



## **BUILDING AND STANDARDS COMMISSION**

Wednesday, February 18, 2026 at 3:30 PM  
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

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### **PUBLIC NOTICE OF MEETING**

#### **AGENDA**

*Building and Standards Commission will consider/discuss the following items and take any action deemed necessary.*

#### **MEETING PROCEDURE**

**Public notice is hereby given that the Building and Standards Commission of the City of Port Lavaca, Texas, will hold a regular meeting Wednesday, February 18, 2026 beginning at 3:30 p.m., at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas to consider the following items of business:**

**[After publication, any information in the Building and Standards Commission packet is subject to change during the meeting]**

CITY OF PORT LAVACA is inviting you to a scheduled Zoom meeting.

Topic: Building and Standards Meeting

Time: Feb 18, 2026 03:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84939933796?pwd=1NZAiv6SRxjqdvsPI8kVTJaDX6THGw.1>

Meeting ID: 849 3993 3796

Passcode: 595901

One tap mobile

+13462487799,,84939933796#,,,\*595901# US (Houston)

Join instructions

[https://us02web.zoom.us/join/84939933796/invitations?signature=FDV\\_JsRLuIurRX6zSZGalZtvPORn5xsyIPgLdEMGKbI](https://us02web.zoom.us/join/84939933796/invitations?signature=FDV_JsRLuIurRX6zSZGalZtvPORn5xsyIPgLdEMGKbI)

**ROLL CALL**

**CALL TO ORDER**

**COMMENTS FROM THE PUBLIC**

*\* (Limited to 3 minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting by logging on with your computer and using "Join Zoom Meeting" information on first page of this agenda).*

**ACTION ITEMS** - Council will consider/discuss the following items and take any action deemed necessary

**1. Approval of Wednesday, January 21, 2026 Regular Meeting Minutes**

**2. Conduct a Public Hearing in accordance with the City of Port Lavaca Code of Ordinances, Chapter 12, Buildings and Building Regulations, Article IV – Substandard Buildings, Section 12-291, Notice (a) and (b), and consider finding that the following properties located in the City of Port Lavaca, Texas, are in violation of Chapter 12, Article IV – Substandard Buildings, following the Public Hearing held on February 18, 2026.:**

**Case #150: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 43, LOT NE 1/2 OF 7 & 8 (314 Leona)**

**(a) Public Hearing to Determine if Structure is Unsafe**

**(b) Consideration of Orders to Issue**

**Case #151: TILLEY (PORT LAVACA), BLOCK A, LOT PT 1/F, & PT OF ABND ALLEY (518 N Ann)**

**(a) Public Hearing to Determine if Structure is Unsafe**

**(b) Consideration of Orders to Issue**

**Case #152: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 30, LOT 11 (618 S Ann)**

**(a) Public Hearing to Determine if Structure is Unsafe**

**(b) Consideration of Orders to Issue**

**Case #153: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 19, LOT 11 (618 S Virginia TRLR C)**

**(a) Public Hearing to Determine if Structure is Unsafe**

**(b) Consideration of Orders to Issue**

**Case #154: A0137 SAMUEL SHUPE, TRACT PT 51, ACRES 1.63 (2121 W Austin)**

- (a) Public Hearing to Determine if Structure is Unsafe**
- (b) Consideration of Orders to Issue**

**Case #155: WESTERN HEIGHTS (PORT LAVACA), BLOCK E, LOT 12 (602 Border)**

- (a) Public Hearing to Determine if Structure is Unsafe**
- (b) Consideration of Orders to Issue**

**Case #156: A0012 ALEJANDRO ESPARZA, TRACT PTS 19,20 & BAYVIEW HEIGHTS LOTS 6-9, 15-18, 25-27, ACRES 14.87 (Property ID 28072)**

- (a) Public Hearing to Determine if Structure is Unsafe**
- (b) Consideration of Orders to Issue**

**Case #157: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 55, LOT 3(215 S San Antonio)**

- (a) Public Hearing to Determine if Structure is Unsafe**
- (b) Consideration of Orders to Issue**

**Case #158: SHOFNER (PORT LAVACA), BLOCK C, LOT 5 & 6(934 W Live Oak)**

- (a) Public Hearing to Determine if Structure is Unsafe**
- (b) Consideration of Orders to Issue**

**ITEMS FROM BUILDING AND STANDARDS COMMISSION**

**ADJOURN**

**CERTIFICATION OF POSTING NOTICE**

This is to certify that the above notice of a regular meeting of The Planning Board of The City of Port Lavaca, scheduled for **Wednesday, February 18, 2026** beginning at 3:30 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m., **February 12, 2026**.

