



## 5453 WHARTON ST – RESIDENTIAL & ACCESSORY STRUCTURE

- Substandard case started 12/12/2024.

Structures deemed substandard based on the following findings:

- Structures do not meet the minimum requirements and standards as set forth in the International Property Maintenance Code.
- Exterior of the structures are not in good repair, are not structurally sound, and do not prevent the elements or rodents from entering the structure.
- Interior of the structures are not in good repair, are not structurally sound, and are not in a sanitary condition.
- Structures are unfit for human occupancy and found to be dangerous to the life, health, and safety of the public

City Recommendation: Demolition of residential & accessory structure (Building Survey attached)

Property located in a residential area and a main thoroughfare street. (Santa Ana St.)

According to NCAD, Torres Santos ET UX is listed as the owner although there is no recorded deed on file for the property.

### Case, Abatement, and Citation History

Total number of Code complaints: 11

Total number of cases: 13

Owner Compliance: 1

City Abatements: 2

Citations issued: 7



## 5453 WHARTON ST – RESIDENTIAL & ACCESSORY STRUCTURE

| Date       | Case Type                 | Violation(s)                                                                          | Status           |
|------------|---------------------------|---------------------------------------------------------------------------------------|------------------|
| 08/15/2025 | Unsecure Vacant Building  | Unsecured Openings                                                                    | In progress      |
| 08/15/2025 | Vacant Building           | Tall weeds, litter and solid waste and sidewalks, curbs and gutters                   | In progress      |
| 12/13/2024 | Substandard Structure     | Main and accessory structure with extensive fire damage and unfit for human occupancy | In progress      |
| 11/15/2024 | Unsecured Vacant Building | Unsecured Openings                                                                    | Expired          |
| 08/13/2024 | Vacant Building           | Tall weeds, litter and solid waste and sidewalks, curbs and gutters                   | Expired          |
| 07/01/2024 | Junked Vehicle            | Inoperable vehicle                                                                    | Removed by owner |
| 07/01/2024 | Care of Premises          | Tall weeds, litter and solid waste and sidewalks, curbs and gutters                   | Expired          |
| 02/11/2022 | PMC Standards             | Exterior Maintenance                                                                  | Expired          |
| 02/11/2022 | Care of Premises          | Tall weeds, litter and solid waste and sidewalks, curbs and gutters                   | Expired          |
| 10/18/2019 | Care of Premises          | Tall weeds, litter and solid waste and sidewalks, curbs and gutters                   | Expired          |
| 09/13/2017 | Vacant Building           | Tall weeds, litter and solid waste and sidewalks, curbs and gutters                   | Expired          |
| 06/20/2017 | Care of Premises          | Tall weeds and litter and solid waste                                                 | Expired          |
| 07/10/2014 | Care of Premises          | Tall weeds, litter and solid waste and sidewalks, curbs and gutters                   | Expired          |



## 5453 WHARTON ST – RESIDENTIAL & ACCESSORY STRUCTURE

### Abatement history for 5453 Wharton St.

| <u>Date</u>   | <u>Cost/Admin Fee</u> | <u>Case Type</u> |
|---------------|-----------------------|------------------|
| 1. 04/14/2025 | \$134.54 / \$125      | Tall weeds       |
| 2. 03/30/2018 | \$326 / \$73          | Tall weeds       |

**Total: \$658.54**

CCPD calls to property:

| <b>Nature of Call</b>             | <b>5453 Wharton St.</b> |
|-----------------------------------|-------------------------|
| Attempt to Contact                | 2                       |
| Broadcast Info                    | 1                       |
| Burglary                          | 3                       |
| Drug Enforcement                  | 2                       |
| Dumping                           | 1                       |
| Fireworks Possession or Use       | 1                       |
| Incomplete or Dropped 911 Call    | 2                       |
| On View Investigation             | 1                       |
| Property or Item Found            | 2                       |
| Quality of Life                   | 2                       |
| Residential                       | 1                       |
| Serve Court Subpoena              | 4                       |
| Trespassing Violation             | 1                       |
| Telephone Reporting Unit          | 2                       |
| Unauthorized Use of Motor Vehicle | 1                       |
| Search Warrant                    | 1                       |
| Wrecker Request                   | 2                       |
| <b>Grand Total</b>                | <b>29</b>               |



**5453 WHARTON ST – RESIDENTIAL & ACCESSORY STRUCTURE**

Attempted contact with Property Owner(s)

| DATE | NAME | CONTACT DETAILS                             |
|------|------|---------------------------------------------|
|      |      | <b>**PROPERTY OWNERS ARE<br/>DECEASED**</b> |

11/3/2025

Code Compliance Supervisor: Roland Maldonado

Case# V248998-121324

Property Owner: Torres Santos ET UX

Address (☒Residential ☐Commercial): 5453 Wharton St

Staff Recommendation(s): **Demolition**

☒Residential Structure

☒Accessory Structure(s)

☐Commercial Structure only

☐Commercial and Accessory Structure

Under the provisions of Section 13-22 (H)(1)(c) of the Corpus Christi Property Maintenance Code and due to substandard and dilapidated condition of the structure(s), a hazard to the health, safety, and welfare of the public is henceforth declared.

Therefore, the owner be required to **demolish** the residential and accessory structure(s) within thirty (30) days. If demolition is not started and completed as required, then the City be authorized to demolish.

#### Notices

1. Letters of substandard conditions sent by certified mail.
2. Final notice sent by certified mail.
3. Certified letter of hearing sent by certified mail
4. Notice of hearing published in newspaper.

#### Additional

1. Owner Deceased: ☐ No ☒ Yes If deceased verification by: ☒Obituary ☐Death Certificate
2. Structure Entered by: ☒Search Warrant ☐Consent Given by: Owner ☐Unsecure
3. Taxes due: ☐ Current ☒Past due -Amount owed: \$9,599.56
4. Utilities: ☐Active ☒Inactive-Last active date: 8/28/24
5. Year Structure Built: 1961
6. Lawsuits: ☐Yes ☒No
7. Code Enforcement Maintaining Property: ☒Yes ☐No

## COMPLAINT

Monday October 27,2025

Building Standards Board  
City of Corpus Christi  
2406 Leopard St.  
Corpus Christi, Texas 78408

**RE: 5453 WHARTON ST (Residential & Accessory Structure) Case # V248998-121324**

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**OWNER: TORRES SANTOS ET UX**

**Code Compliance Supervisor  
Roland Maldonado**

Dear Board Members:

Pursuant to Article II and in accordance with Section 13-22(B), of the Corpus Christi Property Maintenance Code, this Department has initiated and prepared the above listed case for your review and consideration. On **December 12, 2024**, the code official determined that there were reasonable grounds to believe there was a violation(s) of the Corpus Christi Property Maintenance Code or any rule or regulation concerning the health, safety, or general welfare adopted by the city as it relates to structures or premises and gave notice of such alleged violation to the owner of the property. Thirty days have elapsed since the notice of violation(s) was provided and such violation(s) have not been cured.

