



4929 CURTIS CLARK DR- RESIDENTIAL & ACCESSORY STRUCTURE

- Substandard case started 9/18/2025.

Structures deemed substandard based on the following findings:

- Structures do not meet the minimum requirements and standards as set forth in the International Property Maintenance Code.
- Exterior of the structures are not in good repair, are not structurally sound, and do not prevent the elements or rodents from entering the structures.
- Interior of the structures are not in good repair, are not structurally sound, and are not in a sanitary condition.
- Structures are unfit for human occupancy and found to be dangerous to the life, health, and safety of the public

City Recommendation: Demolition of residential & accessory structure. (Building Survey attached)

Property located in a residential area and a main thoroughfare street. (Nelson Ln)

According to NCAD, Morin Ramiro ET UX is listed as the owner although there is no recorded deed on file for the property

Case, Abatement, and Citation History

Total number of Code complaints: 4

Total number of cases: 14

Owner Compliance: 2

City Abatements: 0

Citations issued: 1



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Date	Case Type	Violation(s)	Status
V273977-013026	Unsecured Vacant Building	Unsecure openings	In Progress
V266580-091825	Substandard Structure	Main and accessory structure unfit for human occupancy	In progress
V266372-091525	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	In progress
V261810-071125	Substandard Structure	Dilapidated accessory structure	Closed
V261776-071125	PMC Standards	Protective treatment, Exterior walls, Roofs and drainage	Closed
V248085-111824	Unsecured Vacant Buildings	Unsecure openings	Expired
V248084-111824	Vacant Building	Litter and solid waste	Expired
V203926-042023	Vacant Building	Tall weeds & sidewalks, curbs and gutters	Expired
V164702-090321	Vacant Building	Tall weeds & litter and solid waste	Expired
V139757-052120	Vacant Building	Tall weeds	Expired
V139737-052120	PMC Standards	Address Identification	Expired
V111073-012219	Zoning	Minimum requirements	Expired
V111063-012219	Vacant Building	Tall weeds, litter and solid waste and sidewalks, curbs and gutters	Expired
V044236-090214	Care of Premises	Tall weeds & litter and solid waste	Expired

Abatement history for 4929 Curtis Clark Dr.

Date

Cost/Admin Fee

Case Type

1.

Total: No abatement history



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CCPD calls to property:

Nature of Call	4929 Curtis Clark Dr.
Disturbance	1
Dumping	1
Noise Ordinance Violation	1
On View Investigation	2
Parking Violation	1
Telephone Reporting Unit	4
Trespassing Violation	1
	11

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
09/15/2025	RAMIRO MORIN	ON 9/15/2025 I MET WITH PROPERTY OWNER RAMIRO MORIN (361) 668-0321 ON SITE. HE ADVISED HE HAD HIRED A COMPANY TO MOVE THE HOUSE AWAY. HE NO LONGER HAS THE KEYS OF THE HOUSE BECAUSE HE GAVE THE TO "THE COMPANY" HE ALSO ADVISED THAT THEY WERE THE ONES THAT TORE THE MAIN PORCH AND CINDER BLOCKS IN PREPARATIONS TO MOVE THE HOUSE BUT LEFT LIKE THAT. HE ALSO ADVISED THAT THAT COMPNAY TOLD HIM THEY WILL BE OUT THAT DAY TO START MOVING THE STUCTURE. I ASKED THEM TO CALL THEM AND HE DID BUT HANDED THE PHONE TO CODE OFFICER MELANIE FLORES. MELANIE TOLD THE INDIVIDUAL WHO WE WERE AND WHY WE WERE THERE. WHEN MELANIE ASKED FOR A TIMELINE OR A PLAN IN



