

### CODE CASE DETAILED REPORT HSBLD2020-07-00075 FOR CITY OF MCKINNEY

 Case Type:
 ZZ Code Enforcement - IPMC
 Project:
 Opened Date:
 07/15/2020

Status: Open - Founded District: District 1 Closed Date: NOT CLOSED

Assigned To: Kris Wallace Description: IPMC- paint, walls, general dilapidation, structural members on car port.

Parcel: R-0875-030-030D-1 Main Address: 1103 Oak St Main Zone: RS 60 (Single Family Residence (6,000

Mckinney, TX 75069 ft2 per lot))

**Property Owner** 

Alfredo & Odulia R Campos

1103 Oak St

Mckinney, TX 75069 Home: 4692477335

lote		Created By	Date and Time Created
	07/15/20 Pro-active inspection revealed the structures on the property to be in violation of the IPMC standards. The main structure had peeling paint and siding and the skirt in disrepair. The car port on the north west of the property was not structurally sound and had a major lean. Photos taken. Certified letter will be sent.	Ivan Shevtsov / TSBPE I-4021	7/15/2020 10:11 am
	08/21/20 Re-inspection revealed no change to the property. I knocked on the door and made contact with Odulia Campos (469-247-7335) the property owner. I informed her of the violations on her property and Odulia responded that she had filled out the PMP application and submitted it with Becky Salinas, and is now waiting for a response. I will grant another extension. Photos taken.	Ivan Shevtsov / TSBPE I-4021	8/21/2020 10:48 am
	10/01/20 No progress made on the property. I will follow up with Becky on the status of the PMP application.	Ivan Shevtsov / TSBPE I-4021	10/1/2020 10:45 am
	11/06/20 I received word from Becky Salinas that the PMP application was denied. I called Odulia and left a voicemail asking for a call back to discuss options.	Ivan Shevtsov / TSBPE I-4021	11/6/2020 1:58 pm
	11/13/20 Odulia called back and asked if I can have someone inspect the house and let her know if it is worth repairing or just demolishing the house. I informed Odulia that I would speak to the building inspectors to see if they would do that for her and if not, then she would have to hire a private contractor to perform the inspection.	Ivan Shevtsov / TSBPE I-4021	11/13/2020 10:48 am
	12/29/20 No progress made on the house. I called and spoke with Odulia who informed that she reached out to a couple inspectors, but they never showed up at her property. I informed Odulia that if she can work on getting someone out to evaluate the house and have a decision by next inspection, we can move forward with a plan.	Ivan Shevtsov / TSBPE I-4021	12/30/2020 10:06 am
	03/11/21 Property still in the same condition. I called Odulia and asked about any progress on the structure and Odulia replied that she has still not had anyone come out to look at the property but will try and have someone take a look this week. I made it be known to Odulia that we have to make more progress on the structure to bring it into compliance to which Odulia agreed and said she will try harder to do what she can. Extension granted.	Ivan Shevtsov / TSBPE I-4021	3/11/2021 3:29 pm
	06/08/21 Re-inspection revealed no change to the property. I called Odulia Campos and left a voicemail message for a call back about her property. Photos taken during inspection.	Ivan Shevtsov / TSBPE I-4021	6/8/2021 10:16 am
	10/25/21 - Re-inspection: Upon my re-inspection, I observed no work done to the property. Since this case is over a year old I will be resending a new NOV and I will attempt to make contact with the property owner to informed of the continued violation. Photos taken. A new notice will be sent out.	Ivan Shevtsov / TSBPE I-4021	10/25/2021 2:45 pm
	01/03/22 - Re-inspection: Still no progress has been observed on the structure since new notice has been sent out. No contact has been made from the property owner. I will call the property owner for any updates and will discuss with John Christophe about possibly sending this case to BSC. Photos taken.	Ivan Shevtsov / TSBPE I-4021	1/3/2022 11:23 am
	01/03/22 - Phone call: I spoke with Odulia Campos who informed that she is looking for another place to buy and possibly sell this property. Mrs. Campos informed that she does not have the money to repair the structure or that it would even be worth spending the money since the house is so far gone in disrepair.	Ivan Shevtsov / TSBPE I-4021	1/3/2022 11:34 am
	6.17.2022 M. Bruton reviewed the case and found the siding still missing or decaying, paint needed, the carport falling over and general dilapidation. No visible changes from previous inspections can be found.	Marjorie Bruton	6/17/2022 10:21 am
	7/5/2022 A follow up inspection was conducted at the property. I observed property to have same conditions as last inspection.	Vernon Woods Jr.	7/5/2022 4:30 pm