Staff recommends a hearing be set for not less than ten (10) days or more than forty-five (45) days from the date of this complaint. At this hearing staff recommendation for the above listed property will be repair/**demolition**.

If you have any questions concerning the above, please call (361) 826-3046.

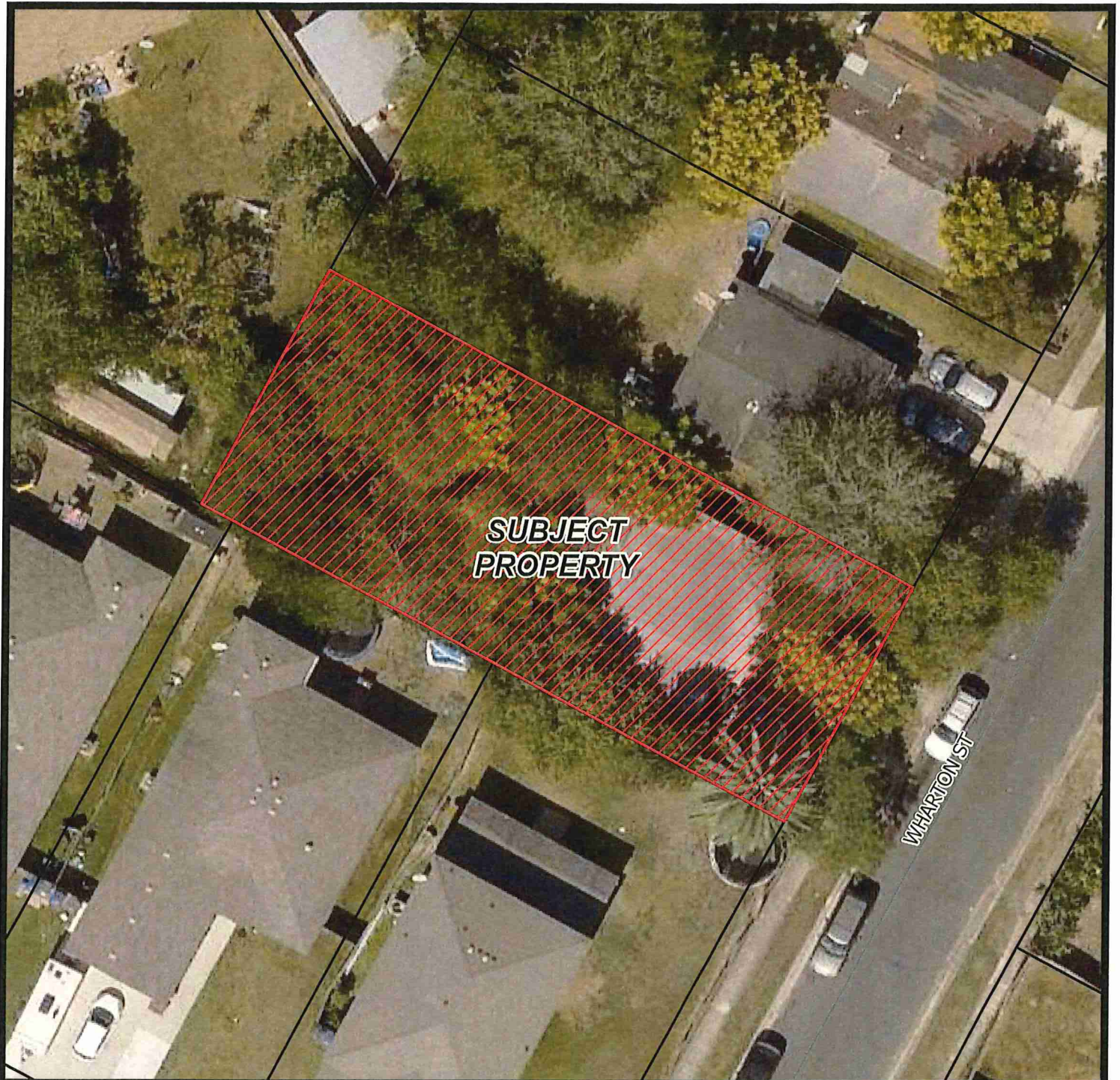


Roland Maldonado  
Supervisor  
Development Services  
Code Compliance Division

cc: Carlos Martinez, John Solberg, Merced V. Pena, William B. Ewing Jr,  
Chic G. Henderson, Lynne Hurlburt

