

City of Corpus Christi Texas,
Code Enforcement Division,
Petitioners

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vs.

Case No.: V172254-011122

Armando B. De Los Santos,
Amelia G. De Los Santos,
Respondents.

**Second Supplemental Exhibits to the
Notice of Appeal
to the Building Standards Board Order dated May 26, 2022**
previously filed with the City Secretary's Office on June 27, 2022 at 4:28pm

BY SPECIAL APPEARANCE ONLY and with waiving any defenses to Standing, Personal Jurisdiction, Subject Matter Jurisdiction and Territorial Jurisdiction, to any party, entity or other real, flesh and blood being associated with the CITY OF CORPUS CHRISTI TEXAS, with the CODE ENFORCEMENT DIVISION, with the BUILDING STANDARDS BOARD and with the INTERNATIONAL PROPERTY MAINTENANCE CODE and further without waiving any rights under the Uniform Commercial Code, Armando B. De Los Santos, a real, flesh and blood being, ("Respondent") and Amelia G. De Los Santos, a real, flesh and blood being, ("Respondent") by and through their duly authorized agent, Michael A. De Los Santos, a real, flesh and blood being, ("Respondent") hereby files these Supplemental Exhibits A through B-8 with a Respective Timeline for Completion as hereby requested by the Honorable Paulette M. Guajardo and the respectful Members of the City Council of Corpus Christi, Texas, to the Notice of Appeal previously filed with the City Secretary's Office on June 27, 2022 at 4:28pm together with the prior Exhibits all of which are incorporated herein to the Building Standards Board Order dated May 26, 2022 and respectfully states the Building Standards Board Order is erroneous and said Order would cause undue hardship to the respective elderly Respondents.

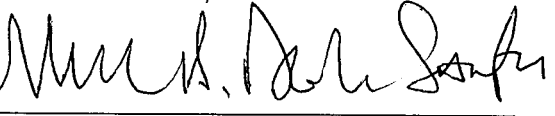
Exhibits

- | | | |
|-----|--|---------|
| I. | Material and Repair Estimates for 625 Atlantic Street | A – A-6 |
| II. | Preliminary Clean-up and Repair Plan for 625 Atlantic Street with a Respective Timeline for Completion | B – B8 |

Case No.: V172254-011122
Second Supplemental Exhibits to the
Notice of Appeal
to the Building Standards Board Order dated May 26, 2022
(with Exhibits A – B-8)

Respectfully submitted on this 9th day of September 2022.

Without prejudice and all rights reserved
under UCC 1-308,

By 

Michael A. De Los Santos,
a real, flesh and blood being.
P.O. Box 2934
Corpus Christi, Texas 78403-2934

Material and Repair Estimates
625 Atlantic Street
Corpus Christi, Texas 78404
as of September 9, 2022

<u>From</u>	<u>Amount</u>	<u>Exhibit</u>
Home Depot - Materials & Supplies for House	\$4,868.36	A-1 & A-2
Home Depot - Materials & Supplies for Garage	\$2,642.18	A-3 & A-4
Coastal Bend Siding & Windows - Labor	\$6,650.00	A-5
On The Level Foundation & Roofing - Labor	\$3,475.00	A-6

Total Amount of Material and Repair Cost	\$17,635.54	
	=====	

Square Footage of Repairs	205
Square Footage of Home	1,152

Total Percentage of Repairs to Square Footage of Home	17.80%
	=====

Amount of Material and Repair Cost	\$17,635.54
Appraised Value of Home as of 1/18/2022	\$66,806.00

Total Percentage of Repair Cost to Appraised Value	26.40%
	=====



Customer Quote

9/05/2022, 9:41 AM CDT

Store # 6584

Sales Person REP0295

Store Phone # (361) 853-9173

Location 4038 SOUTH PORT AVENUE, CORPUS CHRISTI, TX 78415

Customer Information

M.A. DE LOS SANTOS
(361) 884-8974
MADOTL@YAHOO.COM

M.A. DE LOS SANTOS
625 ATLANTIC
CORPUS CHRISTI, TX 78404



Quote # H6584-334964

PO / Job Name House

Will Call

Will Call Details
Boise Cascade

Estimated Arrival
7 Days
Customer will be notified when order is ready for pickup