14.	08/15/22 Reviewing case pictures shows there is no substantial progress made at this property. CEO J Lozoya attempted to reach out to occupants to better understand their situation. No one answered the front door. Contact was made with immediate neighbor to help understand situation and financial status. Neighbor informed me there is an elderly, disabled man living there with his wife. Wife is quite a bit younger, but able to work. Household income is minimal, and nowhere close to fund any home repairs needed. I will try to contact resident Mrs Odulia Campos to try to see if she may qualify for any CDBG grants through Community Services.	Jaime Lozoya	8/15/2022 3:31 pm
15.	08/15/22 House continues to be in a substandard condition, but remains occupied.	Jaime Lozoya	8/15/2022 3:32 pm
16.	9/7/2022 Property appears to remain occupied but no signs of progress being made at the property. Damaged wood siding found on exterior of property along with high grass and weeds. Dilapidated carport/shed in rear also remains. I have left business card and HCD application but property may be more suitable for BSC submission.	Vernon Woods Jr.	9/7/2022 2:28 pm
17.	10/21/22 New notice of violation issued. There has not been any progress observed on this property. Siding missing or deteriorated, trim around house needs repair or replacement. Skirting needs replacement. Entire house needing protective coating as well. Property is not structurally sound. Carport at rear is partially collapsed.	Jaime Lozoya	10/21/2022 10:00 am
18.	12/06/22 House appears to be vacant . Deterioration continues all around structure. Carport at rear yard continues to collapse. Will try the last contact number for Mrs Odulia Campos. 469-247-6109	Jaime Lozoya	12/6/2022 3:17 pm
19.	12/16/22 Current pictures of dilapidated structure are documented. No further contact with property owners. This may be a case for BSC Submittal.	Jaime Lozoya	12/21/2022 2:44 pm
20.	$1/\!26/\!2023$ No progress at the time of inspection. Final Notice was left in an attempt to gain contact from responsible party.	Vernon Woods Jr.	1/26/2023 9:43 am
21.	Met with property owner onsite (469) 247-7335. She stated that she was under the impression that she did not qualify for assistance. Information has been forwarded to Dana Riley for assistance.	Vernon Woods Jr.	3/6/2023 10:25 am
22.	4/6/2023 At the time of inspection property has experienced further deterioration. Property appears to be unsuitable for human occupancy.	Vernon Woods Jr.	4/6/2023 9:37 am
23.	04/14/23 Code Manager J Christophe informs after inspection of property, that Habitat for Humanity is current reviewing case for possible rehabilitation of dilapidated home.	Jaime Lozoya	4/19/2023 8:55 pm
24.	06/21/23 Entire structure continues to deteriorate all the way around. Carport at rear collapsed and needs to be demolished. Contessa Corkern 972-327-6185 with Habitat for Humanity is currently working this case	Jaime Lozoya	6/21/2023 4:02 pm
25.	07/19/23 Property remains untouched, with ongoing deterioration. Will email Contessa Corkern with Habitat for Humanity Neighborhood Revitalization for any updates. Tel (972)-327-6185. Email at nr@habitatcctx.org	Jaime Lozoya	7/19/2023 11:14 am
26.	07/20/23 Contessa Corkern responds via email to inform case is very well alive. Presently working with Engineer and Moving company to meet permit requirements. Plans are to demo present structure and bring in a new house.	Jaime Lozoya	7/20/2023 9:06 am
27.	09/14/23 Emailed Contessa Corkern on status and any new timelines on demo of property, with replacement of a refurbished home.	Jaime Lozoya	9/14/2023 2:33 pm
28.	10/05/23 After not receiving any current updates from Contessa Corkern from Habitat for Humanity. I initiated an email to Contessa asking for status of property rehabilitation, and conducted an inspection of the property. I observed that property continues to deteriorate structurally and in need of total rehab or demo, before elements cause structure to possibly collapse as the case with the carport in rear yard.	Jaime Lozoya	10/5/2023 2:36 pm
29.	11/08/23 CEO J Lozoya inspects property and finds it once again in a dilapidated state, and continuing to deteriorate. Carport at rear yard is almost at a complete collapse over storage/trash materials underneath. I knocked on door hoping to reach residents for an update on demo of existing, with home replacement by Habitat for Humanity. Contessa Corkern the Habitat representative has failed to respond via email for update on this case. Will refer case to Code Mgr J Christophe for direction on this case. No permits have been applied to this property.	Jaime Lozoya	11/8/2023 12:28 pm