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		PLACE THE INDIVIDUAL GOT VERY UPSET AND SAID HE IS NOT DOING ANYTHING NOW THAT HE WAS JUST DOING A FAVOR AND HUNG UP ON US. THEREFORE, I INFORMED MR MORIN WE WERE STARTING A CASE FOR BOTH MAIN AND ACCESORY. I WAS UNABLE TO INSPECT THE INTERIOR DUE TO COLLAPSED PORCH AND OWNER NOT HAVING POSESSION OF THE KEYS ANYMORE. MR MORIN UNDERSTOOD AND TOLD ME HE IS GOING TO TRY REACHING OUT TO THAT COMPANY AGAIN. I TOLD HIM I CAN PROVIDE DEMO CONTRACTORS INFORMATION AS WELL SHOULD HE WANTS TO CALL THEM AND ASK FOR QUOTES. NO FURTHER INCIDENT
01/15/2026	RAMIRO MORIN	ON THIS DAY I SPOKE WITH PROPERTY OWNER RAMIRO MORIN (361) 668-0321 INQUIRING FOR STATUS ON THE PROPERTY. HE ADVISED HE IS VERY FRUSTRATED WITH THE SITUATION BECAUSE HE KEEPS CALLING THE INDIVIDUAL THAT IS SUPPOSED TO MOVE THE HOUSE AWAY BUT HE IS NOT RETURNING HIS CALLS. HE ALSO ADVISED AT THIS TIME THAT HIS WIFE JUST HAD EYE SURGERY AND HE IS TAKING CARE OF HER. I TOLD HIM I WILL HAVE TO MOVE FORWARD WITH THE CASE AND HOPEFULLY THE INDIVIDUAL MOVES THE HOUSE AWAY. HE UNSERDTOOD AND THANK ME AND CODE OFFICIAL MELANIE FLORES FOR WORKING WITH HIM.
01/30/2026	RAMIRO MORIN	I, CODE OFFICER GRACE ELLEDGE, CODE OFFICER MELANIE FLORES AND CCPD DPO JOHN VILLARREAL ENTERED THE PROPERTY DUE TO THE CHAIN LINK FENCE WAS CUT FROM SOMEONE TO POTENTIALLY BREAK IN. THE FRONT DOOR WAS WIDE OPEN. DPO VILLARRREAL DID NOT FIND ANYONE AT THE MOMENT AND I WAS ABLE TO TAKE PHOTOS OF THE INTERIOR OF THE PROPERTY AND UPDATE THEM TO THE



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		CASE. ON 2/2/26 CODE OFFICER MELANIE FLORES CALLED PROPERTY OWNER MR. MORIN. SHE INFORMED HIM WE WERE AT HIS PROPERTY AND ALSO ABOUT THE BROKEN FENCE AND NOW UNSECURE STRUCTURE. HE SAID HE WASN'T AWARE OF THE SITUATION AND THAT HE HASN'T HEAR FROM THE MOVER. HE ADVISED HE IS COMING TO TOWN THIS WEEK AND WILL SECURE THE PROPERTY TO THE BEST OF HIS ABILITY. HE WAS REMINDED OF OUR CASES MOVING FORWARD. HE UNDERSTOOD
07/08/2026	RAMIRO MORIN	DIRECT CONTACT WAS MADE WITH PROPERTY OWNER RAMIRO MORIN AT (361) 668-0322. I REQUESTED AN UPDATE REGARDING THE PROPERTY. MR. MORIN STATED THAT THE INDIVIDUAL WHO WAS TO MOVE THE HOUSE CONTACTED HIM ON JUNE 24, 2026, AND ADVISED THAT THE HOUSE WOULD BE MOVED "AT THE END OF THE MONTH," BUT DID NOT SPECIFY WHICH MONTH. I INFORMED MR. MORIN THAT THE CASE IS CONTINUING TO MOVE FORWARD AND PROVIDED HIM WITH THE DATE AND TIME OF THE UPCOMING BSB HEARING. MR. MORIN STATED THAT HE HAD RECEIVED THE HEARING NOTICE AND PLANS TO ATTEND. I ASKED MR. MORIN WHETHER HE HAD ANY DOCUMENTATION SHOWING THAT HE SOLD THE HOUSE, BUT NOT THE LAND. HE ADVISED THAT HE SUBMITTED ALL OF THE RELEVANT PAPERWORK TO THE APPRAISAL DISTRICT AND DID NOT RETAIN COPIES. HOWEVER, HE STATED THAT HE WOULD OBTAIN COPIES OF THE DOCUMENTATION SO HE COULD PRESENT THEM TO THE BOARD AT THE HEARING. NO FURTHER INCIDENT.