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**Derrick Smith**, *Director of Development Services*

### **ADA NOTICE**

The Port Lavaca City Hall and Council Chambers are wheelchair accessible. Access to the building is available at the primary north entrance facing Mahan Street. Special parking spaces are located in the Mahan Street parking area. In compliance with the Americans with Disabilities Act, the City of Port Lavaca will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact City Secretary Mandy Grant at (361) 552-9793 Ext. 230 for assistance.

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# COMMUNICATION

**SUBJECT:** Conduct a Public Hearing in accordance with the City of Port Lavaca Code of Ordinances, Chapter 12, Buildings and Building Regulations, Article IV – Substandard Buildings, Section 12-291, Notice (a) and (b), and consider finding that the following properties located in the City of Port Lavaca, Texas, are in violation of Chapter 12, Article IV – Substandard Buildings, following the Public Hearing held on February 18, 2026.:

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## **INFORMATION:**

**Case #150: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 43, LOT NE 1/2 OF 7 & 8 (314 Leona)**

- (a) Public Hearing to Determine if Structure is Unsafe**
- (b) Consideration of Orders to Issue**

**Case #151: TILLEY (PORT LAVACA), BLOCK A, LOT PT 1/F, & PT OF ABND ALLEY (518 N Ann)**

- (a) Public Hearing to Determine if Structure is Unsafe**
- (b) Consideration of Orders to Issue**

**Case #152: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 30, LOT 11 (618 S Ann)**

- (a) Public Hearing to Determine if Structure is Unsafe**
- (b) Consideration of Orders to Issue**

**Case #153: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 19, LOT 11 (618 S Virginia TRLR C)**

- (a) Public Hearing to Determine if Structure is Unsafe**

**(b) Consideration of Orders to Issue**

**Case #154: A0137 SAMUEL SHUPE, TRACT PT 51, ACRES 1.63 (2121 W Austin)**

**(a) Public Hearing to Determine if Structure is Unsafe**

**(b) Consideration of Orders to Issue**

**Case #155: WESTERN HEIGHTS (PORT LAVACA), BLOCK E, LOT 12 (602 Border)**

**(a) Public Hearing to Determine if Structure is Unsafe**

**(b) Consideration of Orders to Issue**

**Case #156: A0012 ALEJANDRO ESPARZA, TRACT PTS 19,20 & BAYVIEW HEIGHTS LOTS 6-9, 15-18, 25-27, ACRES 14.87 (Property ID 28072)**

**(a) Public Hearing to Determine if Structure is Unsafe**

**(b) Consideration of Orders to Issue**

**Case #157: PORT LAVACA ORIGINAL TOWNSITE, BLOCK 55, LOT 3(215 S San Antonio)**

**(a) Public Hearing to Determine if Structure is Unsafe**

**(b) Consideration of Orders to Issue**

**Case #158: SHOFNER (PORT LAVACA), BLOCK C, LOT 5 & 6(934 W Live Oak)**

**(a) Public Hearing to Determine if Structure is Unsafe**

**(b) Consideration of Orders to Issue**

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**CITY OF PORT LAVACA**

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**Building & Standards Commission Meeting: FEBRUARY 18, 2026**  
**AGENDA ITEM: Conduct Public Hearings**

**DATE:** 02.18.2026  
**TO:** Buildings and Standards Commission Members  
**FROM:** Bradley Shaffer, Code Enforcement Officer  
**SUBJECT: NEW CASES: SUBSTANDARD BUILDINGS**

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**CASE# 150**

314 Leona:  
Photos taken on 02.13.2026

Staff is recommending Commission declare this property substandard and allow the property owner ten (10) days to provide a detailed plan for repair or demolition to Development Services. If substantial improvements are not made within thirty (30) days, then the Commission authorizes staff to proceed with demolition.

**CASE# 151**

518 N Ann  
Photos taken on 02.13.2026

Staff is recommending Commission declare this property substandard and allow the property owner ten (10) days to provide a detailed plan for repair or demolition to Development Services. If substantial improvements are not made within ninety (90) days, then the Commission authorizes staff to proceed with demolition.