### CASE TIMELINE FOR 5453 WHARTON ST

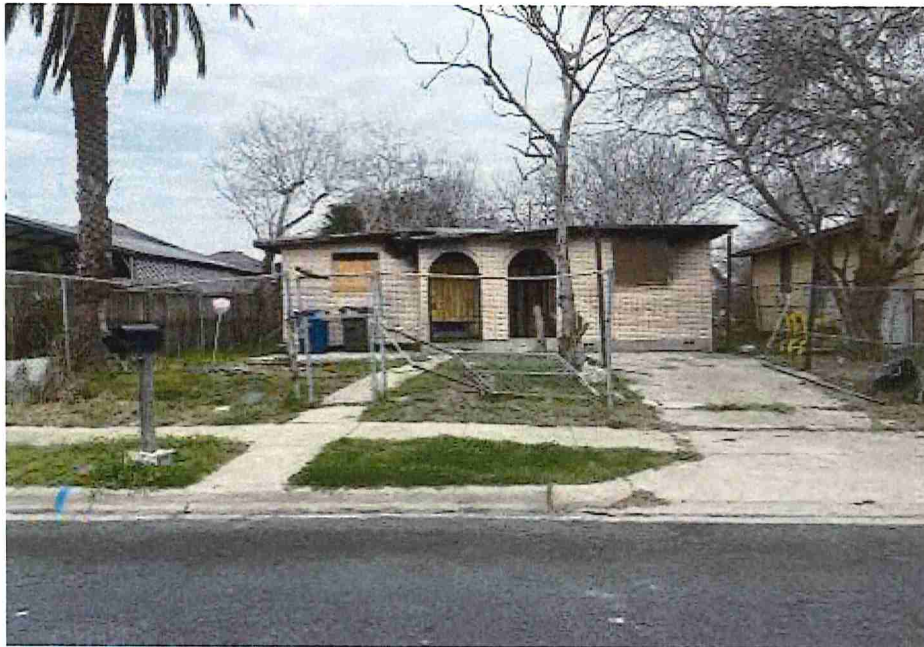
| Activity                                                      | Date                                  | Legal Requirement                                                                                                                                                          | Legal Reference                                             |
|---------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| Code Enforcement Notified of Potential Violation              | 12/12/2024                            | n/a                                                                                                                                                                        | n/a                                                         |
| Initial Inspection Completed                                  | 12/12/2024                            | When building, structure or premise thought to be substandard                                                                                                              | Corpus Christi Property Maintenance Code 104.2              |
| Notice of Violation Mailed to Last Known Addresses            | 4/30/2025                             | When there are reasonable grounds to believe there is a violation                                                                                                          | City Ordinance Sec. 13-22(A) & (D)(2)                       |
| Notice of Violation Posted in Newspaper                       | 9/12/2025 & 9/15/2025                 | When owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)                                                   | City Ordinance Sec.13-22(A) & (D)(3)                        |
| Deadline to comply with Newspaper Notice of Violation         | 9/16/2025                             | When 30 days have elapsed from the date of first publication                                                                                                               | City Ordinance Sec. 13-22(B)                                |
| Notice Received                                               | 5/19/2025                             | Return mail rec'vd 5/19/2025 return to sender,vacant,unable to forward                                                                                                     | n/a                                                         |
| Returned Notice of Violation Posted at Front Door of Property | 9/22/25-9/26/25 & 9/29/25-10/3/25     | When notice is returned showing unclaimed or not delivered                                                                                                                 | City Ordinance Sec. 13-22(A) & (D)(4)                       |
| Deadline to comply with Mailed Notice of Violation            | 5/31/2025                             | 30 days from receipt of the notice                                                                                                                                         | City Ordinance Sec. 13-22(A)(5)                             |
| Re-inspection                                                 | 9/16/2025                             | Not less thans 30 days from receipt of the notice or when 30 days have elapsed from date of first publication                                                              | City Ordinance Sec. 13-22(B)                                |
| Complaint filed with BSB                                      | 10/27/2025                            | When owner refused to comply; when not cured within 30 days from receipt of notice or any further agreed time; or when 30 days have elapsed from date of first publication | City Ordinance Sec. 13-22(B)(2)                             |
| Notice of Hearing Mailed to Last Known Address                | 10/28/2025                            | At least 10 days prior to hearing                                                                                                                                          | City Ordinance Sec. 13-22(C) & (D)(2)                       |
| Notice of Hearing Posted in Newspaper                         | 10/27/2025 & 10/28/2025               | At least 10 days prior to hearing when owner is unknown, whereabouts unknown, or where service of notice has failed (Published twice w/in a 10 day period)                 | City Ordinance Sec.13-22(C) & (D)(3)                        |
| Notice of Hearing Filed with County Clerk                     | 10/27/2025                            | At least 10 days prior to hearing                                                                                                                                          | City Ordinance Sec. 13-22(C) & Tx Local Gov't Code 214.001€ |
| Returned Notice of Hearing Posted at Front Door of Property   | 11/10/25-11/14/25 & 11/17/25-11/19/25 | When notice is returned showing unclaimed or not delivered                                                                                                                 | City Ordinance Sec. 13-22(C) & (D)(4)                       |
| BSB Agenda Posted                                             | 11/14/2025                            | 72 hours (3 days) before scheduled time of hearing                                                                                                                         | Texas Govt. Code 551.043(a)                                 |
| BSB Hearing                                                   | 11/20/2025                            | Not less than 10 days nor more than 45 days after Complaint filed                                                                                                          | City Ordinance Sec. 13-22 (C)                               |