7/6/2026

Code Compliance Supervisor: Roland Maldonado

Case# V266580-091825

Property Owner: Morin Ramiro ET UX

Address (☒Residential ☐Commercial): 4929 Curtis Clark Dr

Staff Recommendation(s): **Demolition**

☐Residential Structure only

☒Residential and Accessory Structure

☐Commercial Structure only

☐Commercial and Accessory Structure

Under the provisions of Section 13-22 (H)(1)(c) of the Corpus Christi Property Maintenance Code and due to substandard and dilapidated condition of the structure(s), a hazard to the health, safety, and welfare of the public is henceforth declared.

Therefore, the owner be required to **demolish** the residential & accessory structure within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish.

Notices

1. Letters of substandard conditions sent by certified mail.
2. Final notice sent by certified mail.
3. Certified letter of hearing sent by certified mail
4. Notice of hearing published in newspaper.

Additional

1. Owner Deceased: ☒ No ☐ Yes If deceased verification by: ☐Obituary ☐Death Certificate
2. Structure Entered by: ☐Search Warrant ☐Consent Given by: Owner ☒Unsecure
3. Taxes due: ☒ Current ☐Past due -Amount owed: \$
4. Utilities: ☐Active ☒Inactive-Last active date: 1/4/2018
5. Year Structure Built: 1967
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

COMPLAINT

Monday June 29,2026

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

RE: 4929 CURTIS CLARK DR (Residential & Accessory Structure) Case # V266580-091825

OWNER: MORIN RAMIRO ET UX

**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 **September 19, 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**.

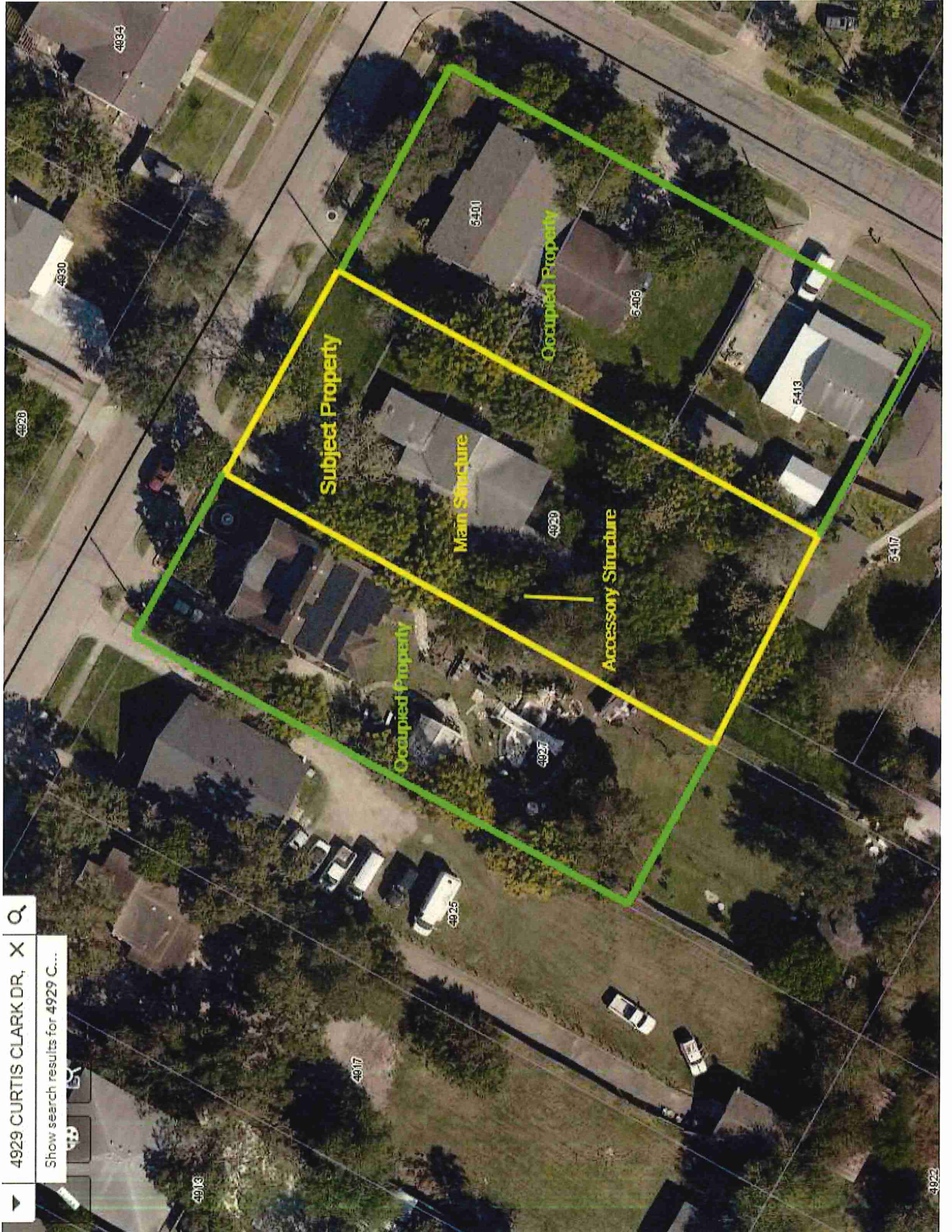
If you have any questions concerning the above, please call (361) 826-3046.