Alternate Pickup Person
M.A. DE LOS SANTOS

Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
2x4-18' Std/Btr Cedar Rough Green [QC:28850976] DISCOUNT \$1.16 OFF EACH		1000032478	\$48.91 / each \$47.75 / each	15	\$716.25
2x6-18' SYP #2/Btr S4S S-DRY [QC:28850976]		1000018229	\$12.45 / each	8	\$99.60
2x8-14' SYP #2/Btr S4S S-DRY [QC:28850976]		1000018229	\$13.24 / each	10	\$132.40

Delivery

Delivery Address
625 Atlantic St
Corpus Christi, TX 78404

Delivery Options
Outside Delivery

Delivery Date
Delivery to be scheduled at the time of purchase

Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
Master Flow 2 in. Lead Roof Boot No Caulk Vent Pipe Flashing	LRF2	814709	\$20.20 / each	2	\$40.40
Gibraltar Building Products 5/8 in. x 10 ft. Galvanized Steel Z-Flashing	17845	909858	\$5.93 / each	25	\$148.25
Master Flow 16 in. x 8 in. Aluminum Under Eave Soffit Vent in Brown	EAC16X8BR	388641	\$3.78 / each	4	\$15.12
Master Flow 60 sq. in. NFA Galvanized Slant Back Roof Louver Vent in Brown	SSB960GBR	1000024997	\$22.64 / each	4	\$90.56
Gibraltar Building Products 2 in. x 2 in. x 10 ft. Galvanized Steel Drip Edge Flashing	15541	417386	\$6.96 / each	34	\$236.64
	CCR3DGAL	112525	\$59.98 / each	2	\$119.96

Exhibit A-1



Customer Quote









9/05/2022, 9:41 AM CDT

Store # 6584

Sales Person REP0295

Store Phone # (361) 853-9173

Location 4038 SOUTH PORT AVENUE, CORPUS CHRISTI, TX 78415

Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
 Grip-Rite 1-1/4 in. x .120 Smooth Galvanized Coil Roofing Nails (7200-Pack)					
 Owens Corning Owens Corning Supreme AR Asphalt 3-Tab Roof Shingles - 25 Year Limited Warranty Shasta White (3 BD/SQ)	0	1001187996	\$31.00 / each	39	\$1,209.00
 APOC 36 in. x 72 ft. 216 sq. ft. Felt Roof Underlayment	AP-0022	258881	\$36.71 / each	7	\$256.97
 Unbranded Oriented Strand Board (Common: 7/16 in. x 4 ft. x 8 ft.; Actual: 0.418 in. x 47.75 in. x 95.75 in.)	00017	386081	\$16.15 / each	36	\$581.40
 Unbranded 23/32 in. x 4 ft. x 8 ft. Southern Pine Tongue and Groove Plywood Sheathing	605189	724084	\$58.98 / each	10	\$589.80
 Unbranded 4 in. x 4 in. x 8 ft. #2 Pressure-Treated Timber	N/A	256276	\$11.98 / each	1	\$11.98
 Unbranded 2 in. x 4 in. x 96 in. Kiln-Dried Southern Yellow Pine Stud	00423	232971	\$4.25 / each	40	\$170.00
 Outside Delivery		515663	\$79.00 / each	1	\$79.00