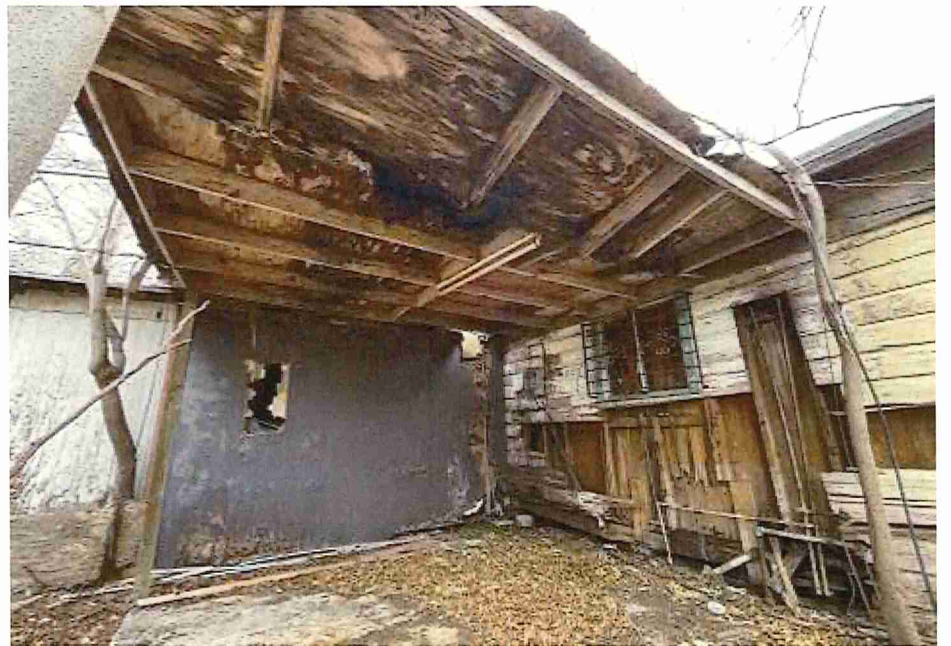


**5453 WHARTON ST**

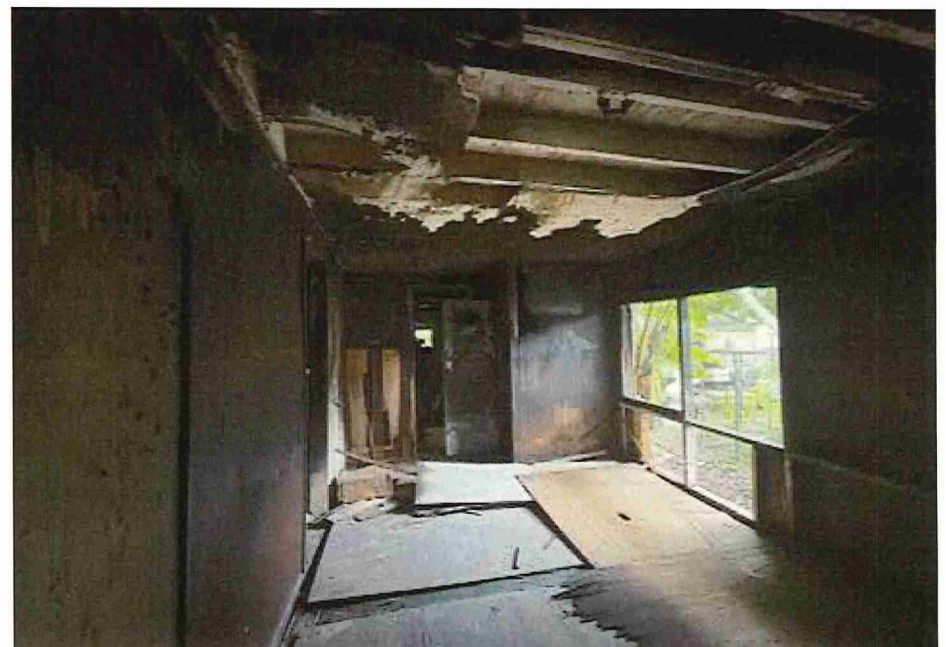
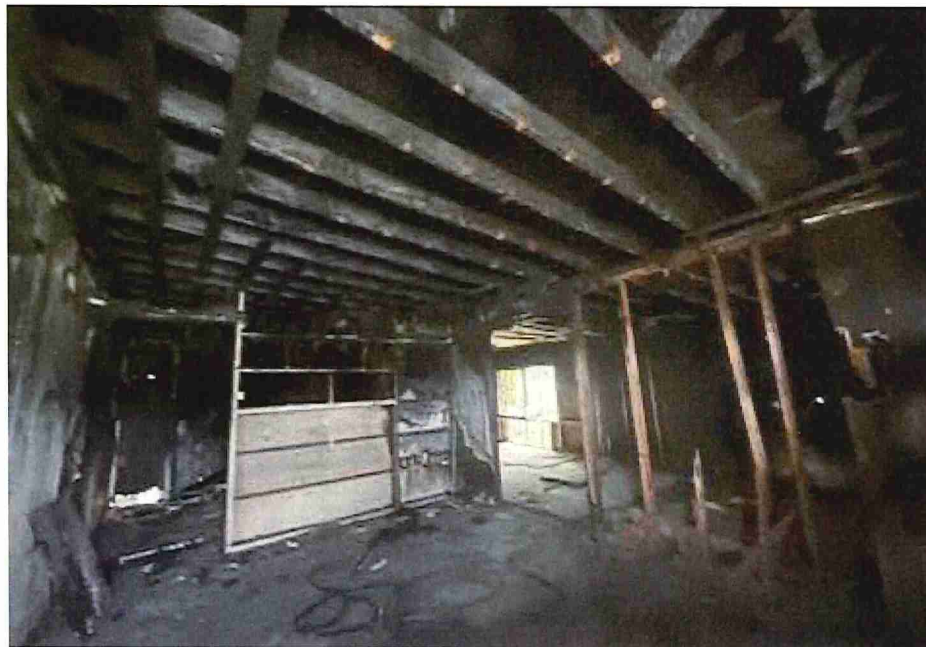
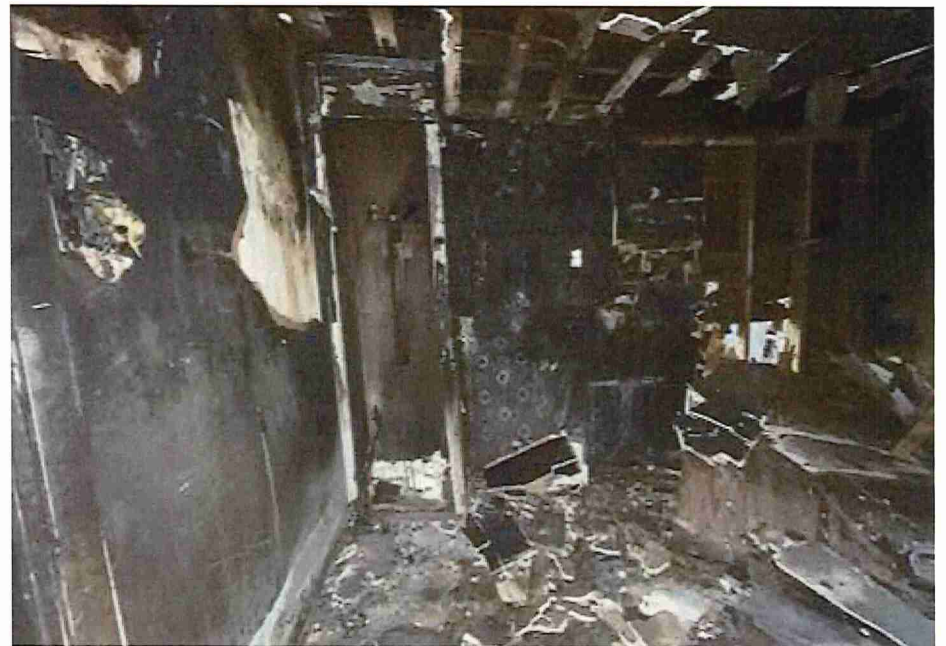
**Aerial View**