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

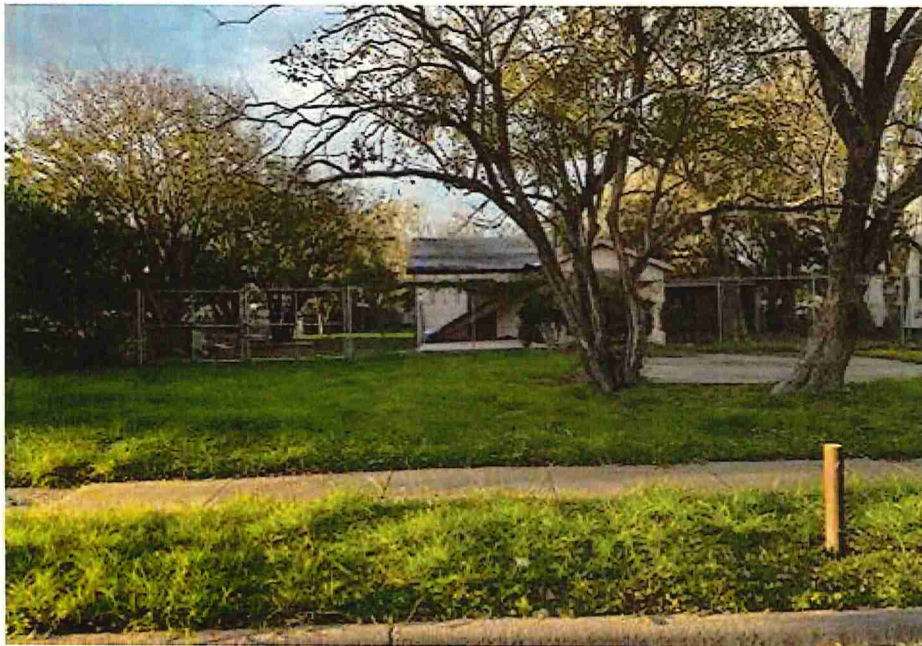
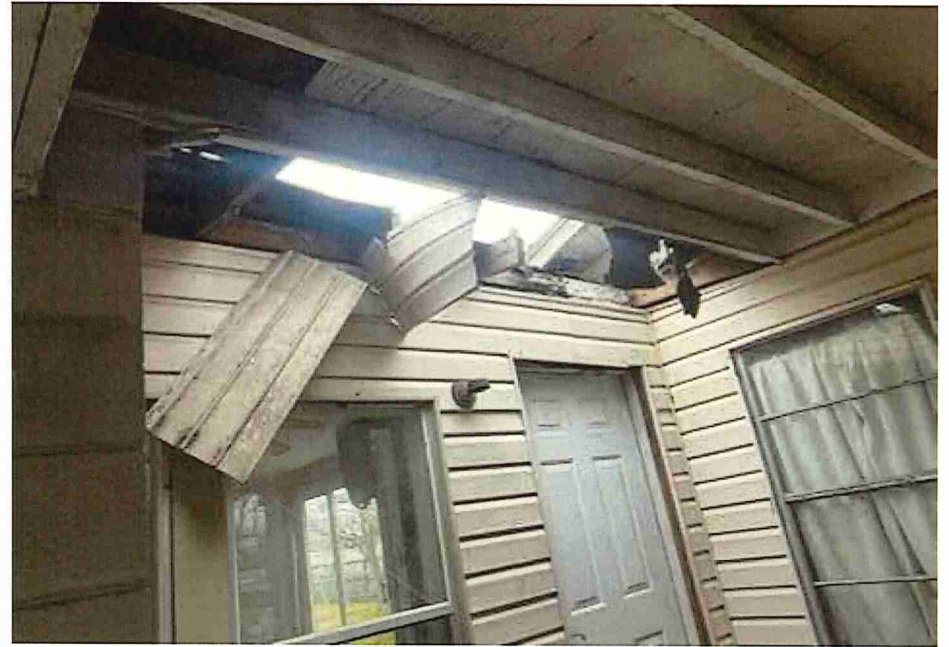
CASE TIMELINE FOR 4929 CURTIS CLARK