Prices Valid Through: 09/12/2022
at The Home Depot #6584

Subtotal	\$4,514.73
Discounts	-\$17.40
Sales Tax	\$371.03
Quote Total	\$4,868.36

Exhibit A-2



Customer Quote

9/05/2022, 10:08 AM CDT

Store # 6584

Sales Person REP0295

Store Phone # (361) 853-9173

Location 4038 SOUTH PORT AVENUE, CORPUS CHRISTI, TX 78415

Customer Information

M.A. DE LOS SANTOS
(361) 884-8974
MADOTL@YAHOO.COM

M.A. DE LOS SANTOS
625 ATLANTIC
CORPUS CHRISTI, TX 78404



Quote # H6584-334969

PO / Job Name Garage

Delivery	Delivery Address 625 Atlantic St Corpus Christi, TX 78404	Delivery Options Outside Delivery	Delivery Date Customer will be notified when delivery is ready to be scheduled
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Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
3-1/2"x3-1/2"-R/L Boise Cascade Versa-Lam LVL 2650 6740 1.7 (4/20') [QC:28851454]		112825	\$6.48 / each	80	\$518.40
Owens Corning VentSure 15 in. x 4 ft. Strip Heat and Moisture Black Plastic Ridge Vent	VS4N	1001189069	\$11.28 / each	5	\$56.40
Gibraltar Building Products 5/8 in. x 10 ft. Galvanized Steel Z-Flashing	17845	909858	\$5.93 / each	8	\$47.44
Master Flow 16 in. x 8 in. Aluminum Under Eave Soffit Vent in Brown	EAC16X8BR	388641	\$3.78 / each	2	\$7.56
Master Flow 60 sq. in. NFA Galvanized Slant Back Roof Louver Vent in Brown	SSB960GBR	1000024997	\$22.64 / each	1	\$22.64
Gibraltar Building Products 2 in. x 2 in. x 10 ft. Galvanized Steel Drip Edge Flashing	15541	417386	\$6.96 / each	8	\$55.68
Owens Corning Owens Corning Supreme AR Asphalt 3-Tab Roof Shingles - 25 Year Limited Warranty Shasta White (3 BD/SQ)	0	1001187996	\$31.00 / each	12	\$372.00
APOC 36 in. x 72 ft. 216 sq. ft. Felt Roof Underlayment	AP-0022	258881	\$36.71 / each	2	\$73.42
Unbranded Oriented Strand Board (Common: 7/16 in. x 4 ft. x 8 ft.; Actual: 0.418 in. x 47.75 in. x 95.75 in.)	00017	386081	\$16.15 / each	15	\$242.25
MILLSTEAD 2 in. x 4 in. x 12 ft. #2 Prime Kiln-Dried Southern Yellow Pine Lumber	583977	583977	\$7.98 / each	3	\$23.94
		1000018229	\$12.77 / each	4	\$51.08

Exhibit A-3



Customer Quote

9/05/2022, 10:08 AM CDT

Store # 6584

Sales Person REP0295

Store Phone # (361) 853-9173

Location 4038 SOUTH PORT AVENUE, CORPUS CHRISTI, TX 78415

Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
2x4-18' SYP #2/Btr S4S S-DRY [QC:28851454]					
2x4-20' SYP #2 Pressure Treated (MCA Ground Contact) [QC:28851454]		1000025380	\$24.20 / each	4	\$96.80
Unbranded 2 in. x 4 in. x 96 in. Kiln-Dried Southern Yellow Pine Stud	00423	232971	\$4.25 / each	30	\$127.50
Millstead 2 in. x 6 in. x 8 ft. #2 Prime Kiln-Dried Southern Yellow Pine Lumber	369774	369774	\$6.22 / each	10	\$62.20
2x6-18' SYP #2/Btr S4S S-DRY [QC:28851454]		1000018229	\$12.45 / each	2	\$24.90
2x4-14' SYP #2/Btr S4S S-DRY [QC:28851454]		1000018229	\$10.74 / each	40	\$429.60
Outside Delivery		515663	\$79.00 / each	1	\$79.00
Minimum Order Fee for Great Southern Wood Products [QC:28851454]		1000024508	\$150.00 / each	1	\$150.00

Prices Valid Through: 09/12/2022
at The Home Depot #6584

Subtotal	\$2,440.81
Discounts	-\$0.00
Sales Tax	\$201.37
Quote Total	\$2,642.18

Agreement

COASTAL BEND SIDING & WINDOWS

745 Cantwell
Corpus Christi, Texas 78408
(361) 884-0000

This Agreement is hereby made and entered into by and between Coastal Bend Siding & Windows ("Contractor") of Corpus Christi, Nueces County, Texas and with M. A. De Los Santos, P.O. Box 2934, Corpus Christi, Texas 78403, (361) 884-8974 ("Customer") for the Contractor to perform the Labor and related Workmanship as necessary at 625 Atlantic Street, Corpus Christi, Texas 78404 complete in accordance with specifications below:

CONTRACTOR TO:

- ❖ Install / Repair/ Replace all rotted studs, rafters, ceiling joists and floor joists where needed in Master Bedroom.
- ❖ Remove flooring in Master Bedroom.
- ❖ Install tongue and groove plywood sheathing for flooring in Master Bedroom.
- ❖ Install / Repair/ Replace all rotted studs, rafters, ceiling joists and floor joists where needed in Bathroom.
- ❖ Remove flooring in Bathroom.
- ❖ Install tongue and groove plywood sheathing for flooring in Bathroom.
- ❖ Install / Repair/ Replace all rotted studs, rafters, ceiling joists and floor joists where needed in Dining Room Front Wall.
- ❖ Install / Repair/ Replace all rotted studs, rafters, ceiling joists and floor joists where needed in Front Entry Way.
- ❖ Install / Repair/ Replace all rotted studs, rafters, ceiling joists where needed in Garage.
- ❖ Customer to provide all materials.
- ❖ Customer to obtain all necessary permits.
- ❖ Labor Only.
- ❖ Customer to Dispose of Related Debris.
- ❖ One (1) Year Guarantee on Labor.

All work to be completed in a workmanlike manner according to standard practices. All visible rotted wood is included in this Agreement. Any alteration or deviation from specifications above involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Any additional changes to this Agreement must be written and signed by both the Customer and Contractor. All necessary Labor and Workmanship to install, construct and place the specified improvements described above are included in this Agreement for the sum of: **\$6,650.00** (Six Thousand Six Hundred Fifty Dollars).

With payments to be made as follows: One-Half (1/2) Down is due upon signing of the Agreement, and 1/2 of the remaining balance is due at the end of the first (1st) week of repair work. The final balance of the Agreement is due upon the completion of the work or is due at the beginning of any Supplemental Work.

ACCEPTANCE OF AGREEMENT

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to run credit reports, try to obtain financing, check taxes, run title reports, and do the work as specified. Payment will be made as agreed upon.

This written Agreement is the total Agreement between the Contractor and the Customer. Any changes to this Agreements must be in writing, approved by and signed by both the Contractor and the Customer to this Original Agreement. The above installations, specifications, conditions and Total Sum are satisfactory and are hereby accepted by the undersigned Customer. The Customer authorizes the Contractor to perform the work as specified herein this Agreement.

Agreed and accepted this ____ day of _____, 2022.

Customer

Signature of Customer(s) or Authorized Agent

Printed Name of Customer(s) or Authorized Agent

Telephone Number

Exhibit A S

ON THE LEVEL FOUNDATION AND ROOFING

www.onthelevelfoundation.com

AGREEMENT

STATE OF TEXAS, COUNTY OF NUECES

WITNESSETH:

This agreement is made and entered into by and between On The Level Foundation and Roofing, of the City of Corpus Christi, County of Nueces, and the State of Texas, "Company" and "Owner", the parties listed below:

Please print JCC Michael DE LU'S STATE'S (wife or owner #1) and

Please print _____ (husband or owner #2)

In exchange for the Owner's promises and agreements described below and in accordance with the General and Miscellaneous Conditions and Warranties attached and made part of this agreement, Company agrees to do the following on the foundation of the structure known as:

Street P.O. Box 2934 State TX Zip 78403
City Corpus Christi State TX Zip 78403

Drawing NOT to scale and for the purpose of showing the general location of work only! (X) = pilings with a concrete breakout.

RE: Roof Replacement House + garage

Contractor to:

- * Remove (1) the existing roof to decking
- * Replace any damaged decking
- * Install roof system as follows:
 - 1) 2x2 galv. metal edge strip
 - 2) synthetic felt fasten to deck
 - 3) all new roof bats and gable ends vent.
 - 4) install (4) saw laminated air vents
 - 5) install 2 tab composition shingles
- * Dispose of related debris
- * LADDER ONLY
- * Windstorm certification to be provided
- * City permit
- * 1yr workmanship guarantee

WARRANTY WORK CONDOR WARRANTY POLYURETHANE WARRANTY

Underpin and raise sections of the structure to as near the original grade as practically possible as shown on the drawing made part of this agreement using concrete pilings / drilled piers / pour-in-place piers.