30.	12/12/23 Case was reviewed today by Kerry Simpson. I informed her that there is no progress at this property, and I have not received any new updates from Habitat on progress of this project. Kerry will try to reach someone with Habitat for Humanity for current information.	Jaime Lozoya	12/12/2023 3:27 pm
31.	12/14/23 Contacted Contessa at Habitate on 469-733-2710. She advised me that their last option is to demolish the house and move another house onto the property. I connected her with Jeff Harris via email as she wanted to know the house moving process. I will attached the email chain to this case.	Kerry Simpson	12/14/2023 11:47 am
32.	12/13/23 Contessa Corkern responds to Kerry Simpson via email to inform that Habitat is working on proposal to City for demo and replacement of current dilapidated structure. Jeff Harris is included on the email for guidance and direction on requirements for this project. Email is included in case attachments	Jaime Lozoya	12/19/2023 9:23 am
33.	3/20/24 I performed a follow up inspection and found that the house is still in a dilapidated state. The paint is peeling and needs to be redone. The carport/garage in the backyard is falling down and needs to be removed. The siding is falling off of the house and is missing in some spots. The ceiling of the porch has become detached and is starting to fall.	Kris Wallace	3/20/2024 10:25 am
34.	5/8/2024- I performed a follow-up inspection and observed that the house is still in a dilapidated state. The wood siding is rotting in various spots and the paint is peeling excessively. The skirting is rotting and exposed in various spots. The front door seems to be attached in makeshift fashion and not properly secured. The carport/garage in the backyard is falling down and needs to be removed. The ceiling of the porch has become detached and is starting to fall. There was a couch and mattress on the front lawn by the curb. I spoke with a young adult female, who identified herself as the owners daughter and advised that they are still trying to arrange repairs. Her mother does not qualify for financial assistance when asked about the mattress and couch. She advised that she has already contacted the city for bulk trash pick up which is arranged for Friday.	Matthew Goldfarb	5/8/2024 4:14 pm
35.	6/13/24 I performed a follow-up inspection and observed that the house is still in a dilapidated state. The wood siding is rotting in various spots and the paint is peeling excessively. The skirting is rotting and exposed in various spots. The front door seems to be attached in makeshift fashion and not properly secured. The carport/garage in the backyard is falling down and needs to be removed. The ceiling of the porch has become detached and is starting to fall. Now the grass in the backyard needs mowing.	Kris Wallace	6/13/2024 11:54 am
36.	6/28/24 I performed a follow-up inspection and observed that the house is still in a dilapidated state. The wood siding is rotting in various spots and the paint is peeling excessively. The skirting is rotting and exposed in various spots. The front door seems to be attached in makeshift fashion and not properly secured. The carport/garage in the backyard is falling down and needs to be removed. The ceiling of the porch has become detached and is starting to fall.	Kris Wallace	6/28/2024 8:31 am
37.	7/25/24 I performed a follow-up inspection and observed that the house is still in a dilapidated state. The wood siding is rotting in various spots and the paint is peeling excessively. The skirting is rotting and exposed in various spots. The front door seems to be attached in makeshift fashion and not properly secured (held closed with wire). The carport/garage in the backyard is falling down and needs to be removed. The ceiling of the porch has become detached and is starting to fall.	Kris Wallace	7/25/2024 1:15 pm
38.	$7/25/24\ I$ called 469-247-7335 (number in Naviline) and left a message to call me. I emailed Habitat for Humanity for an update.	Kris Wallace	7/26/2024 9:49 am
39.	7/25/24 I performed a follow-up inspection and observed that the house is still in a dilapidated state. The wood siding is rotting in various spots and the paint is peeling excessively. The skirting is rotting and exposed in various spots. The front door seems to be attached in makeshift fashion and not properly secured (held closed with wire). The carport/garage in the backyard is falling down and needs to be removed. The ceiling of the porch has become detached and is starting to fall.	Matthew Goldfarb	8/8/2024 3:29 pm
40.	8/8/2024- I performed a follow-up inspection and observed that the house is still in a dilapidated state. The wood siding is rotting in various spots and the paint is peeling excessively. The skirting is rotting and exposed in various spots. The front door seems to be attached in makeshift fashion and not properly secured with traditional locks. The carport/garage in the backyard is leaning severely, is falling down and needs to be removed. The ceiling of the porch has become detached and is starting to fall.	Matthew Goldfarb	8/8/2024 3:31 pm

41.	8/29/2024- I performed a follow-up inspection and observed that the house is still in a dilapidated state. The wood siding is rotting in various spots and the paint is peeling excessively. The skirting is rotting and exposed in various spots. The front door seems to be attached in makeshift fashion and not properly secured with traditional locks. The carport/garage in the backyard is leaning severely, is falling down and needs to be removed. The ceiling of the porch has become detached and is starting to fall.	Kris Wallace	8/29/2024 11:13 am
42.	9/12/2024- I performed a follow-up inspection and observed that the house is still in a dilapidated state. No progress has been made to the repairs of the house. The wood siding is rotting in various spots and the paint is peeling excessively. The skirting is rotting and exposed in various spots. The front door was ajar with some form of foam insulation roll installed haphazardly. The ceiling of the front porch is still falling on the left side. The carport/garage in the backyard is still partially collapsed.	Matthew Goldfarb	9/12/2024 11:03 am
43.	10/3/2024- I performed a follow-up inspection and observed that the house is still in a dilapidated state. No progress has been made to the repairs of the house. The wood siding is rotting in various spots and the paint is peeling excessively. The skirting is rotting and exposed in various spots. The front door was ajar with some form of foam insulation roll installed haphazardly. The ceiling of the front porch is still falling on the left side. The carport/garage in the backyard is still partially collapsed.	Kris Wallace	10/3/2024 11:55 am
44.	10/18/2024- I performed a follow-up inspection and observed that the house is still in a dilapidated state. No progress has been made to the repairs of the house. The wood siding is rotting in various spots and the paint is peeling excessively. The skirting is rotting and exposed in various spots. The front door was ajar with some form of foam insulation roll installed haphazardly. The ceiling of the front porch is still falling on the left side. The carport/garage in the backyard is still partially collapsed.	Kris Wallace	10/18/2024 1:44 pm
45.	10/21/24 I emailed Jeff Harris asking for the contact information for Habitat	Kris Wallace	10/21/2024 8:14 am
46.	10/21/24 email sent: From: Kris Wallace Sent: Monday, October 21, 2024 8:33 AM To: admin@habitatcc.com Cc: construction2@habitatcctx.org Subject: 1103 Oak	Kris Wallace	10/21/2024 8:33 am
	Good morning,		
	I am reaching out regarding the above address. It is my understanding that someone was working with Jeff Harris about possibly demolishing the house. Can someone provide an update? The structure is becoming more and more dilapidated.		
	Thank you,		
	Kris Wallace Code Compliance Inspector 972.547-7444 Office		
47.	11/7/2024- I performed a follow-up inspection and observed that the house is still in a dilapidated state. No progress has been made to the repairs of the house. The wood siding is rotting in various spots and the paint is peeling excessively. The skirting is rotting and exposed in various spots. The front door was ajar with some form of foam insulation roll installed haphazardly. The ceiling of the front porch is still falling on the left side. The carport/garage in the backyard is still partially collapsed.	Kris Wallace	11/7/2024 2:34 pm
48.	12/5/24 I performed a follow up inspection and found the skirting around the bottom of the home is deteriorated and missing in lots of places. Siding is beginning to fall off of the house. Window screens are falling down. The house needs to be repainted several parts of the exterior are rotted. The ceiling of the porch is starting to fall down. One of the windows on the south end of the house is open, allowing entry into the home. The owner will be notified of this and advised that a citation will	Kris Wallace	12/5/2024 2:58 pm