**CASE# 152**

618 S Ann  
Photos taken on 02.13.2025

Staff is recommending Commission declare this property substandard and allow the property owner ten (10) days to provide a detailed plan for repair or demolition to Development Services. If substantial improvements are not made within sixty (60) days, then the Commission authorizes staff to proceed with demolition.

**CASE# 153**

618 S Virginia Trlr C  
Photos taken on 02.13.2025

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**CITY OF PORT LAVACA**

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Staff is recommending Commission declare this property substandard and allow the property owner ten (10) days to provide a detailed plan for repair or demolition to Development Services. If substantial improvements are not made within sixty (60) days, then the Commission authorizes staff to proceed with demolition.

**CASE# 154**

2121 W Austin

Photos taken on 02.13.2025

Staff is recommending Commission declare this property substandard and allow the property owner ten (10) days to provide a detailed plan for repair or demolition to Development Services. If substantial improvements are not made within thirty (30) days, then the Commission authorizes staff to proceed with demolition.

**CASE# 155**

602 Border:

Photos taken on 02.13.2026

Staff is recommending Commission declare this property substandard and allow the property owner ten (10) days to provide a detailed plan for repair or demolition to Development Services. If substantial improvements are not made within ninety (90) days, then the Commission authorizes staff to proceed with demolition.

**CASE# 156**

Property ID 28072:

Photos taken on 02.13.2026

Staff is recommending Commission declare this property substandard and have the Code Enforcement Officer continue to monitor progress on the property.

**CASE# 157**

215 S San Antonio:

Photos taken on 02.13.2026

Staff is recommending Commission declare this property substandard and allow the property owner ten (10) days to provide a detailed plan for repair or demolition to Development Services. If substantial improvements are not made within ninety (90) days, then the Commission authorizes staff to proceed with demolition.

**CITY OF PORT LAVACA**

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**CASE# 158**

934 W Live Oak:

Photos taken on 02.13.2026

Staff is recommending Commission declare this property substandard and allow the property owner ten (10) days to provide a detailed plan for repair or demolition to Development Services. If substantial improvements are not made within ninety (90) days, then the Commission authorizes staff to proceed with demolition.

# 314 Leona



### Inspection Checklist

Date:06/27/2025

Inspector:Bradley Shaffer

Location:314 Leona St.

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained	<b>X</b>			
Improper Walls, partitions or other vertical supports		<b>X</b>	One Wall Collapsing	
Fireplaces or chimneys properly maintained		<b>N/A</b>		
Unsecure building: vacant and open.		<b>X</b>	Window Broken and wall severely damaged	
Lack of required rails, stairs, steps and/or balconies		<b>X</b>	Porch and railings extremely deteriorated	
Lack of or improper exterior wall coverings		<b>X</b>		
Hazardous wiring			Unable to Verify	
Hazardous plumbing			Unable to verify	
Hazardous mechanical equipment		<b>N/A</b>		
Sanitation:		<b>X</b>	Property not Maintained	
Lack of or improper connection to required sewage disposal		<b>N/A</b>		
Lack of or improper garbage and rubbish storage		<b>X</b>	No rubbish storage	
Standing or stagnant water	<b>X</b>			
Improper Drainage	<b>X</b>			
Improper Occupancy	<b>X</b>			
Inadequate exits	<b>X</b>			
Improper Fireplace or Chimney	<b>N/A</b>			

Improper Ceiling or Ceiling supports		X	Wall Deteriorated	
Improper Flooring or floor supports		X	Termite Damage	
Improper Foundation		N/A		
Vermin/Insects		X	Termite damage visible	
Dampness of habitable space		X	Wall deteriorated exposing interior to elements	
Lack of electrical lighting		N/A		
Hot and Cold Water		N/A		
Lack of or Improper Kitchen			Unable to verify	
Lack of or Improper bathroom			Unable to verify	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Property unmaintained.	