Yes / No = Inject polyurethane foam at areas denoted on diagram (///), to prevent or improve future or existing interior settlement.

Install support pads Cut through existing piers Inject Polyurethane foam = Yes / No*
 Tunnel ft. Provide engineer's certification = Yes / No* (If polyurethane foam is not implemented to interior of slab, slab may experience deflections in the future.)
 Perform a pre-plumbing test = Yes / No** Perform a post-plumbing test = Yes / No**

Comments _____

*The Owner / Client agrees to pay the ~~separate~~ engineer fee of \$ 500 included in bid total between

**The Owner / Client agrees to pay the pre or post plumbing test fee of \$ _____

BID TOTAL IS FOR \$ 3475 and is good for 90 days from this Date 9/5/2022

Payment terms are 1/2 due on signing of contract and balance upon completion of job or as agreed upon by foundation consultant and owner. All payment terms to be in writing. No verbal agreements.

Exhibit A-b

Preliminary Clean-Up and Repair Plan Timeline
625 Atlantic Street
Corpus Christi, Texas 78404

1. Installed 13 Sheets of OSB Plywood to the exposed areas of the House Roof to mitigate damages to the interior of the House.
Done. (See **Exhibits B-7** and **B-8**)
2. Covered House Roof with two 9 Mil heavy-duty (28ft. x 48ft.) silver reflective tarps to further mitigate damages to the interior of the House.
Done. (See **Exhibits B-1** and **B-2**)
3. Cleaned, mowed, edged and removed dead trees and related dead branches from the Front Yard of the House.
Done. (See **Exhibit B-1**).
4. The Yard shall be properly maintained on a continual basis.
An ongoing process. (See **Exhibits B-1** and **B-2**)
5. Remove all personal belongings from the interior of the House.
An ongoing process. (See **Exhibits B-3; B-4** and **B-5**).
6. Obtained material and repair estimates for the House and Garage.
Done. (See **Exhibits A1 – A6**).
7. Obtain two (2) additional material and repair estimates for the House and Garage.
September 19, 2022 – September 30, 2022
8. Obtain any needed floor plans, blue prints and/or engineering study to apply for and to obtain the remodeling permits for the rehab of the House.
October 3, 2022 – October 14, 2022
9. Obtain Dumpsters to remove all unwarranted debris from the interior of the House.
September 19, 2022 – November 7, 2022
10. Remove / Repair / Replace all rotted floor beams in the Front Dining Room Wall.
October 17, 2022 – October 21, 2022

11. Remove / Repair / Replace all rotted wood in the Front Dining Room Wall.
October 24, 2022 – October 28, 2022
12. Remove / Repair / Replace all rotted floor beams in the Front Entrance of the House.
October 31, 2022 – November 4, 2022
13. Remove / Repair / Replace all rotted wood in the Front Entrance of the House.
November 7, 2022 – November 11, 2022
14. Remove / Repair / Replace all rotted floor beams in the Master Bedroom.
November 14, 2022 – November 18, 2022
15. Remove / Repair / Replace all rotted wood in the Master Bedroom.
November 21, 2022 – December 2, 2022
(Thanksgiving Day Holiday, November 24, 2022)
16. Replace floor in the Master Bedroom.
December 5, 2022 – December 8, 2022
17. Remove / Repair / Replace all rotted floor beams in the Bathroom.
December 9, 2022 – December 16, 2022
18. Remove / Repair / Replace all rotted wood in the Bathroom.
December 19, 2022 – December 23, 2022
19. Replace floor in the Bathroom.
December 26, 2022 – December 29, 2022
20. Remove any necessary sheetrock from the interior of the House to examine, to repair and/or to replace any other rotted or damaged wood. (See, e.g., **Exhibit B-6**, 4209 Junior Terrace, Corpus Christi, Texas).
December 30, 2022 – January 6, 2023
21. Repair or replace any necessary electrical and plumbing issues, including but not limited to light fixtures and plumbing fixtures, to bring the House to standard living conditions.
January 9, 2023 – January 13, 2023
22. Remove / Repair / Replace any necessary exterior fascia siding of the House.
January 9, 2023 – January 13, 2023