49. 12/6/24 email sent: Kris Wallace 12/6/2024 8:20 am

From: Kris Wallace

Sent: Friday, December 6, 2024 8:20 AM

To: operations@habitatcctx.org

Subject: 1103 Oak St

Good morning,

I am reaching out regarding the above address. It is my understanding that someone was working with Jeff Harris about possibly demolishing the house. Can someone provide an update? The structure is becoming more and more

dilapidated.

Thank you,

Kris Wallace Code Compliance Inspector 972.547-7444 Office

50. 12-27-24 A follow up inspection found no change to the condition of the property. I Donna Wilmeth 12/27/2024 8:25 am will add this to the list to possibly go to BSC.

51. 1/22/25 A follow up inspection found no change to the condition of the property. Kris Wallace 1/22/2025 3:54 pm

Kris Wallace

1/24/2025 2:42 pm

52. 1/24/25 email sent:

From: Kris Wallace

Sent: Friday, January 24, 2025 2:42 PM

To: sschaefer@habitatcctx.org

Subject: 1103 Oak St

Good afternoon,

I am reaching out regarding the above address. It is my understanding that someone was working with our building official to possibly demolish the structures.

Is there someone that can tell me what is going on?

Thank you,

Kris Wallace Code Compliance Inspector 972.547-7444 Office

falling, garage falling over/down

53. 1/29/25 New NOV will be sent in order to issue a citation Kris Wallace 1/29/2025 4:05 pm
54. 1/31/25 I called 469-247-7335 spoke with Odulia. No one is living there. Odulia Kris Wallace 1/31/2025 10:08 am

states she is wanting to sell the home. Husband passed away. Odulia is staying with her daughter @ 2525 Mesa Valley. I will call her next Friday for an update if she doesn't call me.

55. 2/14/25 My follow up inspection found: missing siding, trim needs paint/stain, Kris Wallace 2/14/2025 1:58 pm skirting is rotten/missing, missing window, front door is not secure, porch ceiling

falling, garage falling over/down

56. 2/24/25 My follow up inspection found: missing siding, trim needs paint/stain, skirting is rotten/missing, missing window, front door is not secure, porch ceiling