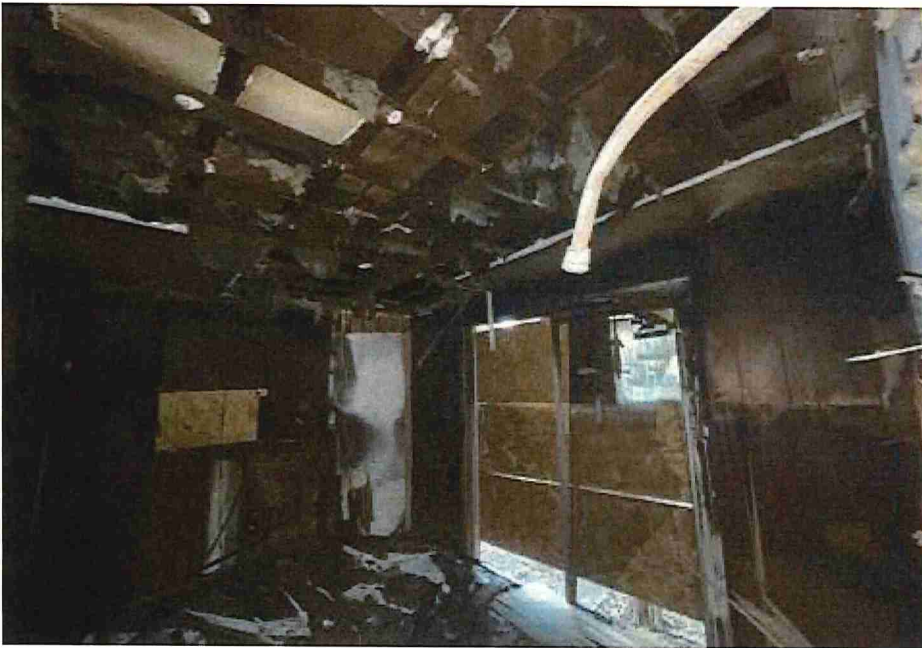














# City of Corpus Christi – BUILDING SURVEY

Account Number: 5362-0005-0150

Inspection Date: 12/12/2024

Zoning Use: RS-6

Revised Date: 04/23/2025

Officer: Grace Elledge

Property Address: 5453 WHARTON ST

Legal Description: MORAVIAN VILLAGE #3 BLK 5 LOT 15

Owner: TORRES SANTOS ET UX

Mail to: 5453 WHARTON

City, State, Zip: CORPUS CHRISTI, TX 78415

|                                                |                                     |                                                 |                                             |                                                       |
|------------------------------------------------|-------------------------------------|-------------------------------------------------|---------------------------------------------|-------------------------------------------------------|
| <input checked="" type="checkbox"/> Dwelling   | <input type="checkbox"/> Commercial | <input checked="" type="checkbox"/> Accessory   | <input type="checkbox"/> Sq. Ft.            | <input type="checkbox"/> 1 Story                      |
| <input checked="" type="checkbox"/> Wood Frame | <input type="checkbox"/> Masonry    | <input checked="" type="checkbox"/> Fire Damage | <input type="checkbox"/> 1 # of Units       | <input checked="" type="checkbox"/> Inside Inspection |
| <input checked="" type="checkbox"/> Vacant     | <input type="checkbox"/> Occupied   | <input checked="" type="checkbox"/> Open        | <input checked="" type="checkbox"/> Placard |                                                       |

Placard Posted on: 4/23/2025

**Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.**

## Permits Required:

|                                   |                                   |                                     |                                     |
|-----------------------------------|-----------------------------------|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> Building | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Electrical | <input type="checkbox"/> Mechanical |
| <input type="checkbox"/> Fire     | <input type="checkbox"/> Health   | <input type="checkbox"/> Other:     |                                     |

## Smoke Alarms:

|                                  |                                      |                                             |                                                     |
|----------------------------------|--------------------------------------|---------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Missing | <input type="checkbox"/> Inoperative | <input type="checkbox"/> Improperly Located | <input type="checkbox"/> Additional Alarms Required |
|----------------------------------|--------------------------------------|---------------------------------------------|-----------------------------------------------------|

## OUTSIDE WALL:

(304.1, 304.2 304.4 & 304.6)

Type:

|                                                             |
|-------------------------------------------------------------|
| <input checked="" type="checkbox"/> Charred Wood            |
| <input checked="" type="checkbox"/> Rotten Wood             |
| <input checked="" type="checkbox"/> Rotten Corner Boards    |
| <input checked="" type="checkbox"/> Missing Boards          |
| <input type="checkbox"/> Badly in Need of Paint             |
| <input checked="" type="checkbox"/> Siding Broken / Missing |
| <input checked="" type="checkbox"/> Holes                   |
| <input checked="" type="checkbox"/> Cracks                  |
| <input type="checkbox"/> Buckled                            |
| <input type="checkbox"/> Leans                              |
| <input type="checkbox"/> Missing Brick                      |
| <input type="checkbox"/> Loose Brick                        |
| <input checked="" type="checkbox"/> Damaged Exterior Trim   |
| <input type="checkbox"/> Other:                             |

## ROOF:

(304.1 & 304.7)

Type:

|                                                         |
|---------------------------------------------------------|
| <input checked="" type="checkbox"/> Charred Wood        |
| <input checked="" type="checkbox"/> Rotten Eaves        |
| <input checked="" type="checkbox"/> Rotten Rafter Tails |
| <input type="checkbox"/> Rotten Decking                 |
| <input type="checkbox"/> Missing Shingles               |
| <input type="checkbox"/> Deteriorated Shingles          |
| <input type="checkbox"/> Leaks                          |
| <input type="checkbox"/> Sags                           |
| <input type="checkbox"/> Buckled                        |
| <input type="checkbox"/> Collapsed                      |
| <input type="checkbox"/> Worn                           |
| <input type="checkbox"/> Torn                           |
| <input type="checkbox"/> Holes                          |
| <input checked="" type="checkbox"/> Other:              |

## FOUNDATION:

(304.1, 304.4 & 304.5)

