



3142 CREST VEIL DR.-RESIDENTIAL STRUCTURE

- Substandard case started 11/4/2024.

Structure deemed substandard based on the following findings:

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

City Recommendation: Demolition of the residential structure (Building Survey attached)

Property located in a residential area.

According to NCAD, the owner Lawrence E. Drier took possession of property 4/8/2004.

Case, Abatement, and Citation History

Total number of Code complaints: 14

Total number of cases: 16

Owner Compliance: 2

City Abatements: 3

Citations issued: 77



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Date	Case Type	Violation(s)	Status
12/5/2024	Unsecure Vacant Building	Unsecure openings	In progress
11/4/2024	Substandard Structure	Substandard	In progress
11/4/2024	Vacant Building	Tall weeds and litter and solid waste	In progress
11/4/2024	Emergency Measures	Emergency board up requested by CCPD (16 openings)	Abated by City
6/21/2024	Junk Vehicle	Inoperable vehicle parked on driveway	Seized by City
6/21/24	Junk Vehicle	Inoperable vehicle parked on driveway	Owner Compliance
5/2/2024	Care of premises	Litter and solid waste	Closed- Vacant building case created
4/11/2024	PMC standards	302.1 Exterior Maintenance, 304.2 Protective treatment 304.7 Roofs and drainage 304.15 Exterior doors 505.1 Water system general	Closed due to occupant leaving the property and a Substandard case was initiated
10/12/2022	PMC Standards	302.1 Exterior Maintenance, 304.2 Protective treatment 304.6 Exterior walls 304.7 Roofs and drainage 304.15 Exterior doors 505.1 Water system general	Expired
9/7/2022	Care of premises	Tall weeds and litter and solid waste	Expired
9/30/2021	Care of premises	Tall weeds, litter and solid waste, sidewalks, curbs and gutters, permitting accumulation of stagnant water	Expired
9/30/2021	PMC Standards	302.1 Exterior Maintenance, 304.13.1 Glazing 304.2 Protective treatment 304.6 Exterior walls 304.7 Roofs and drainage 304.15 Exterior doors 505.1 Water system general	Expired



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12/2/2019	Care of premises	Tall weeds, litter and solid waste, sidewalks, curbs and gutters,	Expired
11/26/2019	PMC Standards	302.1 Exterior Maintenance, 304.2 Protective treatment 304.6 Exterior walls 304.7 Roofs and drainage 304.15 Exterior doors 505.1 Water system general	Expired
6/10/2019	PMC Standards	302.4 Weeds 304.1 Exterior structure general 304.4 Structural Members 304.6 Exterior walls 304.7 Roofs and drainage 304.9 Overhang Extensions 505.1 Water system general	Expired
6/10/2019	Care of Premises	Tall weeds, litter and solid waste, sidewalks, curbs and gutters,	Expired

Abatement history for 3142 Crest Veil Dr.

<u>Date</u>	<u>Cost/Admin Fee</u>	<u>Case Type</u>
1. 2/18/2025	\$150/\$174	Unsecured Vacant Building
2. 12/6/2024	\$160/\$125	Vacant Building
3. 11/6/2024	\$1500/\$174	Emergency Measures

Total: \$2283



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CCPD calls to property:

Nature of Call	3142 Crest Veil Dr.
Abuse of Child or Elderly In Progress	1
Assault In Progress	4
Assault Injuries Involved	1
Attempt to Contact Welfare Concern	1
Disturbance In Progress	5
Disturbance Not In Progress	1
Drug Enforcement Possession or Use	1
Law Enforcement Investigation Field Event	7
Quality of Life Code Enforcement Assist	2
Quality of Life Field Event	8
Search Warrant Field Event	1
Suspicious Circumstance(s) In Progress	2
Suspicious or Unusual Suspicious Activity Specify	1
Trespassing Violation In Progress	1
Unknown Nature Non Injury	1
Verbal Domestic Disturbance In Progress	1
Wanted Person or Property Missing/Wanted Person	1
Grand Total	39

