

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.

**Supplemental Exhibits to the  
Notice of Appeal  
to the Building Standards Board Order dated May 26, 2022**  
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-6 to the Notice of Appeal 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.

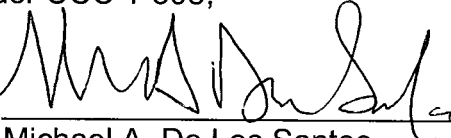
Exhibits

- |     |   |         |
|-----|---|---------|
| I.  | Repair Estimates for 625 Atlantic                     | A – A-6 |
| II. | Preliminary Clean-up and Repair Plan for 625 Atlantic | B – B-6 |

Case No.: V172254-011122  
Supplemental Exhibits to the  
Notice of Appeal  
to the Building Standards Board Order dated May 26, 2022  
(with Exhibits A – B-6)

Respectfully submitted on this 6<sup>th</sup> 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

Case No.: V172254-011122  
Supplemental Exhibits to the  
Notice of Appeal  
to the Building Standards Board Order dated May 26, 2022  
(with Exhibits A – B-6)

Repair Estimates  
625 Atlantic  
Corpus Christi, Texas 78404  
as of September 6, 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
	-----	
	\$17,635.54	
	=====	



# Customer Quote

9/05/2022, 9:41 AM CDT

Sales Person REP0295

Store Phone # (361) 853-9173

Store # 6584

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	<del>\$48.91 / each</del> \$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

Sales Person REP0295

Store Phone # (361) 853-9173

Store # 6584

Location 4038 SOUTH PORT AVENUE, CORPUS CHRISTI, TX 78415

Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
 <b>Grip-Rite</b> 1-1/4 in. x .120 Smooth Galvanized Coil Roofing Nails (7200-Pack)					
 <b>Owens Corning</b> 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
 <b>APOC</b> 36 in. x 72 ft. 216 sq. ft. Felt Roof Underlayment	AP-0022	258881	\$36.71 / each	7	\$256.97
 <b>Unbranded</b> 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
 <b>Unbranded</b> 23/32 in. x 4 ft. x 8 ft. Southern Pine Tongue and Groove Plywood Sheathing	605189	724084	\$58.98 / each	10	\$589.80
 <b>Unbranded</b> 4 in. x 4 in. x 8 ft. #2 Pressure-Treated Timber	N/A	256276	\$11.98 / each	1	\$11.98
 <b>Unbranded</b> 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

<b>Subtotal</b>	\$4,514.73
<b>Discounts</b>	-\$17.40
<b>Sales Tax</b>	\$371.03
<b>Quote Total</b>	\$4,868.36

Exhibit A-2



# Customer Quote

9/05/2022, 10:08 AM CDT

Sales Person REP0295

Store Phone # (361) 853-9173

Store # 6584

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

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

Sales Person REP0295

Store Phone # (361) 853-9173

Store # 6584

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
 <b>Unbranded</b> 2 in. x 4 in. x 96 in. Kiln-Dried Southern Yellow Pine Stud	00423	232971	\$4.25 / each	30	\$127.50
 <b>Millstead</b> 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

<b>Subtotal</b>	\$2,440.81
<b>Discounts</b>	-\$0.00
<b>Sales Tax</b>	\$201.37
<b>Quote Total</b>	\$2,642.18

Exhibit A-4

# 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 (1<sup>st</sup>) 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-5

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

1. Installed 13 Sheets of OSB Plywood to exposed areas of House Roof to mitigate damages to interior of structure.  
**Done.**
2. Covered House Roof with two heavy-duty tarps to further mitigate damages to interior of structure.  
**Done.** (See **Exhibits B-1** and **B-2**)
3. Attempted to install Sheets of OSB Plywood to exposed areas of Garage Roof and to cover Garage Roof with heavy-duty tarp to mitigate damages to interior of structure. However, such attempt was prevented by a Code Enforcement Officer as expressed to a helper by said Code Enforcement Officer.
4. Cleaned, mowed, edged and removed dead trees from the Front Yard of the House.  
**Done.** (See **Exhibit B-1**)
5. The Yard will be properly maintained on a continual basis.  
**In process.**
6. Obtain a Dumpster to remove all the branches and debris from lawn premises.
7. Remove all personal belongings from interior of the House.  
**In process.** (See **Exhibits B-3; B-4** and **B-5**)
8. Obtain a Dumpster to remove all unwarranted debris from the Garage.
9. Repair / Replace wood framing for the Garage.
10. Install Garage Roof.
11. Obtain a Dumpster to remove all unwarranted debris from interior of the House.
12. Repair / Replace all rotted wood in the Front Dining Room Wall.