Type:

|                                                |
|------------------------------------------------|
| <input type="checkbox"/> Inadequate Support    |
| <input type="checkbox"/> Rotten Wood           |
| <input type="checkbox"/> Piers Lean            |
| <input type="checkbox"/> Piers Missing         |
| <input type="checkbox"/> Cracks/Perimeter Wall |
| <input type="checkbox"/> Cracks/Slab           |
| <input type="checkbox"/> Pads Missing/Cracked  |
| <input type="checkbox"/> Missing Skirting      |
| <input type="checkbox"/> Missing Access Cover  |
| <input type="checkbox"/> Exposed Sills         |
| <input type="checkbox"/> Rotten Sills          |
| <input type="checkbox"/> Damaged Floor Joist   |
| <input type="checkbox"/> Sagging Floor Joist   |
| <input type="checkbox"/> Other:                |

**WINDOWS:** (304.1, 304.2 304.13, 304.13.1, 304.13.2, 304.14 & 304.17)

☒ Charred Wood  
☒ Broken Glass  
☒ Missing Screens  
☐ Torn Screens  
☐ Missing / Broken Sash  
☐ Do Not Open  
☐ Rotten Sills  
☒ Rotten / Broken Frames  
☐ Other:

**PORCHES:** (304.1, 304.2, 304.10, 304.12, 305.4, 305.5 & 307.1)

☒ Charred Wood  
☒ Missing / Broken Boards  
☐ Loose  
☒ Rotten Wood  
☒ Inadequate Support  
☐ Support Post Missing  
☐ Support Post Loose  
☐ Faulty Weather Protection  
☐ Other:

**DOORS:** (304.1, 304.2, 304.13, 304.14, 304.15, 304.16, 304.18, 305.6 & 702.1)

☒ Charred Wood  
☒ Missing  
☒ Damaged  
☒ Poor Fit  
☐ Damaged / Missing Screen(s)  
☐ Off Hinges  
☐ Blocked Exit  
☐ Rotten  
☐ Other:

**STEPS:** (304.1, 304.2 304.10, 304.12, 305.4 & 305.5)

☐ Charred Wood  
☐ Rotten Wood  
☐ Missing Boards  
☒ Inadequate Support  
☐ Missing Handrails  
☐ Faulty Weather Protection  
☐ Other:

**PLUMBING: BATHTUB / SHOWER**

(403.2, 502.1, 502.2, 502.3, 504.1, 504.2, 504.3, 505.1.1, &amp; 505.3)

☐ Missing  
☐ Faucets Loose / Broken / Missing  
☐ No Anti-Siphon Faucets  
☐ Missing Overflow Plate  
☐ Missing Tap  
☐ Missing Shower Head  
☐ Not Vented  
☒ Disconnected  
☐ Stopped Up  
☐ Damaged Shower Stall  
☐ Other:

**PLUMBING: WATER CLOSET**

(404.4.3, 502.1, 502.2, 502.3, 502.4, 503.1, 503.4, 504.1, 504.2, 504.3, 505.1.1, 506.1 &amp; 506.2)

☐ Missing  
☐ No Anti-Siphon Ballcock  
☐ Stopped Up  
☐ Poorly Anchored  
☐ Seeps Around Bowl  
☐ Water Supply Line Leaks  
☐ Flush Ell Leaks  
☐ Runs Constantly  
☐ Tank Broken / Cracked  
☐ Bowl Broken / Cracked  
☒ Disconnected  
☐ Missing Flush Handle  
☐ Missing Flapper  
☐ Urinal; No Back-Flow Preventive  
☐ No Elongated Bowl / Open-end Seat  
☐ Other:

**WATER HEATER:**

(505.4, 603.1, 603.2, 603.3, 603.4 603.5 &amp; 603.6)

☐ Gas  
☐ Electric  
☐ Missing  
☒ Disconnected  
☐ Temperature Pressure Release Valve Missing  
☐ Temperature Pressure Release Valve Broken  
☐ Drain Line Missing  
☐ Not Approved Pipe  
☐ Not Extended Outside  
☐ Elbowed Down  
☐ Vent Missing / Loose  
☐ No Double Wall Pipe / Attic  
☐ Nonconforming Vent  
☐ Inadequate Combustion Air  
☐ Thermostat Missing / Damaged  
☐ No Gas Cut Off  
☐ Missing Firebox Door  
☐ Gas Supply Line Not Approved Pipe  
☐ Gas Fired – Located in Bathroom  
☐ Gas Fired – Located in Bedroom  
☐ Fire Damaged  
☐ Other:

**LAVATORY:** (404.4.3, 502.1, 502.2, 502.3  
502.4, 504.1, 504.2, 504.3, 505.1.1,  
506.1 & 506.2)

- ☐ Missing  
☐ No Anti-Siphon Faucets  
☐ Faucets Leak / Broken / Missing  
☐ "P" Trap Leaks / Missing  
☐ Defective Trap  
☐ Stopped Up  
☐ Water Supply Line Leak  
☐ Loose from Wall  
☐ Nonconforming Waste Line  
☒ Disconnected  
☐ Other:

**KITCHEN SINK:** (305.1, 305.3, 502.1,  
505.1.1, 506.1 & 506.2)

- ☐ Defective Trap  
☐ Faucets Loose / Broken  
☐ Faucets Missing  
☐ "P" Trap Rubber Hose  
☐ Trap Leaks / Missing  
☐ Stopped Up  
☒ Disconnected  
☐ Damaged Counter Top  
☐ Damaged Back Splash  
☐ Other:

**ELECTRICAL SERVICE:** (604.1, 604.2  
604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1  
605.1, 605.2 & 605.3)

- ☐ Service Panel Burned  
☐ Service Missing  
☐ Service Appears Below Code  
☐ Two-Wire Service  
☐ Inadequate  
☐ Defective  
☒ Disconnected  
☐ Service Not Grounded  
☐ Missing Breakers / Fuses  
☐ Missing Interior / Exterior Panel Cover  
☐ Exposed Wiring  
☐ Nonconforming Wiring in Panel  
☐ Drops Too Low  
☐ Other:

**GAS SYSTEM:** (602.1, 602.2, 602.3, 602.5  
603.1, 603.2, 603.3, 603.4, 603.5 & 603.6)

- ☐ Gas Pressure Test Required  
☐ Gas Leak  
☐ Line Appears to Enter Building Below Grade Level  
☐ Gas Supply Not Approved Pipe  
☐ Rubber Hose to Space Heaters  
☐ Non-Rigid Pipe Run Through Partition Wall  
☐ Other:

**PLUMBING MISCELLANEOUS:**

(504.1, 504.2, 504.3, 505.3, 506.2 & 507.1)

- ☐ Open Clean Out / Water Leak; Yard / Under House  
☐ Vent Stack Missing / Broken  
☐ Vent Stack Not Extended Through Roof  
☐ Rain Guard Damaged / Missing  
☐ Exposed Exterior PVC Pipe  
☐ PVC Water Supply Lines  
☐ Washer No "P" Trap / Not Vented / Not Cut Offs  
☐ Sewer Line Stopped Up  
☐ Sewer Running Out on Ground  
☐ Other:

**INSIDE WALLS AND CEILINGS:**

(305.1, 305.2, 305.3 & 404.3)

- ☒ Charred Wood  
☒ Paint Deteriorated  
☒ Cracks  
☒ Holes  
☐ Torn Wallpaper  
☒ Damaged Paneling  
☒ Sheetrock Broken / Missing / Holes, 506.1 & 506.2  
☐ Sheetrock Mildewed / Buckled  
☒ Ceiling Damaged / Missing  
☒ Water Damaged / Smoke Damaged  
☐ Impervious Material Around Tub  
☐ Enclosure Damaged / Missing  
☐ Walls Around Tub Not Water Resistant  
☐ Inadequate Ceiling Height  
☐ Other:

**SYSTEM:**

(604.3.2, 604.3.2.1, 605.1, 605.2 & 605.3)

- ☐ Burned Wiring / Plugs / Switches  
☐ Burned Fixtures  
☐ Less Than 1 Duplex Recept. /20 liner ft-  
☐ Bedroom/Living Rm/Dining Rm/Den/Kitchen  
☐ No Small Appliance Circuits Over Kitchen  
☐ Counter Space with GFCI  
☐ Only One Small Appliance Circuit Over Kitchen  
☐ Counter Space with NO GFCI  
☐ Kitchen Appliance Circuits – No GFCI  
☒ Plugs Missing / Loose / Broken  
☒ Switches Missing / Loose / Broken  
☒ Fixtures Missing / Loose / Broken  
☒ Missing Switch Cover / Plug Covers  
☐ Extension Cords in Place of Permanent Wiring  
☐ Bathroom Circuit NO GFCI  
☐ Conduit Broken / Loose / Missing  
☐ No Separate Circuit For  
☐ No Disconnect for Air Conditioner  
☒ Exterior Lights Missing; Front / Back / Side  
☒ Porch Lights Broken / Missing / Loose  
☐ Other:

**INTERIOR FLOORS:**

(305.1, 305.2, 305.3 & 305.4)

- X ☐ Charred Wood  
X ☐ Rotten Wood  
X ☐ Missing Boards  
X ☐ Holes  
X ☐ Cracks  
☐ Not Level  
☐ Buckled  
☐ Torn  
X ☐ Damaged  
☐ Other:

**MECHANICAL:**

(403.1, 403.2, 603.1 & 603.6)

- ☐ Vented Wall Heater Damaged / Missing  
☐ Floor Furnace Damaged / Missing  
☐ Nonconforming Gas Line to Space Heater  
☐ Wall Heater with No Vent in Bathroom  
☐ Thermostat Damaged / Missing  
☐ Gas-Fired Heating Appliance within 2' of  
☐ Tub / Shower / Water Closet  
☐ Condensing Unit Damaged / Missing  
☐ No Vent Fan or Window in Bathroom  
☐ Vent Fan Missing / Not Operable  
☐ Heat with No Vent in Commercial Building  
☐ Fire Damage  
☐ Other:

**UNSANITARY CONDITIONS:**

(308.3, 309.1, 504.1 & 505.1.2)

- ☐ No Hot and Cold Water Supply  
☐ Insect, Roach, Rodent Infestation  
☐ Lacks Adequate Garbage Containers  
☐ Other:

**ACCESSORY SURVEY:**

(302.7, 304.1, 304.2, 304.4, 304.5, 304.6 & 305.2)

TYPE: \_\_\_\_\_

- ☐ Roof Type:  
☐ Rotten  
☐ Loose  
☐ Torn  
☐ Holes  
☐ Missing

- ☐ Walls Type:  
☐ Rotten  
☐ Leaning  
☐ Buckled  
☐ Missing  
☐ Other:

- ☐ Foundation Type:  
☐ Sunken  
☐ Rotten Sills  
☐ Other:



## CODE ENFORCEMENT DIVISION ACCESSORY BUILDING SURVEY



Address: 5453 WHARTON ST  
Legal Description: MORAVIAN VILLAGE #3 BLK 5 LOT 15  
Tax Account No: 5362-0005-0150  
Property Owner: TORRES SANTOS ET UX  
Mailing Address: 5453 WHARTON  
City, State, Zip: CORPUS CHRISTI, TX 78415

Inspection Date: 12/12/2024  
Zoning District:  
Compliance Officer: Grace Elledge  
Placard Date: 4/23/2025  
Case No: V248998-121324

Corrections must be made to the item(s) checked below to comply with the Corpus Christi Property Maintenance Code and/or ordinances of the City of Corpus Christi. The following city ordinances are applicable: Building, Plumbing, Electrical, Mechanical, Fire, Health and Zoning.

Permits required: Building Plumbing Electrical Mechanical Fire Other:

Accessory Structure Type: Wood Frame Masonry Fire Damage  
(302.7, 304.1, 304.2, 304.4, 304.5, 304.6, 304.7, 305.1 & 305.2)

Roof Type:

☒ Rotten  
☐ Loose  
☐ Torn  
☒ Holes  
☐ Missing  
☒ Other:

Wall Type:

☒ Rotten  
☒ Leaning  
☐ Buckled  
☐ Missing  
☒ Other:

Foundation Type:

☐ Sunken  
☐ Cracked  
☐ Rotten  
☐ Other:

## **VIOLATION(S): 5453 WHARTON ST**

108.1 General. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found to be an unlawful structure, the structure or equipment shall be deemed a threat to the public health, safety or welfare.

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108.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

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302.7 Accessory structures. All accessory structures, including detached garages, shall be maintained structurally sound and in good repair.

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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.

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304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

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304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

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304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

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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.