Attempted contact with Property Owner(s)

DATE	NAME	CONTACT DETAILS
11/4/2024	Lawrence E Dreier	Property owner Lawrence E Dreier was on site at the time of inspection and allowed access to me, Code official Daniel Rohde and CCPD officer A. Kellar to inspect the interior of the property. He advised that now that the property is vacant, he intends to put it for sale. While we were there a realtor visited the property. I explained to Mr. Dreier that due to the condition of the property; I will move forward with my case. He understood.
3/4/2025	Lawrence E Dreier	I called Mr. Dreier (361) 960-4744. I informed him of the upcoming board hearing on 3/27/25. He said that he was in the final stages of



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		negotiating the sale of the property. I advised him to appear to the hearing. He said he will attend. Since the mailing address listed on appraisal district is now a vacant lot, I told him I can email him the notice if he provides me an email address. He said he will text me his email address. No further incident
3/5/2025	Lawrence E Dreier	On this day at 10:11 am Mr. Dreier texted me his mailing address. I assured him I'm going to email it to him, and it will also be mailed out. No further incident.

3/3/2025

Code Compliance Supervisor: Roland Maldonado

Case# V247370-110524

Property Owner: Lawrence Dreier

Address (Residential Commercial):

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: \$4,065.58
4. Utilities: Active Inactive-Last active date: 11/15/2017
5. Year Structure Built: 1981
6. Lawsuits: Yes No
7. Code Enforcement Maintaining Property: Yes No

COMPLAINT

Monday, March 3, 2025

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

RE: 3142 Crest Veil Dr.

Case # V247370-110524

OWNER: Lawrence E. Dreier

**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 **November 4, 2024**, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

Staff recommends a hearing be set for not less than ten (10) days or more than forty-five (45) days from the date of this complaint. At this hearing staff recommendation for the above listed property will be repair/**demolition**.

