

## Housing Rehab Program

**ENTITY:** City of San Juan

**PROJECT:** Approval for Assistance under the HOME Homeowner Occupied Housing Rehabilitation Program.

**FUNDING YEAR:** HOME 2008

**SYNOPSIS:**

The family is being recommended for applicant approval under the HOME Homeowner Occupied Housing Rehabilitation Program. The applicant has been on the Countywide Waitlist since February 2009 all of the program requirements for assistance under the HOME Homeowner Housing Rehabilitation Grant Program. The following is a profile of the project

<b>Maria Ramos</b>	Family of one (1)
	Applicant's age is 57.
	Title Search: No Abstract & Liens
	Flood Zone: No-Zone B
	Insurance: N/A
	Structures: 1
	Taxes: current
	Assets & Deposits: \$560.00
	Debt to Income Ratio: 18%
	Pay Back: Yes – 60% payback & 40 % Deferred
	Number of Bedrooms: 2
	Square Feet: 864
	Total annual household income: \$ 18,096.00
	HUD Income Limits (family of 1): \$ 25,550.00

Existing Dwelling: 3 bedrooms frame home, built in 1994.

**RECOMMENDATION:**

The HOME Staff recommends approval for assistance under the Housing Rehabilitation Program by the County Commissioner's Court.

# INITIAL INSPECTION

Date: 8/20/09 City: San Juan If County Wide, Precinct #: 2  
Name of Applicant: M. Ramos Inspector: A. Garcia  
Address: 906 Blanca Blvd. Year House was Built: 1980's

## EXTERIOR

1. **Foundation Condition:** Good [ ] Repair [ ] Replace []  
**Foundation Type:** Piers [] Concrete [ ]  
Is the foundation sound and free from hazards?  
Notes: Floor has many holes.
2. **Exterior Walls:** Good [ ] Repair [ ] Replace []  
Are the exterior surfaces sound and free from hazards?  
Notes: Walls are coming unattached from framing.
3. **Windows:** Good [ ] Repair [ ] Replace []  
Notes: Broken and won't lock
4. **Trim:** Good [ ] Repair [ ] Replace []  
Notes: OK
5. **Overhang / Trim:** Good [ ] Repair [ ] Replace [ ]  
Notes: OK
6. **Roof Shingles:** Good [ ] Repair [ ] Replace [ ]  
Notes: OK

7. Roof: Good  Repair  Replace   
 Front Porch Roof Good  Repair  Replace   
 Rear Porch Roof Good  Repair  Replace

Is the roof sound and free from hazards?

Notes: Recently replaced.

8. Other Exterior Structural Observations (stairs, rails, ramps, etc.): Stairs

shaky.

9. Sewer Connected to City Main Line   
 Yard Line: Good  Repair  Replace

Notes: OK

10. Septic Tank: N/A Good  Repair  Replace   
 Sewer Connected to Septic System   
 # of years with current Septic System: \_\_\_\_\_

Is plumbing free from sewer back up? \_\_\_\_\_

- Yard Line & Drain Field: Good  Repair  Replace

Notes: \_\_\_\_\_

11. Water Line: Good  Repair  Replace

Notes: Low pressure.

12. Gas Line: Good  Repair  Replace   
 LP Gas Line & Tank to Code Relocate  Replace

Notes: NONE

13. Doors (front & back): Good  Repair  Replace

Notes: \_\_\_\_\_

14. Other observations about all Exterior Plumbing / Drains / Sewer: \_\_\_\_\_

several leaks under fixtures.

14. Electrical Lines: Good [ ] Repair [ ] Replace []

Electrical Hazards - is the exterior of unit free from electrical hazards?:

Yes [ ] No []

Location(s): All over

Notes: Some exposed wires, outlets not working.

## INTERIOR

15. Describe Flooring Conditions for Entire Dwelling: Very bad

Describe Specific Floor Problem Areas: All over

Is Floor Repairable Yes [ ] No []

Notes: \_\_\_\_\_

16. Condition of Kitchen Cabinets: Good [ ] Repair [ ] Replace []

Notes: \_\_\_\_\_

17. Ceiling Coverings: Good [ ] Repair [ ] Replace []

Notes: \_\_\_\_\_

18. Wall Coverings: Good [ ] Repair [ ] Replace []

Interior Trim Good [ ] Repair [ ] Replace []

Interior Finish (Wall Texture) Good [ ] Repair [ ] Replace []

Notes: \_\_\_\_\_

19. Water Heater: No hot water Good [ ] Repair [ ] Replace []  
Is hot water heater located and equipped in a safe manner and free of hazards?

Plumbing: Good [ ] Repair [ ] Replace []  
Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?

Notes: \_\_\_\_\_

20. Insulation: None Good [ ] Repair [ ] Replace []  
Are the attic and walls appropriately insulated for regional conditions?