Kris Wallace

2/24/2025 1:01 pm

57. 2/25/25 email sent: Kris Wallace 2/25/2025 9:07 am From: Kris Wallace Sent: Tuesday, February 25, 2025 9:08 AM To: RCAMPOS359@GMAIL.COM Subject: 1103 Oak Good morning, I am reaching out regarding the above address. I spoke with Odulia and she advised that she is going to sell the home. I am wondering if she has signed a contract with a realtor yet? There is a window missing from the left side – this will allow homeless entry into the home and possibly destroy it. Due to the age of this case we have (4.5 years) we are looking at sending the home to the Building Standards Commission for guidance. Thank you, Kris Wallace Code Compliance Inspector 972.547-7444 Office 58. 3/25/25 someone is onsite working. The owners daughter had called for a Kris Wallace 3/25/2025 2:42 pm handyman to board up the windows. The home is vacant. The handyman who has known the owners for a long time is going to advise the owner that she needs to reach out to me to give me an update on the sale. Kris Wallace 4/18/2025 11:34 am 59. 4/18/25 my follow up inspection found no additional repairs have been made to the property. The detached garage continues to deteriorate. The exposed siding and wood on the house continues to deteriorate and rotten more. 60. 5/20/25 my follow up inspection found no additional repairs have been made to the Kris Wallace 5/20/2025 3:24 pm property. The detached garage continues to deteriorate. The exposed siding and wood on the house continues to deteriorate and rotten more. Going to look into BSC for this property. 61. 5/21/25 I called 469-247-7335 and she did not answer. Kris Wallace 5/21/2025 9:53 am 62. 5/21/25 email to daughter: Kris Wallace 5/21/2025 10:02 am From: Kris Wallace Sent: Wednesday, May 21, 2025 10:02 AM To: 'RCAMPOS359@GMAIL.COM' <RCAMPOS359@GMAIL.COM> Cc: Vernon Woods Jr. <vwoods@mckinneytexas.org> Subject: HSBLD2020-07-00075 (1103 OAK ST MCKINNEY, TX 75069) Good morning, Please contact me at your earliest convenience regarding the address listed above to discuss future plans for demolition. I am attaching pictures that were taken yesterday showing the current condition of the property. Thank you, Kris Wallace Code Compliance Inspector 972.547-7444 Office 63. 5/21/25 I called and spoke with Odulia. She stated again that she wants to sell the Kris Wallace 5/21/2025 10:08 am property. She stated her husband did not leave a will and she needs 2 witnesses for probate court. She would not consent to a voluntary demo. We gave her 30 days to get a plan in place or demo the home. In the event that she has not made suitable progress at that time, the property will be submitted to BSC for demolition. 6/17/2025 1:50 pm 64. 6/17/25 my follow up inspection found no additional repairs have been made to the Kris Wallace property. The detached garage continues to deteriorate. The exposed siding and wood on the house continues to deteriorate and rotten more.

65. 6/25/25 I called 469-247-7335 spoke with Odulia. They are talking to a builder about rebuilding it. They are working with a realtor Mike Danielson. I called Mike @ (972) 880-4105 - Sara Thomas w/Kevin Spank to get a construction loan. Sara: 972-345-8195. Mike recommends talking to Adriana Gomez (granddaughter) 972-363-3715. Mike has 2 buyers lined if the loan doesn't go through. I called Sara: she has a couple of people working on bids to demo. She is working with Cristel Todd and Todd Beller on this. She is hoping to get the papers today and will have a decision today (for a preapproval). Then they go under contract with a builder. Then 30 days to close on the loan. She would like to know how much for us to demo anyway.

Kris Wallace

6/25/2025 9:06 am

**Resolved Date:** 

Resolved Date:

Compliance Date:

**Resolved Date:** 

**Resolved Date:** 

12/05/2022

 Violation Code:
 GENERAL - IPMC 304.1
 Violation Status:
 Open - Founded
 Citation Issue Date:
 10/25/2021

 Compliance Date:
 12/05/2022

**Code Description:** City Code § 122-38; International Property Maintenance Code § 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.

Corrective Action: Please make all necessary repairs and obtain all necessary permits to bring the structure into compliance with the IPMC standards

 Violation Code:
 STRUCTURAL MEMBERS - IPMC 304.4
 Violation Status:
 Open - Founded
 Citation Issue Date:
 10/25/2021

 Compliance Date:
 12/05/2022

Code Description: City Code § 122-38; International Property Maintenance Code § 304.4 Structural

Members. Structural Members shall be maintained free from deterioration, and shall

be capable of safely supporting the imposed dead and live loads.

Corrective Action: Please obtain any necessary permits and repair or remove the car port that has failed structural members. Please bring the car port

into compliance with the IPMC standards.

Violation Code: PROTECTIVE TREATMENT - IPMC Violation Status: Open - Founded Citation Issue Date: 10/25/2021

304.2 **Code Description:** City

City Code § 122-38; International Property Maintenance Code § 304.2 Protective Treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking or chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt

from this requirement.

Corrective Action: Please remove any flaking, chipped, or peeling paint and apply a protective treatment to the exterior of all structures on the property to

be in compliance with the IPMC standards.

Violation Code: EXTERIOR WALLS - IPMC 304.6 Violation Status: Open - Founded Citation Issue Date: 10/25/2021

Compliance Date: 12/05/2022

Code Description: City Code § 122-38; International Property Maintenance Code § 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.

Corrective Action: Please obtain all necessary permits and make all necessary repairs to the exterior walls and skirting around the main structure to be in

compliance with the IPMC standards.