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

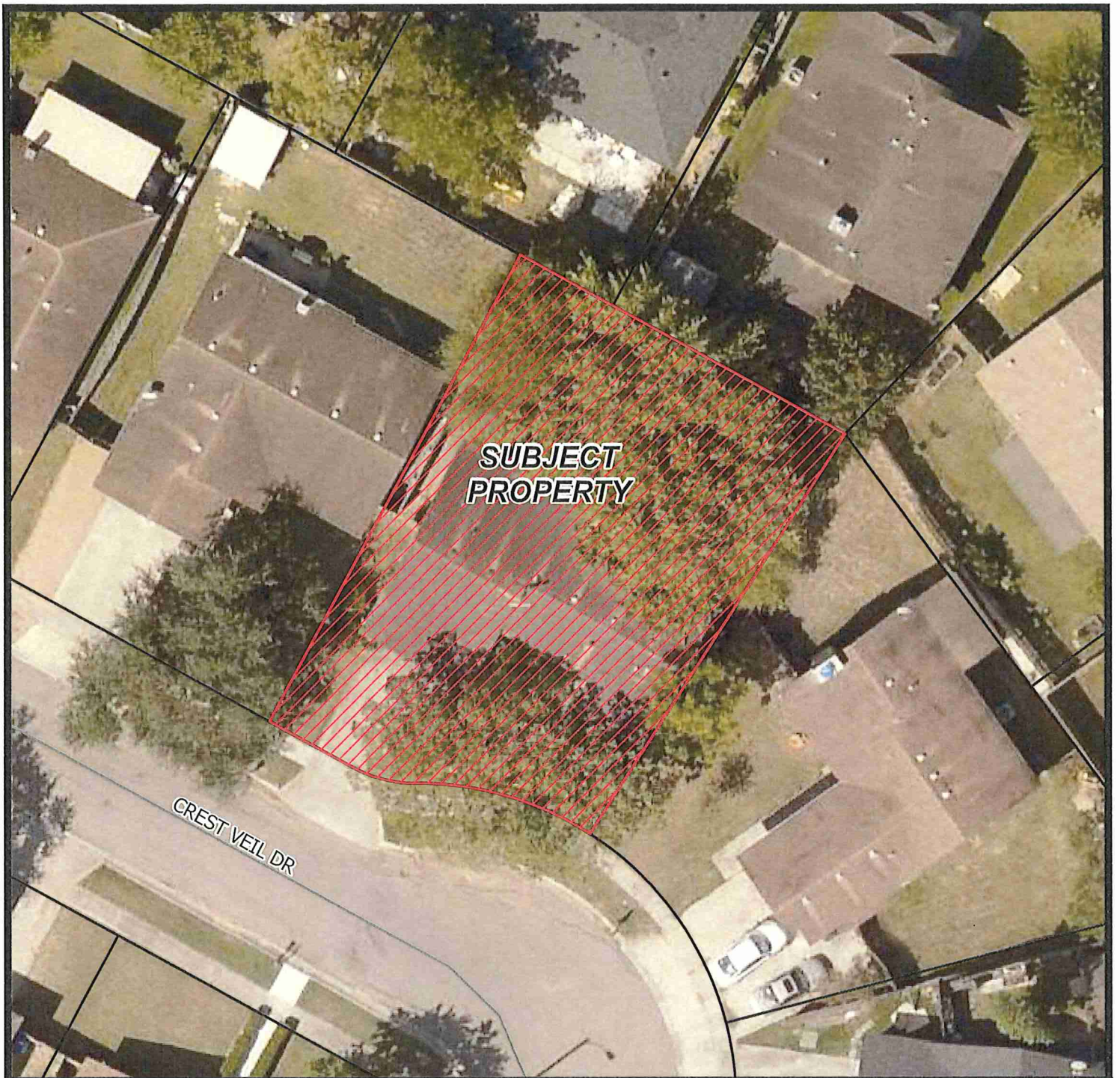


Roland Maldonado
Supervisor
Development Services
Code Compliance Division

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

CASE TIMELINE FOR 3142 CREST VEIL DR.

Activity	Date	Legal Requirement	Legal Reference
Code Enforcement Notified of Potential Violation	11/4/2024	n/a	n/a
Initial Inspection Completed	11/4/2024	When building, structure or premise thought to be substandard	Corpus Christi Property Maintenance Code 104.2
Notice of Violation Mailed to Last Known Addresses	11/13/2024	When there are reasonable grounds to believe there is a violation	City Ordinance Sec. 13-22(A) & (D)(2)
Notice of Violation Posted in Newspaper	1/17/2025 & 1/21/2025	When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(A) & (D)(3)
Deadline to comply with Newspaper Notice of Violation	2/20/2025	When 30 days have elapsed from the date of first publication	City Ordinance Sec. 13-22(B)
Notice Received	12/9/2024	Returned mail rec'd-return to sender, unclaimed, unable to forward	n/a
Returned Notice of Violation Posted at Front Door of Property	1/27/25-1/31/25 & 2/3/25-2/7/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(A) & (D)(4)
Deadline to comply with Mailed Notice of Violation	12/14/2024	30 days from receipt of the notice	City Ordinance Sec. 13-22(A)(5)
Re-inspection	1/7/2025	Not less than 30 days from receipt of the notice or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)
Complaint filed with BSB	3/3/2025	When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication	City Ordinance Sec. 13-22(B)(2)
Notice of Hearing Mailed to Last Known Address	3/4/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & (D)(2)
Notice of Hearing Posted in Newspaper	3/2/2025 & 3/4/2025	At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)	City Ordinance Sec.13-22(C) & (D)(3)
Notice of Hearing Filed with County Clerk	3/6/2025	At least 10 days prior to hearing	City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€
Returned Notice of Hearing Posted at Front Door of Property	3/17/25-3/21/25 & 3/24/25-3/26/25	When notice is returned showing unclaimed or not delivered	City Ordinance Sec. 13-22(C) & (D)(4)
BSB Agenda Posted	3/21/2025	72 hours (3 days) before scheduled time of hearing	Texas Govt. Code 551.043(a)
BSB Hearing	3/27/2025	Not less than 10 days nor more than 45 days after Complaint filed	City Ordinance Sec. 13-22 (C)