*This inspection was completed in accordance with Sec. 12-287 of the City of Port Lavaca Code of Ordinances.*

**State Law reference—** Authority to condemn dangerous buildings, V.T.C.A., Local Government Code § 342.012(b).

# 518 N Ann Pictures



### Inspection Checklist

Date: 02/13/2026

Inspector:

Location: 518 N Ann

Bradley Shaffer

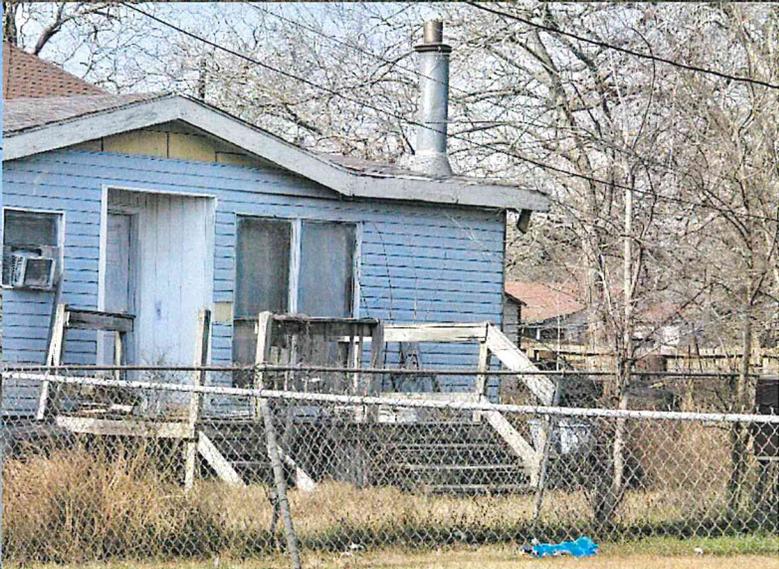
	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Shingles damaged and deflection evident	
Improper Walls, partitions or other vertical supports		X	Exterior walls damaged	
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.	X			
Lack of required rails, stairs, steps and/or balconies		X	No front porch	
Lack of or improper exterior wall coverings		X	Exterior wall coverings warping and coming off exposing paneling underneath	
Hazardous wiring			Unable to verify	
Hazardous plumbing			Unable to verify	
Hazardous mechanical equipment			Unable to verify	
Sanitation:	X			
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage		X	No rubbish storage	
Standing or stagnant water	X			
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports	X			
Improper Flooring or floor supports	X			
Improper Foundation	X			
Vermin/Insects	X			
Dampness of habitable space		X	Roof Damaged	
Lack of electrical lighting		X	No electric	
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No water or electric	
Lack of or Improper bathroom		X	No toilet or shower properly installed	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Holes and other tripping hazards on property	

*This inspection was completed in accordance with Sec. 12-287 of the City of Port Lavaca Code of Ordinances.*

**State Law reference—** Authority to condemn dangerous buildings, V.T.C.A., Local Government Code § 342.012(b).

# 618 S Ann Pictures



### Inspection Checklist

Date: 02/13/2026

Inspector:

Location: 618 S Ann

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Shingles damaged and deflection evident	
Improper Walls, partitions or other vertical supports		X	Exterior walls damaged	
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.	X		Building vacant	
Lack of required rails, stairs, steps and/or balconies		X	No back porch	
Lack of or improper exterior wall coverings		X	Exterior wall coverings warping and coming off exposing paneling underneath	
Hazardous wiring			Unable to verify	
Hazardous plumbing			Unable to verify	
Hazardous mechanical equipment			Unable to verify	
Sanitation:		X	Property unmaintained and junk scattered on property	
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage		X	No rubbish storage	
Standing or stagnant water	X			
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports	X			
Improper Flooring or floor supports	X			
Improper Foundation	X			
Vermin/Insects	X			
Dampness of habitable space		X	Roof Damaged	
Lack of electrical lighting	X			
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No water	
Lack of or Improper bathroom		X	No toilet or shower properly installed	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Holes and other tripping hazards on property	

*This inspection was completed in accordance with Sec. 12-287 of the City of Port Lavaca Code of Ordinances.*

**State Law reference—** Authority to condemn dangerous buildings, V.T.C.A., Local Government Code § 342.012(b).

# 618 S Virginia Trlr C



### Inspection Checklist

Date: 02/13/2026

Inspector:

Location: 618 S Virginia Trlr C

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Shingles damaged and deflection evident	
Improper Walls, partitions or other vertical supports		X	Exterior walls damaged	
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.	X		Building vacant	
Lack of required rails, stairs, steps and/or balconies		X	No front porch	
Lack of or improper exterior wall coverings		X	Exterior wall coverings warping and coming off exposing paneling underneath	
Hazardous wiring			Unable to verify	
Hazardous plumbing			Damaged plumbing and improperly installed water heater	
Hazardous mechanical equipment			Unable to verify	
Sanitation:		X	Property unmaintained and brush piled on property	
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage		X	No rubbish storage	
Standing or stagnant water	X			
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits		X	No porch on main exit	
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports	X			
Improper Flooring or floor supports	X			
Improper Foundation	X			
Vermin/Insects	X			
Dampness of habitable space		X	Roof Damaged	
Lack of electrical lighting	X			
Hot and Cold Water		X	No water and improperly installed water heater	
Lack of or Improper Kitchen		X	No water or Electric	
Lack of or Improper bathroom		X	No toilet or shower properly installed	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Holes and other tripping hazards on property	