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	9/15/2025	n/a	n/a
Initial Inspection Completed	9/15/2025	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	9/19/2025	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	5/28/2026 & 5/29/2026	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(A) & (D)(3)
Deadline to comply with Newspaper Notice of Violation	6/30/2026	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	9/25/2025	Return mail rec'vd 9/25/2025 return to sender,vacant,unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	6/1/26-6/5/26 & 6/8/26-6/12/26	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)
Deadline to comply with Mailed Notice of Violation	10/20/2025	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	6/30/2026	Not less thans 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	6/29/2026	When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)(2)
Notice of Hearing Mailed to Last Known Address	7/1/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	6/29/2026 & 6/30/2026	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(C) & (D)(3)
Notice of Hearing Filed with County Clerk	6/29/2026	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€
Returned Notice of Hearing Posted at Front Door of Property	7/6/2026-7/10/2026 7/13/2026-7/17/2026	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	7/17/2026	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	7/23/2026	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)

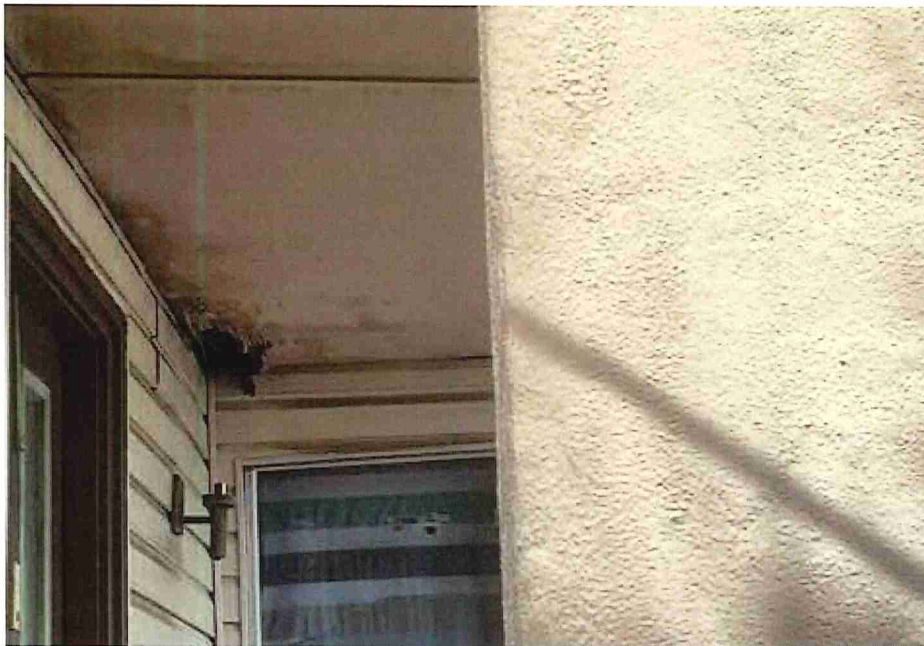
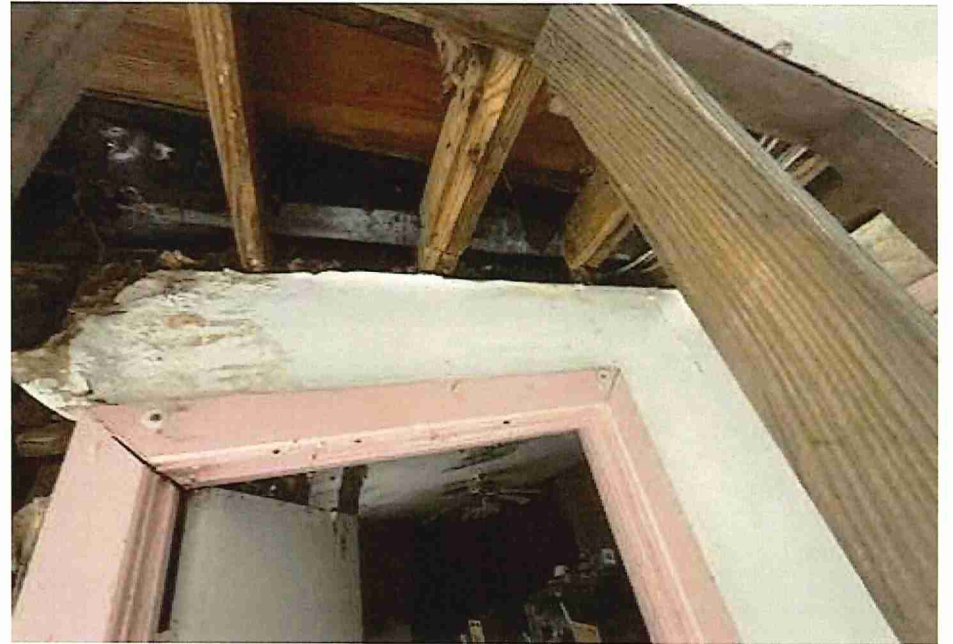