3142 CREST VEIL

Aerial View



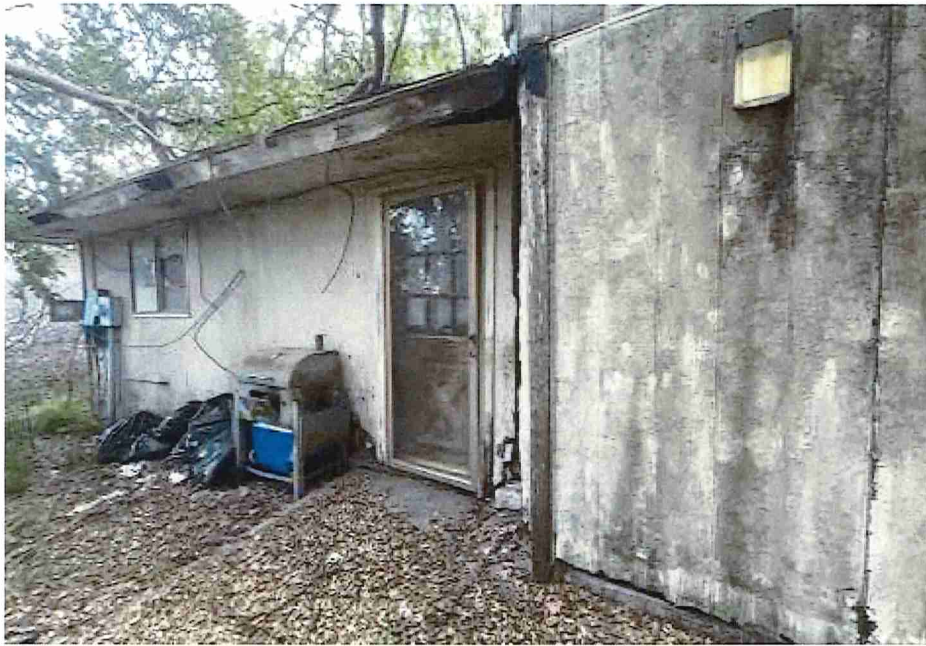
Subject Property

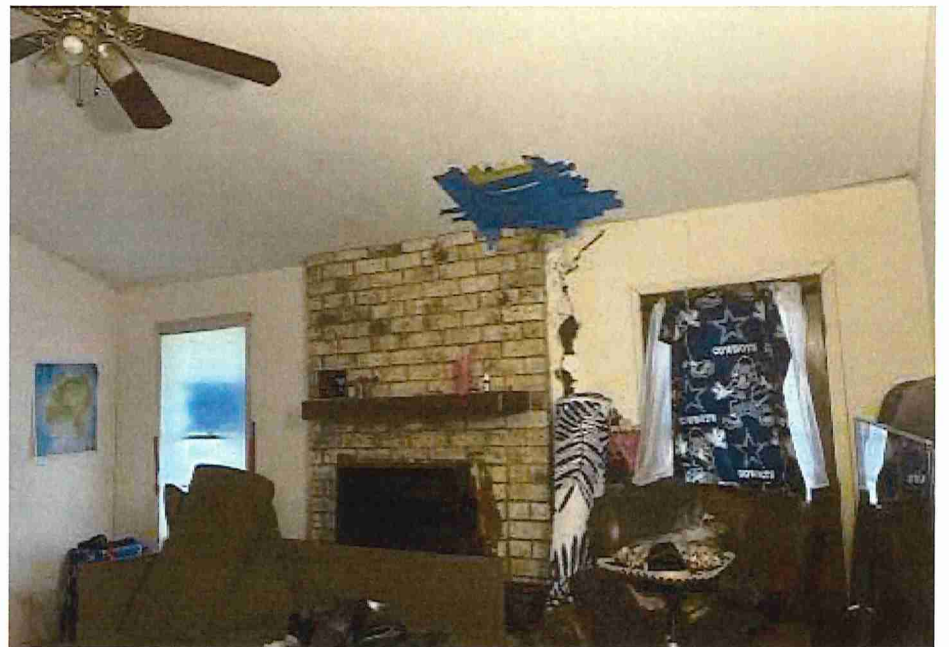
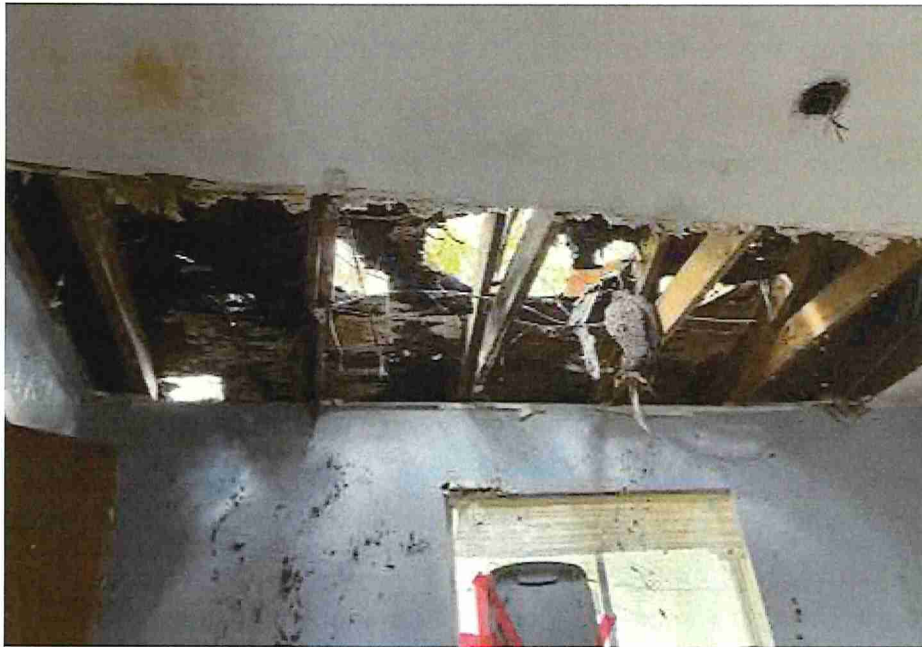


City of
Corpus
Christi

Esri, HERE
Garmin INCREMENT D
LOCATION MAP









City of Corpus Christi – BUILDING SURVEY

Account Number: 197400040060

Inspection Date: 11/4/2024

Zoning Use: RS-6

Revised Date: 11/06/2024

Officer: Grace Elledge

Property Address: 3142 CREST VEIL DR

Legal Description: CRESTMONT #5 BLK 4 LOT 6

Owner: DREIER LAWRENCE E

Mail to: 526 PEERMAN PLACE

City, State, Zip: CORPUS CHRISTI, TX 78411

<input checked="" type="checkbox"/> Dwelling	<input type="checkbox"/> Commercial	<input type="checkbox"/> Accessory	<input type="checkbox"/> Sq. Ft.	1 <input type="checkbox"/> Story
<input checked="" type="checkbox"/> Wood Frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Fire Damage	<input type="checkbox"/> # of Units	<input checked="" type="checkbox"/> Inside Inspection
<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Occupied	<input checked="" type="checkbox"/> Open	<input checked="" type="checkbox"/> Placard	

Placard Posted on: 11/4/2024

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

Permits Required:

<input type="checkbox"/> Building	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Electrical	<input type="checkbox"/> Mechanical
<input type="checkbox"/> Fire	<input type="checkbox"/> Health	<input type="checkbox"/> Other:	

Smoke Alarms:

<input type="checkbox"/> Missing	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Improperly Located	<input type="checkbox"/> Additional Alarms Required
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OUTSIDE WALL:

(304.1, 304.2 304.4 & 304.6)

Type:

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

ROOF:

(304.1 & 304.7)

