

1100 S Benavides: Property owner is going to be handling demolition and already has a contractor ready.

217 S Nueces: Property owner will be pulling permits and working to bring the property into compliance.

403 N Guadalupe: Property owner is working on bringing the accessory structure into compliance.

522 Bay St: Property owner handled demolition already.

713 Private: Property owner has a surgical procedure this meeting Alan Tippett is getting with contractors to get this taken care.

Inspection Checklist

Date: 04/10/2026

Location: 1102 S Benavides

Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof deflection, shingles missing	
Improper Walls, partitions or other vertical supports		X	Wall supports rotting, supports also exposed to elements	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.		X	portions of wall missing, building completely exposed	
Lack of required rails, stairs, steps and/or balconies		X	Stairs steps and porch damaged	
Lack of or improper exterior wall coverings		X	Exterior wall coverings damaged and missing	
Hazardous wiring		X	Exposed and damaged wiring	
Hazardous plumbing		X	Plumbing damaged	
Hazardous mechanical equipment			Unable to verify	
Sanitation:		X	Property has junk and debris 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		N/A		
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports		X	Ceiling supports are rotting and listing	
Improper Flooring or floor supports		X	Floor joists rotting	
Improper Foundation		X	Beams rotting	
Vermin/Insects		X	Possible damage from insects present	
Dampness of habitable space		X	Roof and windows damaged allowing moisture into home	
Lack of electrical lighting		X	No electrical	
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No electrical	
Lack of or Improper bathroom		X	No electrical or water	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Trip hazards present	

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).

1102 S Benavides Pictures



1102 S Benavides

We have had no contact from the property owner in regards to this address notices where sent out August of 2024 and December of 2024.

Inspection Checklist

Date: 04/10/2026

Inspector:

Location: 217 S Juanita

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained		X	Roof deflection and shingles missing	
Improper Walls, partitions or other vertical supports		X	Wall supports rotting, supports also exposed to elements	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.		X	Building secured	
Lack of required rails, stairs, steps and/or balconies		X	Stairs and entries damaged	
Lack of or improper exterior wall coverings		X	Exterior wall coverings missing on portions of home.	
Hazardous wiring		X	Exposed and damaged wiring	
Hazardous plumbing		X	Plumbing damaged	
Hazardous mechanical equipment			Unable to verify	
Sanitation:		X	Neighbors maintain 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		N/A		
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports		X	Ceiling supports are rotting and listing	
Improper Flooring or floor supports		X	Floor joists rotting	
Improper Foundation		X	Beams rotting	
Vermin/Insects		X	Possible damage from insects present	
Dampness of habitable space	X			
Lack of electrical lighting		X	No electrical	
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No electrical	
Lack of or Improper bathroom		X	No electrical or water	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Trip hazards present	

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217 S Juanita



217 S Juanita

All notices sent to this address come back as unable to forward or be delivered and have had no contact from property owners regarding this address.

Inspection Checklist

Date: 04/10/2026

Location: 511 N Benavides

Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained	X			
Improper Walls, partitions or other vertical supports		X	Wall supports rotting, supports also exposed to elements	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.		X	Building secured	
Lack of required rails, stairs, steps and/or balconies		X	Stairs and entries damaged	
Lack of or improper exterior wall coverings		X	Exterior wall coverings missing on portions of home.	
Hazardous wiring		X	Exposed and damaged wiring	
Hazardous plumbing		X	Plumbing damaged	
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		N/A		
Improper Drainage	X			
Improper Occupancy	X			
Inadequate exits	X			
Improper Fireplace or Chimney	X			

Improper Ceiling or Ceiling supports		X	Ceiling supports are rotting and listing	
Improper Flooring or floor supports		X	Floor joists rotting	
Improper Foundation		X	Beams rotting	
Vermin/Insects		X	Possible damage from insects present	
Dampness of habitable space	X			
Lack of electrical lighting		X	No electrical	
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No electrical	
Lack of or Improper bathroom		X	No electrical or water	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Trip hazards present	

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

511 N Benavides



511 N Benavides

Property owner intends to do a full Renovation.

Inspection Checklist

Date: 04/10/2026

Location: 544 Bay St

Inspector:

Bradley Shaffer

	Pass	Fail	Violation/Deficiency	Location of violation
Roof properly maintained	X			
Improper Walls, partitions or other vertical supports		X	Wall supports rotting, supports also exposed to elements	
Fireplaces or chimneys properly maintained	N/A			
Unsecure building: vacant and open.	X		Building secured	
Lack of required rails, stairs, steps and/or balconies		X	Stairs and entries damaged	
Lack of or improper exterior wall coverings	X			
Hazardous wiring		X	Exposed and damaged wiring	
Hazardous plumbing		X	Plumbing damaged	
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		N/A		
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	Floor joists rotting	
Improper Foundation		X	Beams rotting	
Vermin/Insects		X	Possible damage from insects present	
Dampness of habitable space	X			
Lack of electrical lighting		X	No electrical	
Hot and Cold Water		X	No water	
Lack of or Improper Kitchen		X	No electrical	
Lack of or Improper bathroom		X	No electrical or water	
Dead trees, tree limbs, holes, excavations or other conditions reasonably capable of causing injury to a person.		X	Trip hazards present	

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).

544 Bay St



544 Bay Street Details

Property Owner works out of state called and talked to me roughly 4/7 and let me know he was willing to comply there are just difficulties with work.