*This inspection was completed in accordance with Sec. 12-287 of the City of Port Lavaca Code of Ordinances.*

**State Law reference—** Authority to condemn dangerous buildings, V.T.C.A., Local Government Code § 342.012(b).

# 2121 W Austin



### Inspection Checklist

Date: 02/13/2026

Inspector:

Location: 2121 W Austin

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Holes in roof, Shingles damaged and, deflection evident	
Improper Walls, partitions or other vertical supports		X	Damaged walls	
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.	X			
Lack of required rails, stairs, steps and/or balconies		X	Front porch sinking	
Lack of or improper exterior wall coverings		X	Exterior wall coverings warping and coming off exposing paneling underneath	
Hazardous wiring			Unable to verify	
Hazardous plumbing			Unable to verify	
Hazardous mechanical equipment			Unable to verify	
Sanitation:		X	Property unmaintained	
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage		X	No rubbish storage	
Standing or stagnant water	X			
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports	X			
Improper Flooring or floor supports	X			
Improper Foundation	X			
Vermin/Insects	X			
Dampness of habitable space		X	Roof Damaged	
Lack of electrical lighting		X	No electric	
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No water or electric	
Lack of or Improper bathroom		X	No toilet or shower properly installed	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Holes and other tripping hazards on property	

*This inspection was completed in accordance with Sec. 12-287 of the City of Port Lavaca Code of Ordinances.*

**State Law reference—** Authority to condemn dangerous buildings, V.T.C.A., Local Government Code § 342.012(b).

# 602 Border Pictures



## Inspection Checklist

Date: 02/13/2026

Inspector:

Location: **602 Border**

Bradley Shaffer

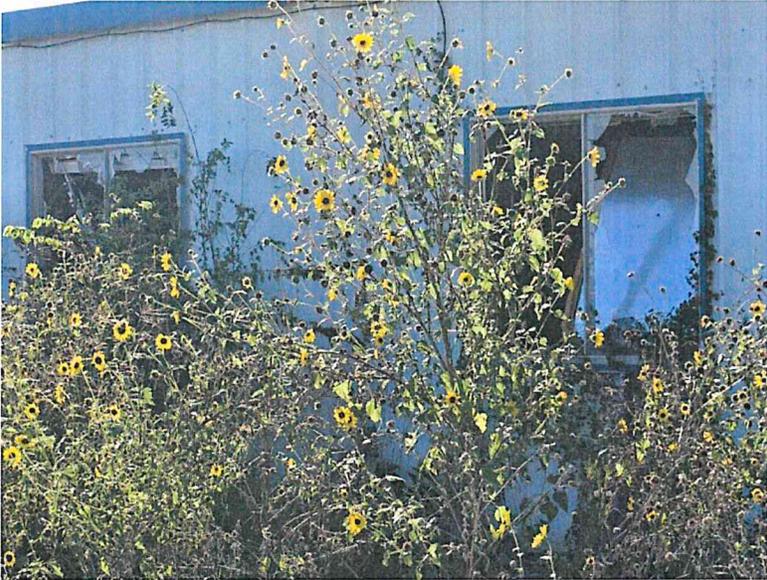
	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Shingles damaged and, deflection evident	
Improper Walls, partitions or other vertical supports		X	Damaged walls	
Fireplaces or chimneys properly maintained		N\A		
Unsecure building: vacant and open.	X		Property has broken windows but is lived in	
Lack of required rails, stairs, steps and/or balconies	X			
Lack of or improper exterior wall coverings		X	Exterior wall coverings warping and coming off exposing paneling underneath	
Hazardous wiring			Unable to verify	
Hazardous plumbing			Unable to verify	
Hazardous mechanical equipment			Unable to verify	
Sanitation:	X			
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage		X	No rubbish storage	
Standing or stagnant water	X			
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports	X			
Improper Flooring or floor supports	X			
Improper Foundation	X			
Vermin/Insects	X			
Dampness of habitable space		X	Roof Damaged	
Lack of electrical lighting	X			
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No water	
Lack of or Improper bathroom		X	No Water	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Holes and other tripping hazards on property	