Inspection Number INITIAL-046009-2020 Inspector: Ivan Shevtsov / Checklist Comments:	Inspection Type Initial Inspection TSBPE I-4021	Inspection Status Founded/Failed	Inspection Date 11/02/2022 10:19 am
REINSPECT-000124-2025 Inspector: Kris Wallace Checklist Comments:	Re-Inspection	Founded/Failed	12/27/2024 8:25 am
REINSPECT-006913-2025 Inspector: Kris Wallace Checklist Comments:	Re-Inspection	Founded/Failed	02/24/2025 1:02 pm
REINSPECT-007174-2023 Inspector: Vernon Woods Checklist Comments:	Re-Inspection Jr.	Founded/Failed	03/06/2023 10:38 am
REINSPECT-018296-2023 Inspector: Vernon Woods Checklist Comments:	Re-Inspection Jr.	Founded/Failed	04/06/2023 9:38 am
REINSPECT-018866-2025 Inspector: Kris Wallace Checklist Comments:	Re-Inspection	Founded/Failed	03/25/2025 2:48 pm
REINSPECT-029527-2024 Inspector: Kris Wallace Checklist Comments:	Re-Inspection	Founded/Failed	05/08/2024 8:42 am
REINSPECT-029953-2023 Inspector: Jaime Lozoya Checklist Comments:	Re-Inspection	Founded/Failed	04/19/2023 9:08 pm
REINSPECT-030353-2025 Inspector: Kris Wallace Checklist Comments:	Re-Inspection	Founded/Failed	04/18/2025 11:35 am
REINSPECT-034864-2023 Inspector: Jaime Lozoya Checklist Comments:	Re-Inspection	Founded/Failed	06/21/2023 4:02 pm
REINSPECT-039403-2025 Inspector: Kris Wallace Checklist Comments:	Re-Inspection	Founded/Failed	05/20/2025 3:26 pm
REINSPECT-046266-2020 Inspector: Jaime Lozoya Checklist Comments:	Re-Inspection	Founded/Failed	10/21/2022 9:38 am
REINSPECT-050556-2025 Inspector: Kris Wallace Checklist Comments:	Re-Inspection	Founded/Failed	06/17/2025 1:50 pm
REINSPECT-050909-2024 Inspector: Kris Wallace Checklist Comments:	Re-Inspection	Founded/Failed	07/25/2024 1:15 pm

REINSPECT-057648-2023 Inspector: Jaime Lozoya Checklist Comments:	Re-Inspection	Founded/Failed	07/19/2023 1:06 pm
REINSPECT-060598-2025 Inspector: Kris Wallace Checklist Comments:	Re-Inspection	Open - Pending	07/17/2025 7:50 am
REINSPECT-067560-2023 Inspector: Jaime Lozoya Checklist Comments:	Re-Inspection	Founded/Failed	09/14/2023 2:33 pm
REINSPECT-071422-2024 Inspector: Kris Wallace Checklist Comments:	Re-Inspection	Founded/Failed	07/25/2024 1:16 pm
REINSPECT-081980-2024 Inspector: Kris Wallace Checklist Comments:	Re-Inspection	Founded/Failed	08/08/2024 3:27 pm
REINSPECT-084298-2022 Inspector: Jaime Lozoya Checklist Comments:	Re-Inspection	Founded/Failed	11/02/2022 10:15 am
REINSPECT-087367-2022 Inspector: Jaime Lozoya Checklist Comments:	Re-Inspection	Founded/Failed	12/06/2022 2:52 pm
REINSPECT-088329-2024 Inspector: Kris Wallace Checklist Comments:	Re-Inspection	Founded/Failed	08/29/2024 11:15 am
REINSPECT-089377-2023 Inspector: Jaime Lozoya Checklist Comments:	Re-Inspection	Founded/Failed	10/05/2023 1:59 pm
REINSPECT-095752-2022 Inspector: Jaime Lozoya Checklist Comments:	Re-Inspection	Founded/Failed	12/21/2022 2:45 pm
REINSPECT-097046-2024 Inspector: Matthew Goldfa Checklist Comments:	Re-Inspection arb	Founded/Failed	09/12/2024 11:00 am
REINSPECT-097159-2023 Inspector: Jaime Lozoya Checklist Comments:	Re-Inspection	Founded/Failed	11/08/2023 12:29 pm
REINSPECT-100231-2022 Inspector: Jaime Lozoya Checklist Comments:	Re-Inspection	Founded/Failed	01/26/2023 9:45 am
REINSPECT-101887-2024 Inspector: Kris Wallace Checklist Comments:	Re-Inspection	Founded/Failed	10/03/2024 1:44 pm
REINSPECT-109287-2023	Re-Inspection	Founded/Failed	12/12/2023 3:27 pm
I 00 0005			

Inspector: Jaime Lozoya Checklist Comments:			
REINSPECT-110432-2024 Inspector: Kris Wallace Checklist Comments:	Re-Inspection	Founded/Failed	10/18/2024 1:45 pm
REINSPECT-116667-2024 Inspector: Kris Wallace Checklist Comments:	Re-Inspection	Founded/Failed	11/07/2024 2:34 pm
REINSPECT-121821-2023 Inspector: Kris Wallace Checklist Comments:	Re-Inspection	Founded/Failed	03/20/2024 10:28 am
REINSPECT-133457-2024 Inspector: Kris Wallace Checklist Comments:	Re-Inspection	Founded/Failed	12/05/2024 2:58 pm

# Collin CAD Property Search

#### 2025 Real Property Preliminary Values are now live!

### ■ Property Details

Account				
Property ID:	1091446	Geographic ID: R-0875-030-030D-1		
Type:	R			
Property Use:		Condo:		
Location				
Situs Address:	1103 OAK ST MCKINNE	Y, TX 75069		
Map ID:	068.A			
Legal Description:	H L DAVIS ADDITION (C	MC), BLK 30, LOT 30D		
Abstract/Subdivision:	S0875	S0875		
Neighborhood:	(CMCWEST) CITY OF M	ICKINNEY, WEST OF HWY5, NOT HISTORIC		
Owner <b>②</b>				
Owner ID:	103934			
Name:	CAMPOS ALFREDO & C	DDULIA R		
Agent:				
Mailing Address:	1103 OAK ST MCKINNEY, TX 75069-2	837		
% Ownership:	100.0%			
Exemptions:	HS - For privacy reasons not a	all exemptions are shown online.		