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304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

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305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

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305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

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309.1 Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

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503.4 Floor surface. In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

504.1 General. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

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505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, toilet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. Kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code as adopted and amended by the City.

Exceptions: Facilities constructed lawfully without hot water.

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604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes. Exception: Electric service may be maintained if installed lawfully.

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605.1 Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

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605.2 Receptacles. Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.



**CASE DOCUMENTATION FOR VIOLATION LETTERS MAILED FOR BSB HEARING**  
**[ALL LETTERS ARE MAILED CERTIFIED AND FIRST CLASS]**

Case No: B1 Letters, V248998-121324

ADDRESS: 5453 WHARTON ST

Tax Account No: 5362-0005-0150

Owner(s): SANTOS TORRES ETUX

LAST UPDATED ON: Tuesday, May 09, 2023

**LETTERS MAILED from 4/30-9/11/2025**

| MAILED TO                                                                                                 | ASSOCIATION WITH PROPERTY    | RETURNED MAIL NOTES                                                                                                 |
|-----------------------------------------------------------------------------------------------------------|------------------------------|---------------------------------------------------------------------------------------------------------------------|
| TORRES SANTOS ETUX<br>5453 WHARTON ST.<br>CORPUS CHRISTI, TX. 78415                                       | Owner                        | B1 Letter Mailed on 4/30/2025<br>RETURN MAIL REC'VD 5/27/25<br>RETURN TO SENDER<br>UNCLAIMED<br>UNABLE TO FORWARD   |
| UNKNOWN HEIRS OF SANTOS TORRES<br>5453 WHARTON ST.<br>CORPUS CHRISTI, TX. 78415                           | DECEASED OWNER UNKNOWN HEIRS | B1 Letter Mailed on 4/30/2025<br>RETURN MAIL REC'VD 5/27/25<br>RETURN TO SENDER<br>UNCLAIMED<br>UNABLE TO FORWARD   |
| ANDREA M. TORRES<br>5453 WHARTON ST.<br>CORPUS CHRISTI, TX. 78415                                         | Heir                         | B1 Letter Mailed on 4/30/2025<br>RETURN MAIL REC'VD 5/27/2025<br>RETURN TO SENDER<br>UNCLAIMED<br>UNABLE TO FORWARD |
| UNKNOWN HEIRS OF ANDREA M. TORRES<br>5453 WHARTON ST.<br>CORPUS CHRISTI, TX. 78415                        | Heir                         | B1 Letter Mailed on 4/30/2025<br>RETURN MAIL REC'VD 5/27/25<br>RETURN TO SENDER<br>UNCLAIMED<br>UNABLE TO FORWARD   |
| GRACIELA TORRES RODRIGUEZ AKA GRACIE TORRES<br>RODRIGUEZ<br>5453 WHARTON ST.<br>CORPUS CHRISTI, TX. 78415 | Heir                         | B1 Letter Mailed on 4/30/2025<br>RETURN MAIL REC'VD 5/27/25<br>RETURN TO SENDER<br>UNCLAIMED<br>UNABLE TO FORWARD   |
| GRACIELA TORRES RODRIGUEZ AKA GRACIE TORRES<br>RODRIGUEZ                                                  | Heir                         | B1 Letter Mailed on 4/30/2025<br>RETURN MAIL REC'VD 5/27/2025                                                       |

|                                                                                       |      |                                                                                                                           |
|---------------------------------------------------------------------------------------|------|---------------------------------------------------------------------------------------------------------------------------|
| 901 S NAVIGATION BLVD APT 1101<br>CORPUS CHRISTI, TX. 78405                           |      | RETURN TO SENDER<br>UNCLAIMED<br>UNABLE TO FORWARD                                                                        |
| SANTOS TORRES JR<br>5453 WHARTON ST.<br>CORPUS CHRISTI, TX. 78415                     | Heir | B1 Letter Mailed on 4/30/2025<br>RETURN MAIL REC'VD 5/22/25<br>RETURN TO SENDER<br>UNCLAIMED<br>UNABLE TO FORWARD         |
| SANTOS TORRES JR<br>7170 CANO LN<br>CORPUS CHRISTI, TX. 78414                         | Heir | B1 Letter Mailed on 4/30/2025                                                                                             |
| ANDRES TORRES<br>5453 WHARTON ST.<br>CORPUS CHRISTI, TX. 78415                        | Heir | B1 Letter Mailed on 4/30/2025<br>RETURN MAIL REC'VD 5/27/25<br>RETURN TO SENDER<br>UNCLAIMED<br>UNABLE TO FORWARD         |
| UNKNOWN HEIRS TO SANTOS TORRES JR<br>5453 WHARTON ST<br>CORPUS CHRISTI, TX 78415      | Heir | B1 Letter Mailed on 5/9/2025<br>RETURN MAIL REC'VD 5/20/25<br>RETURN TO SENDER<br>NO MAIL RECEPTACLE<br>UNABLE TO FORWARD |
| UNKNOWN HEIRS TO SANTOS TORRES JR<br>7170 CANO LN.<br>CORPUS CHRISTI, TX. 78414       | Heir | B1 Letter Mailed on 5/9/2025<br>RETURN MAIL REC'VD 5/27/25<br>RETURN TO SENDER<br>UNCLAIMED<br>UNABLE TO FORWARD          |
| JESUS SANTOS TORRES III<br>7170 CANO LN.<br>CORPUS CHRISTI, TX. 78414                 | Heir | B1 Letter Mailed on 5/9/2025<br>UNREADABLE SIGNED GREEN CARD<br>REC'VD 5/16/2025                                          |
| JESUS SANTOS TORRES III<br>5453 WHARTON ST<br>CORPUS CHRISTI, TX 78415                | Heir | B1 Letter Mailed on 5/9/2025<br>RETURN MAIL REC'VD 5/20/25<br>RETURN TO SENDER<br>NO MAIL RECEPTACLE<br>UNABLE TO FORWARD |
| ANDRES TORRES AKA ANDRES RAMIRO TORRES<br>5453 WHARTON ST<br>CORPUS CHRISTI, TX 78415 | Heir | B1 Letter Mailed on 9/11/2025<br>RETURN MAIL REC'VD 9/23/25<br>RETURN TO SENDER<br>UNCLAIMED<br>UNABLE TO FORWARD         |