		
•		RETURN TO SENDER
		VACANT
ISRAEL QUINTANILLA	Heir	UNABLE TO FORWARD
1037 LOLITA ST.	Tien	B1 LETTER MAIL ON 5/1/2025
CORPUS CHRISTI, TX. 78416		
ISRAEL QUINTANILLA	Heir	DA LETTER MAN CONTACT
922 BOOTY ST.	Tiell	B1 LETTER MAIL ON 5/1/2025
CORPUS CHRISTI, TX. 78404		RETURN MAIL REC'VD 5/12/25
,		RETURN TO SENDER
		VACANT
NICOLE QUINTANILLA	Heir	UNABLE TO FORWARD
1901 RODDFIELD RD APT 227	neil	B1 LETTER MAIL ON 5/1/2025
CORPUS CHRISTI TX 78412		RETURN MAIL REC'VD 6/2/25
35 CHM311 1X 70412		RETURN TO SENDER
		UNCLAIMED
IRMA Q GARZA		UNABLE TO FORWARD
423 BLAKELEY DR	Heir	B1 LETTER MAIL ON 9/10/2025
SAN ANTONIO TX 78209-5508		
NAOMI QUINTANILLA CURIEL	Heir	B1 LETTER MAIL ON 9/10/2025
808 18TH ST		RETURN GREEN CARD
CORPUS CHRISTI TX 78405-1510		NOT SIGNED
		REC'VD 9/16/2025
NAOMI QUINTANILLA CURIEL	Heir	B1 LETTER MAIL ON 9/10/2025
3502 S PADRE ISLAND DR #23		RETURN MAIL REC'VD 9/22/25
CORPUS CHRIST TX 78415-2909	1	RETURN TO SENDER
		ATTEMPTED-NOT KNOWN
		UNABLE TO FORWARD
IRMA Q GARZA	Heir	B1 LETTER MAIL ON 9/10/2025
4425 VALDEZ DR		
CORPUS CHRISTI, TX 78416		
NAOMI QUINTANILLA CURIEL	Heir	B1 LETTER MAIL ON 9/10/2025
4425 VALDEZ DR		RETURN MAIL REC'VD 9/22/25
CORPUS CHRISTI, TX 78416		RETURN TO SENDER
		VACANT
		UNABLE TO FORWARD
UNKNOWN HEIRS OF IRMA Q. GARZA	Heir	B1 LETTER MAIL ON 9/10/2025
4425 VALDEZ DR		RETURN MAIL REC'VD 9/22/25
CORPUS CHRISTI, TX 78416		RETURN TO SENDER
		INCTONIA TO SENDEN

		VACANT
LINI/ALGUA/ALUFIDO GELICA AL		UNABLE TO FORWARD
UNKNOWN HEIRS OF IRMA Q. GARZA	Heir	B1 LETTER MAIL ON 9/10/2025
423 BLAKELEY DR		
SAN ANTONIO TX 78209-5508		
ALFRED GARZA	Heir	B1 LETTER MAIL ON 9/10/2025
423 BLAKELEY DR		
SAN ANTONIO TX 78209-5508 ALFRED GARZA	112	
4425 VALDEZ DR	Heir	B1 LETTER MAIL ON 9/10/2025
		RETURN MAIL REC'VD 9/22/25
CORPUS CHRISTI, TX 78416		RETURN TO SENDER
		VACANT
CHADLES ANTHONY CARTA		UNABLE TO FORWARD
CHARLES ANTHONY GARZA 423 BLAKELEY DR	Heir	B1 LETTER MAIL ON 9/10/2025
SAN ANTONIO TX 78209-5508		
CHARLES ANTHONY GARZA		
4425 VALDEZ DR	Heir	B1 LETTER MAIL ON 9/10/2025
CORPUS CHRISTI, TX 78416		RETURN MAIL REC'VD 9/22/25
CONF 03 CHRISTI, 1X 78416		RETURN TO SENDER
		VACANT
CHARLES ANTHONY GARZA	Hele	UNABLE TO FORWARD
307 PILGTRIM DR	Heir	B1 LETTER MAIL ON 9/10/2025
SAN ANTONIO TX 78213		RETURN MAIL REC'VD 10/7/25
5/11/11/10/10 1X /6215		RETURN TO SENDER
		UNCLAIMED
ANNETTE FRANZEN	net-	UNABLE O FORWARD
4425 VALDEZ DR	Heir	B1 LETTER MAIL ON 9/10/2025
CORPUS CHRISTI, TX 78416		RETURN MAIL REC'VD 9/22/25
25 th 35 childs 11, 17, 78410		RETURN TO SENDER
		VACANT
ANNETTE FRANZEN	100.00	UNABLE TO FORWARD
423 BLAKELEY DR	Heir	B1 LETTER MAIL ON 9/10/2025
SAN ANTONIO TX 78209-5508		
ANNETTE FRANZEN	Ittalia	
13021 LEGENDARY DR APT 1037	Heir	B1 LETTER MAIL ON 9/10/2025
AUSTIN TX 78727		RETURN MAIL REC'VD 10/7/25
		RETURN TO SENDER
		UNCLAIMED
ALFRED GARZA IN C/O CHARLES ANTHONY GARZA	Heir	UNABLE TO FORWARD
307 PILGTRIM DR	neir	B1 LETTER MAIL ON 9/10/2025
201		RETURN MAIL REC'VD 10/7/25

SAN ANTONIO TX 78213		RETURN TO SENDER
		UNCLAIMED
		UNABLE TO FORWARD
ALFRED GARZA IN C/O ANNETTE FRANZEN	Heir	B1 LETTER MAIL ON 9/10/2025
13021 LEGENDARY DR APT 1037		RETURN MAIL REC'VD 10/7/25
AUSTIN TX 78727		RETURN TO SENDER
		UNCLAIMED
ALEDER ALEE		UNABLE TO FORWARD
ALFRED GARZA	Heir	B1 LETTER MAIL ON 9/10/2025
423 BLAKELEY DR		
SAN ANTONIO TX 78209-5508		
ALFRED GARZA	Heir	B1 LETTER MAIL ON 9/10/2025
4425 VALDEZ DR		DI LETTER WAIL ON 9/10/2025
CORPUS CHRISTI, TX 78416		