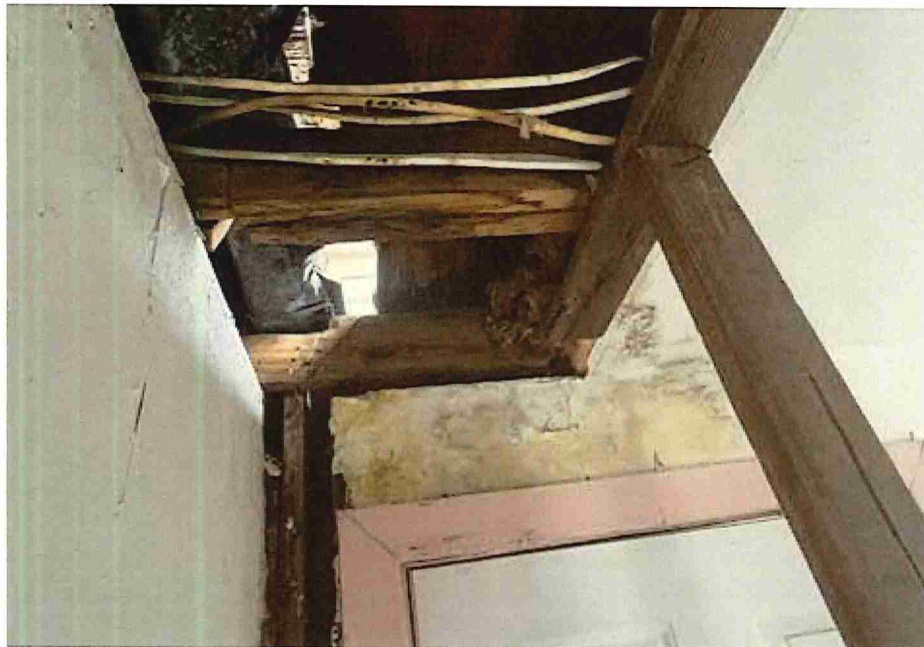
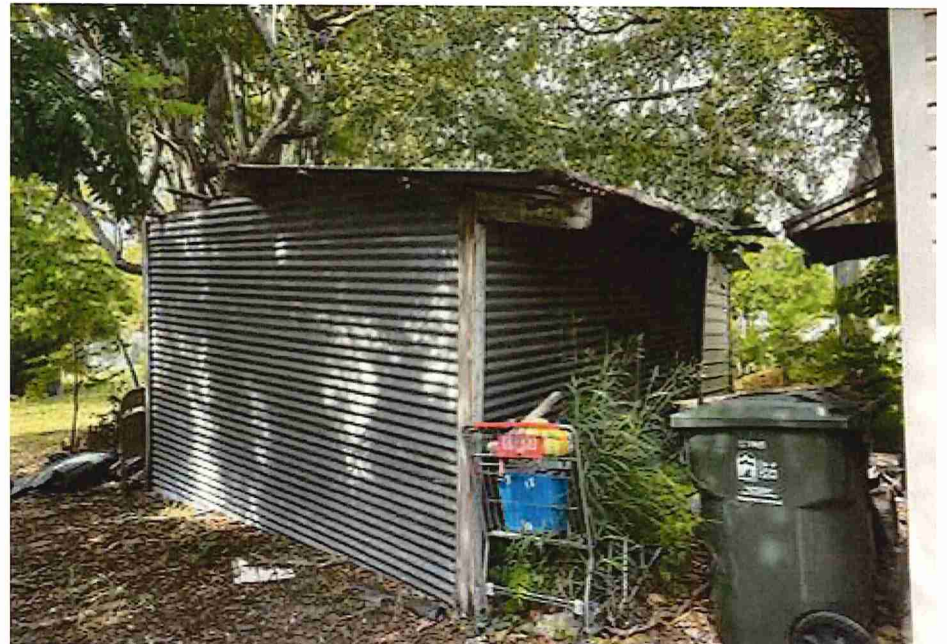
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