Type:

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

FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

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

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

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

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

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

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

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

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

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

PLUMBING: BATHTUB / SHOWER

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

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

PLUMBING: WATER CLOSET

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

- Missing
- No Anti-Siphon Ballcock
- Stopped Up
- Poorly Anchored
- Seeps Around Bowl
- Water Supply Line Leaks
- Flush Ell Leaks
- Runs Constantly
- Tank Broken / Cracked
- Bowl Broken / Cracked
- Disconnected
- Missing Flush Handle
- Missing Flapper
- Urinal; No Back-Flow Preventive
- No Elongated Bowl / Open-end Seat
- Other:

WATER HEATER:

(505.4, 603.1, 603.2, 603.3, 603.4 603.5 & 603.6)

- Gas
- Electric
- Missing
- Disconnected
- Temperature Pressure Release Valve Missing
- Temperature Pressure Release Valve Broken
- Drain Line Missing
- Not Approved Pipe
- Not Extended Outside
- Elbowed Down
- Vent Missing / Loose
- No Double Wall Pipe / Attic
- Nonconforming Vent
- Inadequate Combustion Air
- Thermostat Missing / Damaged
- No Gas Cut Off
- Missing Firebox Door
- Gas Supply Line Not Approved Pipe
- Gas Fired – Located in Bathroom
- Gas Fired – Located in Bedroom
- Fire Damaged
- Other:

LAVATORY: (404.4.3, 502.1, 502.2, 502.3
502.4, 504.1, 504.2, 504.3, 505.1.1,
506.1 & 506.2)

- Missing
- No Anti-Siphon Faucets
- Faucets Leak / Broken / Missing
- "P" Trap Leaks / Missing
- Defective Trap
- Stopped Up
- Water Supply Line Leak
- Loose from Wall
- Nonconforming Waste Line
- Disconnected
- Other:

KITCHEN SINK: (305.1, 305.3, 502.1,
505.1.1, 506.1 & 506.2)

- Defective Trap
- Faucets Loose / Broken
- Faucets Missing
- "P" Trap Rubber Hose
- Trap Leaks / Missing
- Stopped Up
- Disconnected
- Damaged Counter Top
- Damaged Back Splash
- Other:

ELECTRICAL SERVICE: (604.1, 604.2
604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1
605.1, 605.2 & 605.3)

- Service Panel Burned
- Service Missing
- Service Appears Below Code
- Two-Wire Service
- Inadequate
- Defective
- Disconnected
- Service Not Grounded
- Missing Breakers / Fuses
- Missing Interior / Exterior Panel Cover
- Exposed Wiring
- Nonconforming Wiring in Panel
- Drops Too Low
- Other:

GAS SYSTEM: (602.1, 602.2, 602.3, 602.5
603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)

- Gas Pressure Test Required
- Gas Leak
- Line Appears to Enter Building Below Grade Level
- Gas Supply Not Approved Pipe
- Rubber Hose to Space Heaters
- Non-Rigid Pipe Run Through Partition Wall
- Other:

PLUMBING MISCELLANEOUS:

- (504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)
- Open Clean Out / Water Leak; Yard / Under House
 - Vent Stack Missing / Broken
 - Vent Stack Not Extended Through Roof
 - Rain Guard Damaged / Missing
 - Exposed Exterior PVC Pipe
 - PVC Water Supply Lines
 - Washer No "P" Trap / Not Vented / Not Cut Offs
 - Sewer Line Stopped Up
 - Sewer Running Out on Ground
 - Other:

INSIDE WALLS AND CEILINGS:

(305.1, 305.2, 305.3 & 404.3)

- Charred Wood
- Paint Deteriorated
- Cracks
- Holes
- Torn Wallpaper
- Damaged Paneling
- Sheetrock Broken / Missing / Holes, 506.1 & 506.2
- Sheetrock Mildewed / Buckled
- Ceiling Damaged / Missing
- Water Damaged / Smoke Damaged
- Impervious Material Around Tub
- Enclosure Damaged / Missing
- Walls Around Tub Not Water Resistant
- Inadequate Ceiling Height
- Other:

SYSTEM:

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

- Burned Wiring / Plugs / Switches
- Burned Fixtures
- Less Than 1 Duplex Recept. /20 liner ft-Bedroom/Living Rm/Dining Rm/Den/Kitchen
- No Small Appliance Circuits Over Kitchen
- Counter Space with GFCI
- Only One Small Appliance Circuit Over Kitchen
- Counter Space with NO GFCI
- Kitchen Appliance Circuits – No GFCI
- Plugs Missing / Loose / Broken
- Switches Missing / Loose / Broken
- Fixtures Missing / Loose / Broken
- Missing Switch Cover / Plug Covers
- Extension Cords in Place of Permanent Wiring
- Bathroom Circuit NO GFCI
- Conduit Broken / Loose / Missing
- No Separate Circuit For
- No Disconnect for Air Conditioner
- Exterior Lights Missing; Front / Back / Side
- Porch Lights Broken / Missing / Loose
- Other:

INTERIOR FLOORS:

(305.1, 305.2, 305.3 & 305.4)

- Charred Wood
- Rotten Wood
- Missing Boards
- Holes
- Cracks
- Not Level
- Buckled
- Torn
- Damaged
- Other:

MECHANICAL:

(403.1, 403.2, 603.1 & 603.6)

- Vented Wall Heater Damaged / Missing
- Floor Furnace Damaged / Missing
- Nonconforming Gas Line to Space Heater
- Wall Heater with No Vent in Bathroom
- Thermostat Damaged / Missing
- Gas-Fired Heating Appliance within 2' of Tub / Shower / Water Closet
- Condensing Unit Damaged / Missing
- No Vent Fan or Window in Bathroom
- Vent Fan Missing / Not Operable
- Heat with No Vent in Commercial Building
- Fire Damage
- Other:

ACCESSORY SURVEY:

(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)

- TYPE: _____
- Roof Type: _____
- Rotten
- Loose
- Torn
- Holes
- Missing
- Walls Type: _____
- Rotten
- Leaning
- Buckled
- Missing
- Other:

UNSANITARY CONDITIONS:

(308.3, 309.1, 504.1 & 505.1.2)

- No Hot and Cold Water Supply
- Insect, Roach, Rodent Infestation
- Lacks Adequate Garbage Containers
- Other:

- Foundation Type: _____
- Sunken
- Rotten Sills
- Other:

VIOLATION(S): 3142 CREST VEIL DR.

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.

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

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

304.15 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.

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.

305.6 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.

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.

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, V247370-100524

ADDRESS: 3142 CREST VEIL

Tax Account No: 1974-0004-0060

LAST UPDATED ON: Tuesday, January 21, 2025

Owner(s): LAWRENCE DREIER

LETTERS MAILED from 11/13/2024 TO 11/13/2024

MAILED TO	ASSOCIATION WITH PROPERTY	RETURNED MAIL NOTES
DREIER LAWRENCE AKA LARRY DREIER AKA LAWRENCE EDWARD DREIER 526 PEERMAN PLACE CORPUS CHRISTI, TX. 78411	OWNER	B1 Letter Mailed on 11/13/2024
DREIER LAWRENCE AKA LARRY DREIER AKA LAWRENCE EDWARD DREIER 3142 CREST VEIL DR. CORPUS CHRISTI, TX. 78415	OWNER	B1 Letter Mailed on 11/13/2024 RETURNED MAIL REC'D 12/9/24- RETURN TO SENDER UNCLAIMED UNABLE TO FORWARD
DREIER LAWRENCE AKA LARRY DREIER AKA LAWRENCE EDWARD DREIER 539 CARANCAHUA STE 200 CORPUS CHRISTI, TX. 78411	OWNER	B1 Letter Mailed on 11/13/2024 RETURNED MAIL REC'D 11/25/24- RETURN TO SENDER ATTEMPTED NOT KNOWN UNABLE TO FORWARD