*This inspection was completed in accordance with Sec. 12-287 of the City of Port Lavaca Code of Ordinances.*

**State Law reference—** Authority to condemn dangerous buildings, V.T.C.A., Local Government Code § 342.012(b).

# Orion Complex



### Inspection Checklist

Date: 02/13/2026

Inspector:

Location: Property ID 28072

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained	X			
Improper Walls, partitions or other vertical supports	X			
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.		X	Windows broken in several places	
Lack of required rails, stairs, steps and/or balconies	X			
Lack of or improper exterior wall coverings		X	Exterior wall coverings warping and coming off exposing paneling underneath	
Hazardous wiring			Unable to verify	
Hazardous plumbing		X	No properly installed bathroom	
Hazardous mechanical equipment			Unable to verify	
Sanitation:		X	Property Unmaintained	
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage		X	No rubbish storage improperly stored open oil containers in back yard	
Standing or stagnant water	X			
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports		X	Ceilings in disrepair	
Improper Flooring or floor supports		X	Floor coverings missing or damaged	
Improper Foundation	X			
Vermin/Insects		X	Evidence of rodents and vermin	
Dampness of habitable space	X			
Lack of electrical lighting		X	No electric	
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No water or electric	
Lack of or Improper bathroom		X	No toilet or shower properly installed	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Holes and other tripping hazards on property	

*This inspection was completed in accordance with Sec. 12-287 of the City of Port Lavaca Code of Ordinances.*

**State Law reference—** Authority to condemn dangerous buildings, V.T.C.A., Local Government Code § 342.012(b).

# 215 S San Antonio Pictures



## Inspection Checklist

Date: 02/13/2026

Inspector:

Location: 215 S San Antonio

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Shingles damaged and deflection evident	
Improper Walls, partitions or other vertical supports	X			
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.	X			
Lack of required rails, stairs, steps and/or balconies		X	Front porch sinking	
Lack of or improper exterior wall coverings		X	Exterior wall coverings warping and coming off exposing paneling underneath	
Hazardous wiring			Unable to verify	
Hazardous plumbing			Unable to verify	
Hazardous mechanical equipment			Unable to verify	
Sanitation:	X			
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage		X	No rubbish storage	
Standing or stagnant water	X			
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports	X			
Improper Flooring or floor supports	X			
Improper Foundation	X			
Vermin/Insects	X			
Dampness of habitable space		X	Roof Damaged	
Lack of electrical lighting		X	No electric	
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No water or electric	
Lack of or Improper bathroom		X	No toilet or shower properly installed	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Holes and other tripping hazards on property	

*This inspection was completed in accordance with Sec. 12-287 of the City of Port Lavaca Code of Ordinances.*

**State Law reference—** Authority to condemn dangerous buildings, V.T.C.A., Local Government Code § 342.012(b).

# 934 W Live Oak Pictures



### Inspection Checklist

Date: 02/13/2026

Inspector:

Location: 934 W Live Oak

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained			Unable to verify	
Improper Walls, partitions or other vertical supports		X	Damaged to walls evident	
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.	X		Windows broken door wide open however property has 6 foot privacy fence	
Lack of required rails, stairs, steps and/or balconies	X			
Lack of or improper exterior wall coverings		X	Exterior wall coverings appear in disrepair	
Hazardous wiring			Unable to verify	
Hazardous plumbing			Unable to verify	
Hazardous mechanical equipment			Unable to verify	
Sanitation:	X			
Lack of or improper connection to required sewage disposal			Unable to verify	
Lack of or improper garbage and rubbish storage	X			
Standing or stagnant water	X			
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports	X			
Improper Flooring or floor supports	X			
Improper Foundation	X			
Vermin/Insects	X			
Dampness of habitable space		X	Roof Damaged	
Lack of electrical lighting	X			
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No water	
Lack of or Improper bathroom		X	No Water	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Holes and other tripping hazards on property	

*This inspection was completed in accordance with Sec. 12-287 of the City of Port Lavaca Code of Ordinances.*

**State Law reference—** Authority to condemn dangerous buildings, V.T.C.A., Local Government Code § 342.012(b).