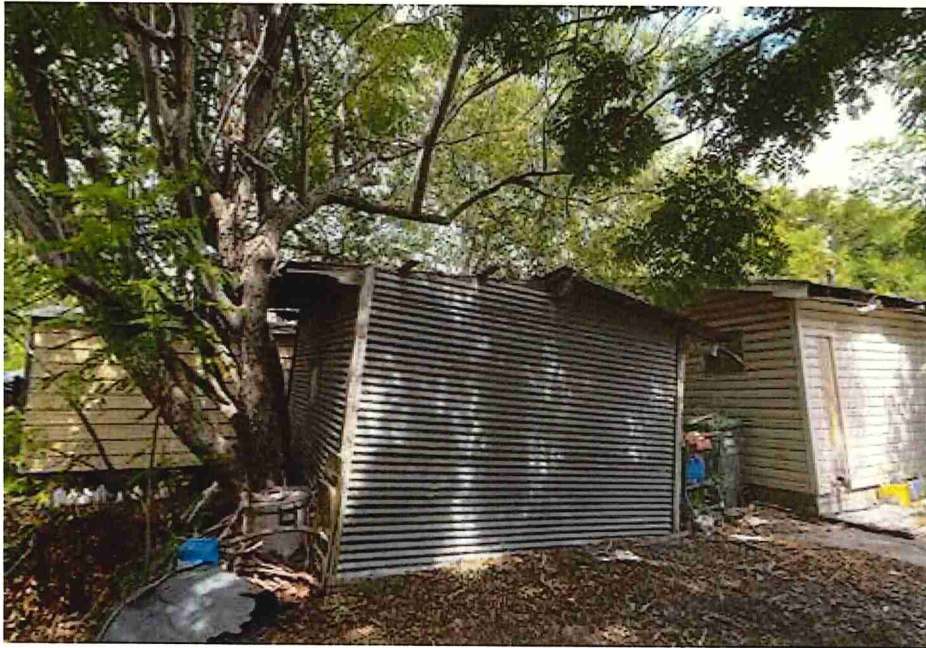
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City of Corpus Christi – BUILDING SURVEY