**Exhibit B**

13. Repair / Replace all rotted wood in the Front Entrance.
14. Repair / Replace all rotted wood in the Master Bedroom.
15. Replace floor in the Master Bedroom.
16. Repair / Replace all rotted wood in the Bathroom.
17. Replace floor in the Bathroom.
18. Remove all sheetrock from interior of structure to examine, to repair and/or to replace any rotted or damaged wood. (See, e.g., **Exhibit B-6**, 4209 Junior Terrace, Corpus Christi, Texas)
19. At this stage of the rehab process, evaluate the structure to determine whether to add additional living space or to change the design layout of the structure before installing the new roof.





Exhibit B-5





Exhibit B-4



Exhibit B-1

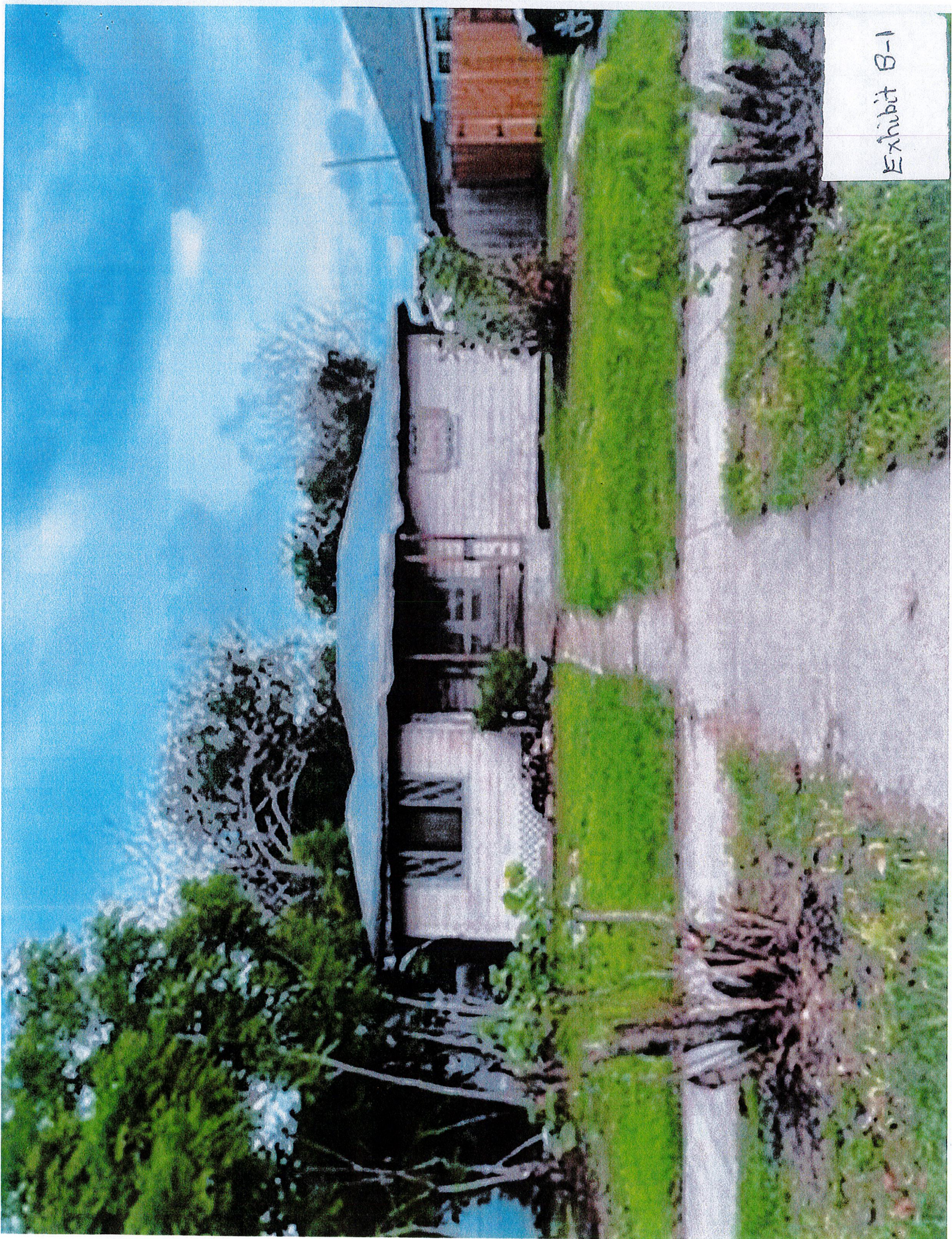




Exhibit B-2

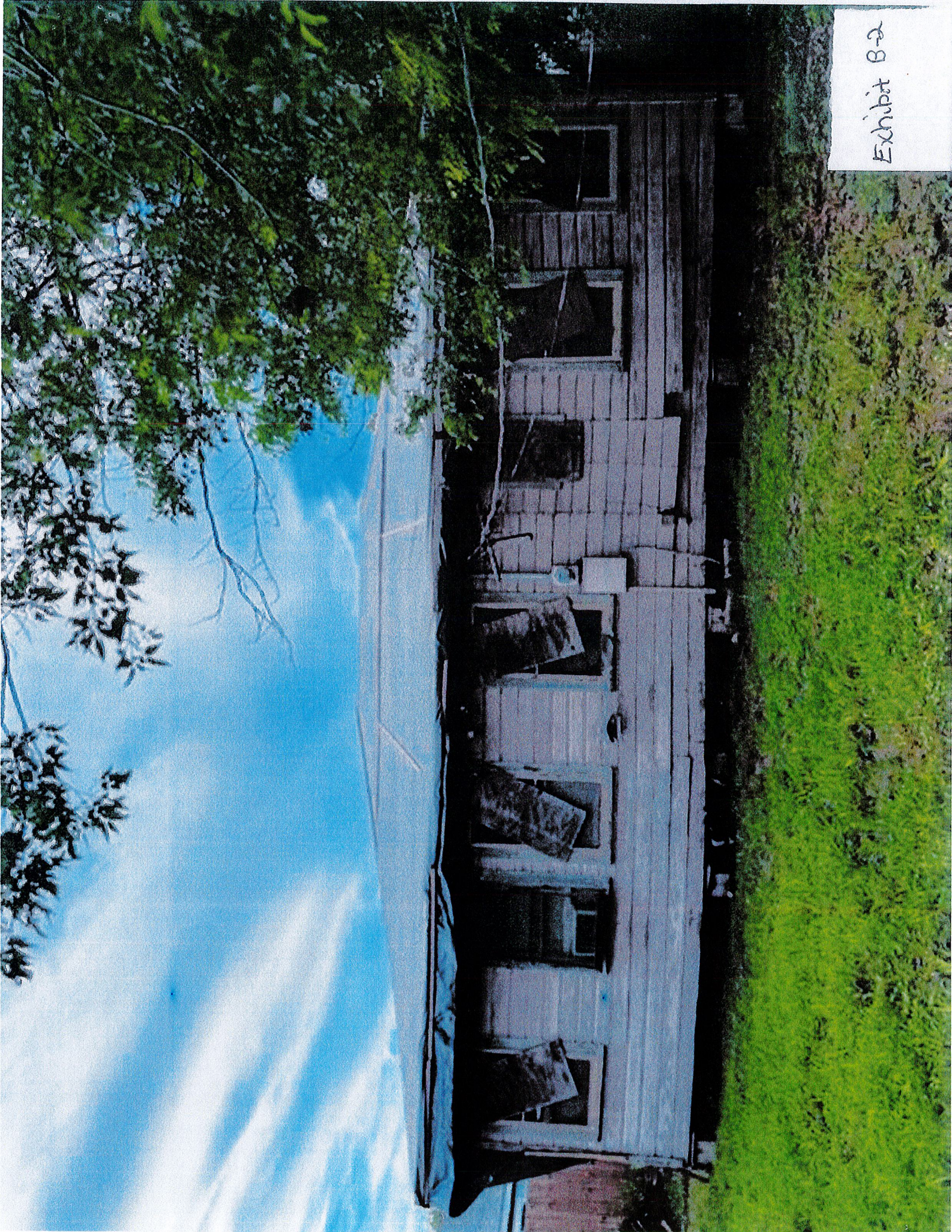




Exhibit B-3







4209 JUNIOR TERRACE  
COROUS CRUTI, TEXAS  
Exhibit B-6



ON THE LEVEL FOUNDATION AND ROOFING

www.onthelevelfoundation.com

AGREEMENT

18679

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 ICO Michael DE LOS SANTOS (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 361-884-8974
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.

Handwritten notes on a grid background: RE: Roof Replacement house & garage. Contractor to: \* Remove the existing roof to decking. \* Replace any damaged decking. \* Install roof system as follows: 1) 2x2 galv. metal batten strip, 2) synthetic felt fasten to deck, 3) all new lead boots and galv. heat vents, 4) install (4) saw lamanco air vents, 5) install 3-tab composition shingles. \* Dispose of related debris. \* LABOR 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 below
\*\*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