### **■** Property Values

Improvement Homesite Value:	\$27,248 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$192,500 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Value Method:	
Market Value:	\$21 Privacy - Terms

Agricultural Value Loss: <b>②</b>	\$0 (-)
Appraised Value:	\$219,748 (=)
HS Cap Loss: <b>②</b>	\$100,518 (-)
Circuit Breaker: 2	\$0 (-)
Assessed Value:	\$119,230
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents.

### **■** Taxing Entities

For more information regarding proposed tax rates, adopted tax rates, and tax estimates visit: CollinTaxes.org

Entity	Description	Tax Rate	Market Value	Taxable Value	Freeze Ceiling
CMC	MCKINNEY CITY	N/A	\$219,748	\$29,230	N/A
GCN	COLLIN COUNTY	N/A	\$219,748	\$78,243	N/A
JCN	COLLIN COLLEGE	N/A	\$219,748	\$0	N/A
SMC	MCKINNEY ISD	N/A	\$219,748	\$9,230	N/A

### **■** Property Improvement - Building

### Type: Residential Living Area: 896.0 sqft Value: \$27,248

Туре	Description	Class CD	Year Built	SQFT
MA	Main Area	R02	1950	896
СР	Covered Porch/Patio	R02	1950	75

### ■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	Residential Single Family	0.15	6,525.39			\$192,500	\$0

### ■ Property Roll Value History

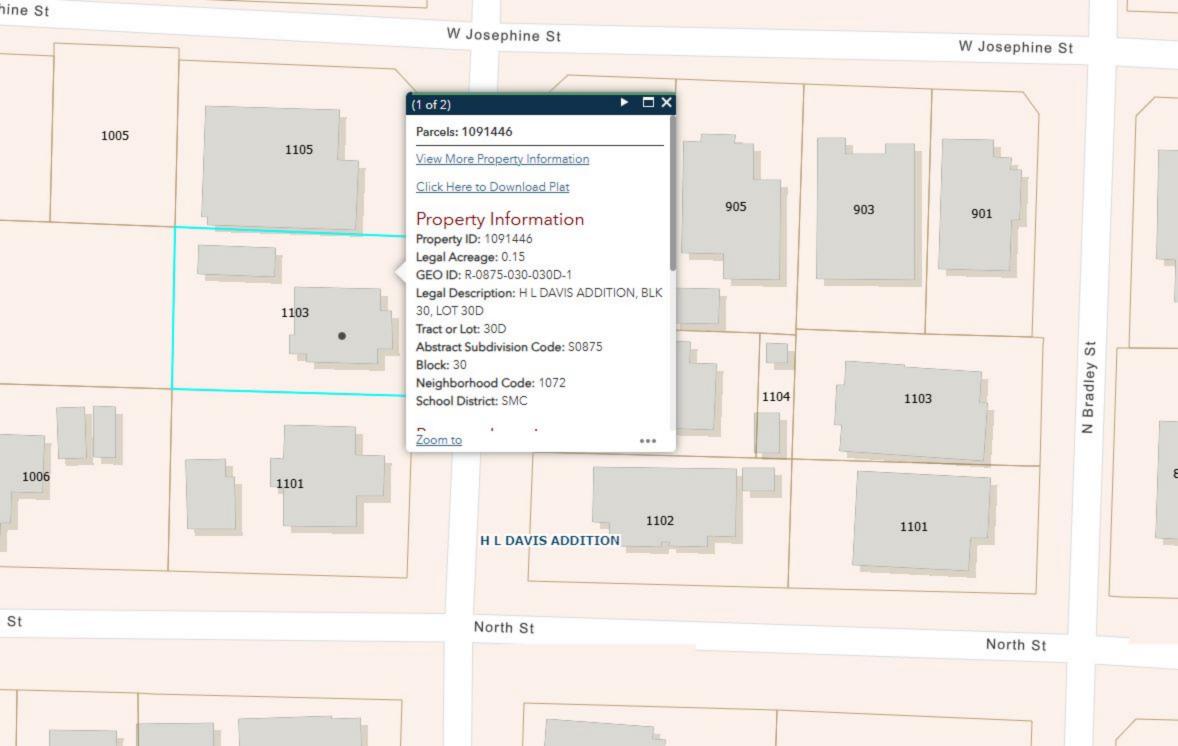
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$27,248	\$192,500	\$0	\$219,748	\$100,518	\$119,230
2024	\$51,968	\$128,000	\$0	\$179,968	\$71,577	\$108,391
2023	\$45,952	\$128,000	\$0	\$173,952	\$75,415	\$98,537
2022	\$39,152	\$84,000	\$0	\$123,152	\$33,573	\$89,579
2021	\$37,596	\$54,000	\$0	\$91,596	\$10,161	\$81,435
2020	\$35,798	\$51,000	\$0	\$86,798	\$12,766	\$74,032
2019	\$40,437	\$42,000	\$0	\$82,437	\$15,135	\$67,302
2018	\$42,097	\$39,000	\$0	\$81,097	\$19,913	\$61,184
2017	\$33,981	\$36,000	\$0	\$69,981	\$14,359	\$55,622