Account Number: 270900080170

Inspection Date: 9/15/2025

Zoning Use: RS-6

Revised Date: 09/18/2025

Officer: Grace Elledge

Property Address: 4929 CURTIS CLARK DR

Legal Description: GARDENDALE #2 BLK 8 LOT 17A

Owner: MORIN RAMIRO ET UX

Mail to: 5793 S US Highway 281

City, State, Zip: Alice, TX 78332-2930

X ☐ Dwelling ☐ Commercial X ☐ Accessory ☐ Sq. Ft. 1 ☐ Story
X ☐ Wood Frame ☐ Masonry ☐ Fire Damage ☐ # of Units ☐ Inside Inspection
X ☐ Vacant ☐ Occupied ☐ Open X ☐ Placard
Placard Posted on: 9/15/2025

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

ROOF:

(304.1 & 304.7)

Type:

☐ Charred Wood
X ☐ Rotten Eaves
☐ Rotten Rafter Tails
☐ Rotten Decking
X ☐ Missing Shingles
X ☐ Deteriorated Shingles
X ☐ Leaks
☐ Sags
☐ Buckled
☐ Collapsed
☐ Worn
☐ Torn
☐ Holes
X ☐ 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): 4929 CURTIS CLARK DR (RESIDENTIAL & ACCESSORY STRUCTURE)

108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found to be an unlawful structure, the structure or equipment shall be deemed a threat to the public health, safety or welfare.

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.

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

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

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

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

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

304.15 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.

305.1 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.

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

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

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

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

Exceptions: Facilities constructed lawfully without hot water.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Exception: 1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provide that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code as adopted and amended by the City.

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

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

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

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



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

Case No: B1 Letters, V266580-091825

ADDRESS: 4929 CURTIS CLARK DR

Tax Account No: 2709-0008-0170

Owner(s): MORIN RAMIRO ET UX

LAST UPDATED ON: Tuesday, September 09, 2025

LETTERS MAILED from 9/19/2025-9/19/2025

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
MORIN RAMIRO ET UX 5793 S US HWY 281 ALICE TX 78332-2930	Owner	B1 Letter Mailed on 9/19/2025 SIGNED GREEN CARD BY LUCINDA MORIN REC'VD 9/25/2025
MORIN RAMIRO ET UX 4929 CURTIS CLARK DR CORPUS CHRISTI, TX 78411	Owner	B1 Letter Mailed on 9/19/2025 RETURN MAIL REC'VD 9/29/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
MORIN RAMIRO 4929 CURTIS CLARK DR CORPUS CHRISTI, TX 78411	Owner	B1 Letter Mailed on 9/19/2025 RETURN MAIL REC'VD 9/29/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
MORIN RAMIRO 5793 S US HWY 281 ALICE, TX 78332	Owner	B1 Letter Mailed on 9/19/2025 SIGNED GREEN CARD BY LUCINDA MORIN REC'VD 9/25/2025
MORIN LUCINDA 4929 CURTIS CLARK DR CORPUS CHRISTI, TX 78411	Heir	B1 Letter Mailed on 9/19/2025 RETURN MAIL REC'VD 9/29/2025 RETURN TO SENDER VACANT UNABLE TO FORWARD
MORIN LUCINDA 5793 S US HWY 281 ALICE, TX 78332	Heir	B1 Letter Mailed on 9/19/2025 SIGNED GREEN CARD BY LUCINDA MORIN REC'VD 9/25/2025