23. At this stage of the rehab process, evaluate the House structure to determine whether to add additional living space or to change the design layout of the House structure before installing the new roof to the House. Obtain material and repair estimates and architectural designs for any additional living space or possible changes to the design layout of the House.
January 16, 2023 – January 27, 2023
24. Obtain Dumpsters to remove all unwarranted debris from the Garage.
January 16, 2023 – January 20, 2023
25. Repair / Replace all rotted wood in the Garage.
January 23, 2023 – February 3, 2023
26. Install Garage Roof.
February 6, 2023 – February 10, 2023
27. Obtain Dumpsters to remove all the branches and any other remaining debris from the House or lawn premises.
February 13, 2023 – February 17, 2023

Note: The aforesaid Repair Timeline is an estimate only and where Respondents are prevented from completing any part of the Work described herein due to delay beyond the control of the Respondents, the Repair times shall be extended in an amount equal to the time lost due to such delay. Delays beyond the control of the Respondents shall include, but not limited to, acts or neglects by Contractors, Subcontractors or Laborers, fires, floods, epidemics, unforeseen circumstances, weather conditions, material supply issues or acts of God. Respondents reserve the right to amend the Repair Timeline with prior written Notice to the respective City Council of Corpus Christi, Texas.



Exhibit B-1

Exhibit B-2

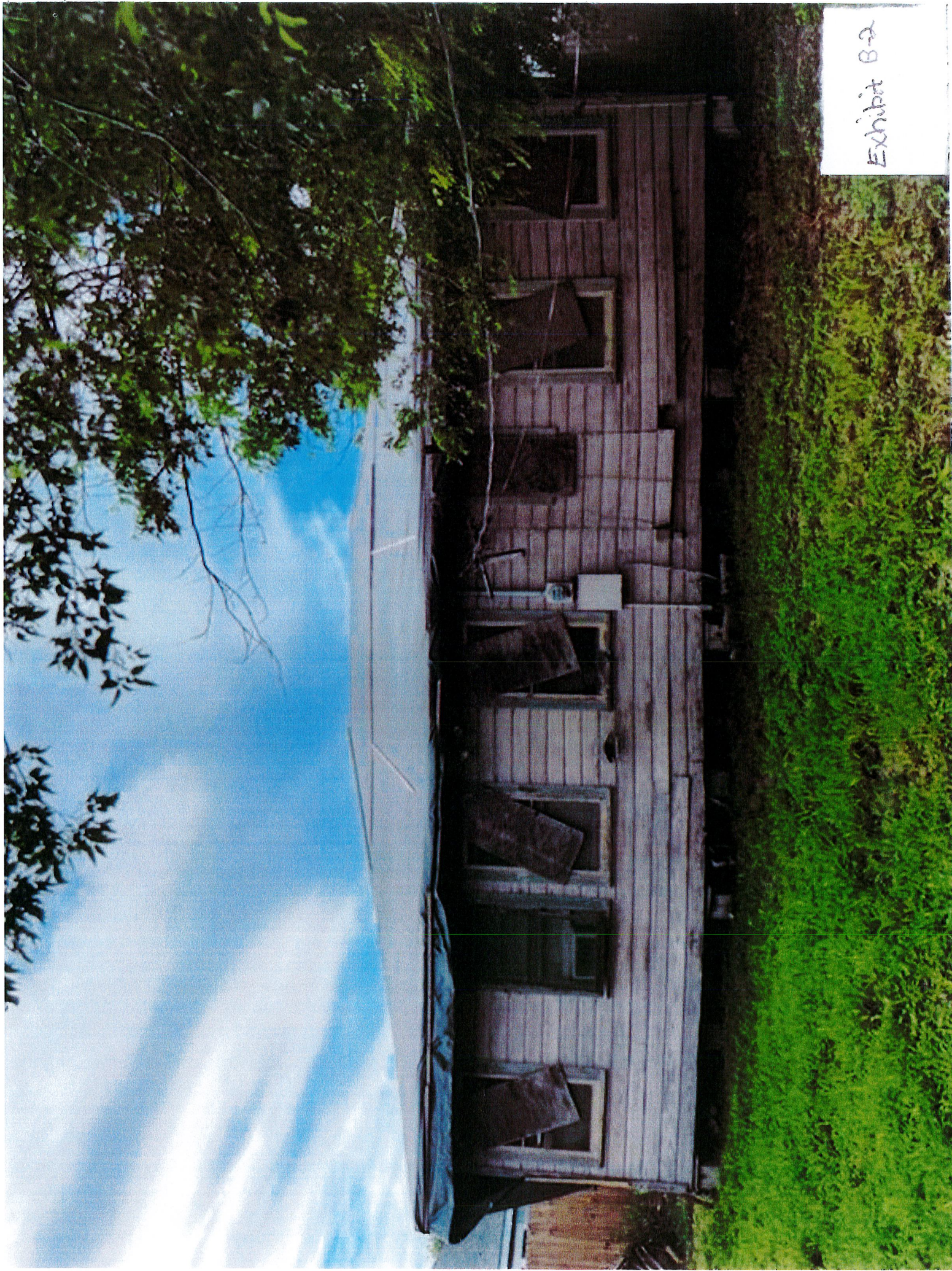


Exhibit B-3

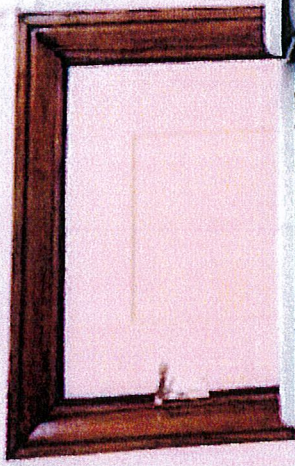
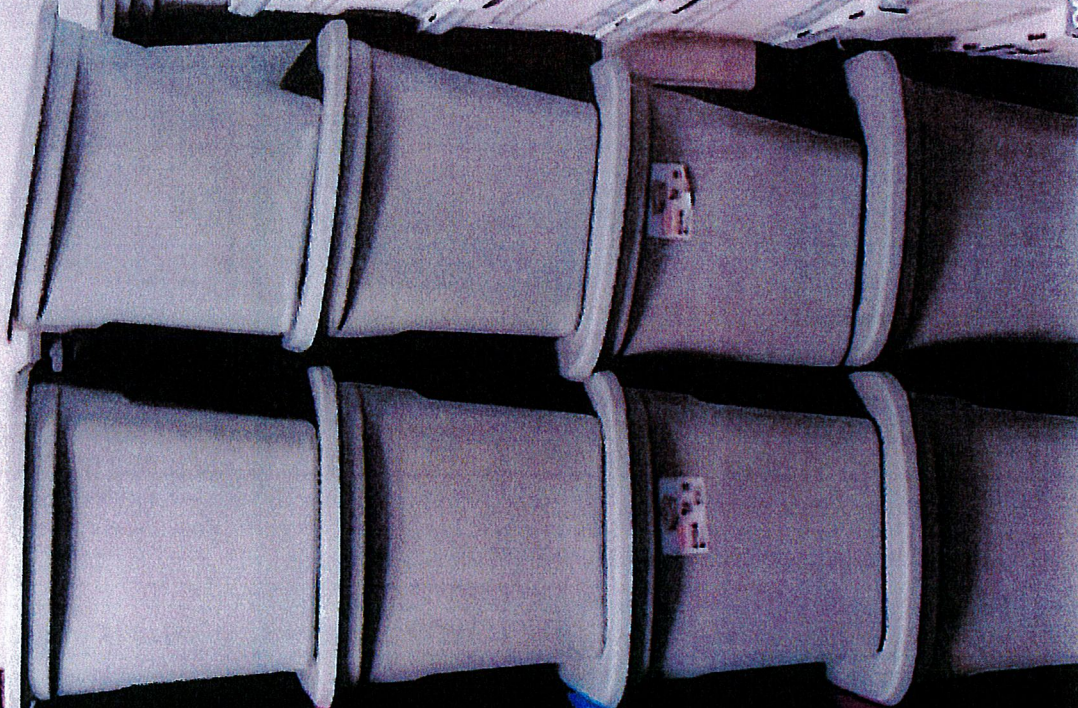




Exhibit B-4



Exhibit B-5





Exhibit B-7



Exhibit B-8