

1713 Palm Dr. Pictures



1713 Palm Dr. Details

- This property was shown to council on 9/16/2024. The result being the owner was given a six-month period to bring forward a plan.
- I received an email from the owner on 9/16/2024 with intentions of selling or fixing the property. I was in touch with the property owner off and on for roughly 8 months however the property has been broken into even more and I have not heard from them in 4 or so months.
- The property has also yet to be secured.
- Staff recommends the property owner be given 30 Days to bring this property into compliance or the city will proceed with demolition and place a lien on the property.

Inspection Checklist

Date:08/18/2025

Location:1713 Palm St

Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Holes in roof shingles heavily deteriorated.	
Improper Walls, partitions or other vertical supports		X	Exterior and interior walls in severe state of deterioration	
Fireplaces or chimneys properly maintained		N/A		
Unsecure building: vacant and open.		X	Windows and doors broken entire home unsecured	
Lack of required rails, stairs, steps and/or balconies		N/A		
Lack of or improper exterior wall coverings		X	Exterior wall coverings deteriorated	
Hazardous wiring		X	Wiring damaged	
Hazardous plumbing		X	Plumbing damaged	
Hazardous mechanical equipment		N/A		
Sanitation:		X	Trash and rotten food on interior	
Lack of or improper connection to required sewage disposal		N/A		
Lack of or improper garbage and rubbish storage		X	No trash or rubbish storage on property. Trash and rubbish strewn across floor.	
Standing or stagnant water		N/A		
Improper Drainage		N/A		
Improper Occupancy		N/A		
Inadequate exits		N/A		
Improper Fireplace or Chimney		N/A		

Improper Ceiling or Ceiling supports		X	The ceiling is falling in in several locations.	
Improper Flooring or floor supports		X	The floor is giving way in several locations.	
Improper Foundation		N/A		
Vermin/Insects		X	The city has had to abate Bees in the walls previously	
Dampness of habitable space		X	Due to the unsecured nature and the deteriorated roof the interior of the home is damp and water damaged.	
Lack of electrical lighting		X	No Electrics	
Hot and Cold Water		X	No Water	
Lack of or Improper Kitchen		X	No water and no electric.	
Lack of or Improper bathroom		X	No hot or cold water	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Uneven ground and debris.	

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).