### ■ Property Deed History

For copies of deed documents, please see the <u>Collin County Clerk's Office Records Search (https://collin.tx.publicsearch.us/)</u>

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
6/4/1985	WD	Warranty Deed	JOHNSON STANLEY V	CAMPOS ALFREDO & ODULIA R	21470455		19850607000349140
4/1/1985	ОТ	Other	KENDRICK M G	JOHNSON STANLEY V	21090924		0





#### **CITY OF MCKINNEY**

410 N Tennessee Street McKinney, Texas 75069

CASE#: HSBLD2020-07-00075

DATE: November 02, 2022

TO: ALFREDO & ODULIA R CAMPOS

1103 OAK ST

MCKINNEY, TX 75069

LOCATION: 1103 OAK ST

LEGAL DESCRIPTION: H L DAVIS ADDITION (CMC), BLOCK 30, LOT 30D

PROPERTY TAX NO: R-0875-030-030D-1

#### **VIOLATION OF ORDINANCE**

An inspection of the subject property was made on **November 02**, **2022** and a violation of City of McKinney Ordinance was observed. Please refer to the attached page(s) for further detail about these violations.

This property will be reinspected in 30 business days. If the violation(s) still exists by the terms of this notification, the City may either:

- a.) Issue a citation for violation of the Ordinance, or
- b.) Go upon such property and do or cause to be done the work necessary to obtain compliance.

If you commit another violation of the same kind of nature that poses a danger to the public health and safety on or before the first year anniversary of the date of this notice, the City, without further notice may correct the violation at your expense, and assess the expense against the property.

According to the real property records of Collin County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

JAIME LOZOYA

City of McKinney

ilozoya@mckinneytexas.org

CASE#: HSBLD2020-07-00075

PROPERTY ADDRESS: 1103 OAK ST

1. VIOLATION: GENERAL - IPMC 304.1 DATE: 11/02/2022

**CORRECTIVE ACTION REQUIRED:** Please make all necessary repairs and obtain all necessary permits to bring the structure into compliance with the IPMC standards

COMPLIANCE DATE: 12/05/2022

**ORDINANCE DESCRIPTION:** IPMC Exterior Structure - Sec. 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.

2. VIOLATION: PROTECTIVE TREATMENT - IPMC 304.2 DATE: 11/02/2022

**CORRECTIVE ACTION REQUIRED:** Please remove any flaking, chipped, or peeling paint and apply a protective treatment to the exterior of all structures on the property to be in compliance with the IPMC standards.

**COMPLIANCE DATE: 12/05/2022** 

**ORDINANCE DESCRIPTION:** IPMC Exterior Structure - Sec. 304.2 Protective Treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking or chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

3. VIOLATION: STRUCTURAL MEMBERS - IPMC 304.4 DATE: 11/02/2022

**CORRECTIVE ACTION REQUIRED:** Please obtain any necessary permits and repair or remove the car port that has failed structural members. Please bring the car port into compliance with the IPMC standards.

**COMPLIANCE DATE: 12/05/2022** 

**ORDINANCE DESCRIPTION:** IPMC Exterior Structure - Sec. 304.4 Structural Members. Structural Members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

4. VIOLATION: EXTERIOR WALLS - IPMC 304.6 DATE: 11/02/2022

CORRECTIVE ACTION REQUIRED: Please obtain all necessary permits and

PAGE 2

make all necessary repairs to the exterior walls and skirting around the main structure to be in compliance with the IPMC standards.

**COMPLIANCE DATE: 12/05/2022** 

**ORDINANCE DESCRIPTION:** IPMC Exterior Structure - Sec. 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.

ORDINANCE DESCRIPTION: IPMC Exterior Structure - Sec. 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.





ORDINANCE DESCRIPTION: IPMC Exterior Structure - Sec. 304.2 Protective Treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking or chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.



ORDINANCE DESCRIPTION: IPMC Exterior Structure - Sec. 304.4 Structural Members. Structural Members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.



ORDINANCE DESCRIPTION: IPMC Exterior Structure - Sec. 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.





ORDINANCE DESCRIPTION: IPMC Exterior Structure - Sec. 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.





ORDINANCE DESCRIPTION: IPMC Exterior Structure - Sec. 304.2 Protective Treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking or chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.



ORDINANCE DESCRIPTION: IPMC Exterior Structure - Sec. 304.4 Structural Members. Structural Members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.



ORDINANCE DESCRIPTION: IPMC Exterior Structure - Sec. 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.