Notes: \_\_\_\_\_

21. Lead Base Paint Assessment Required [ ] Not Required []

22. Infestation – Is the unit free from rats or severe infestation by mice or vermin?  
Yes [ ] No []

Notes: \_\_\_\_\_

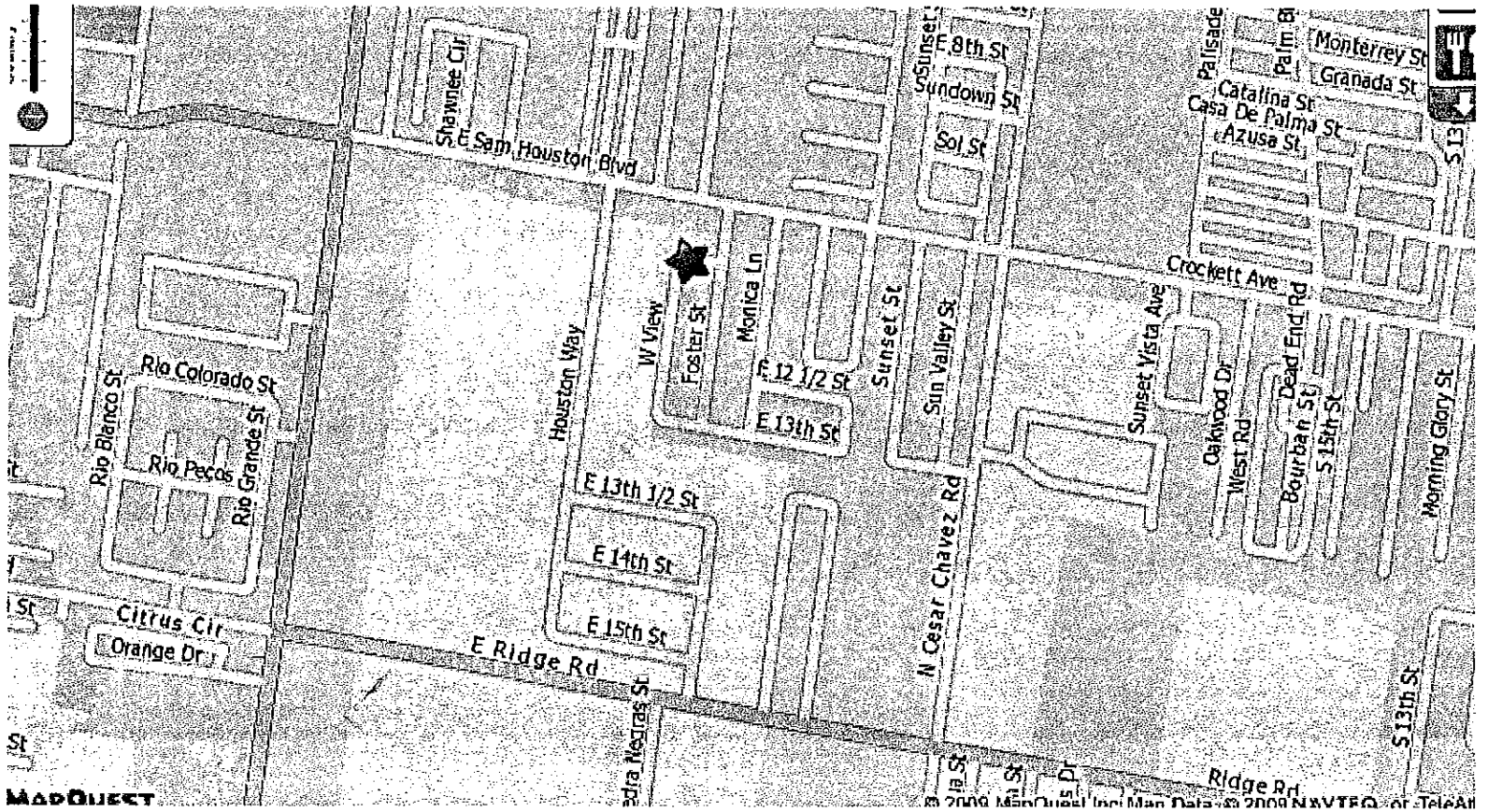
23. Electrical Hazards – are the rooms free from electrical hazards?:  
Yes [ ] No []

Location(s): All over

Notes: \_\_\_\_\_

24. INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation): Rebuild

Maria Ramos 900 Blanca Blvd. San Juan, TX. 961-5675, 784-9925



## Housing Rehab Program

**ENTITY:** Countywide

**PROJECT:** Approval for Assistance under the HOME Homeowner Occupied Housing Rehabilitation Program.

**FUNDING YEAR:** HOME 2008

**SYNOPSIS:**

The family is being recommended for applicant approval under the HOME Homeowner Occupied Housing Rehabilitation Program. The applicant has been on the Countywide Waitlist since January 2009 all of the program requirements for assistance under the HOME Homeowner Housing Rehabilitation Grant Program. The following is a profile of the project

**Aida Gomez**

Family of one (1)	
Applicant's age is 52	
Title Search:	No Abstract & Liens
Flood Zone:	No-Zone AH
Insurance:	N/A
Structures:	1
Taxes:	current
Assets & Deposits:	\$349.64
Debt to Income Ratio:	N/A
Pay Back:	No – Deferred Loan -Disabled
Number of Bedrooms:	2
Square Feet:	864
Total annual household income:	\$ 8,088.00
HUD Income Limits (family of 1):	\$ 25,550.00

Existing Dwelling: 3 bedrooms frame home, built in 1960.

**RECOMMENDATION:**

The HOME Staff recommends approval for assistance under the Housing Rehabilitation Program by the County Commissioner's Court.

# INITIAL INSPECTION

Date: 9-14-05 City: Mercedes If County Wide, Precinct #: \_\_\_\_\_

Name of Applicant: Aida Gomoz Inspector: Monica Guerra

Address: 11730 Orange Grove Year House was Built: 1950's

## EXTERIOR

1. **Foundation Condition:** Good [ ] Repair [ ] Replace [ ]  
**Foundation Type:** Piers [] Concrete [ ]  
Is the foundation sound and free from hazards?

Notes: Has sunken into ground. Termites.

2. **Exterior Walls:** Good [ ] Repair [ ] Replace []  
Are the exterior surfaces sound and free from hazards?

Notes: Termite infested & rotted wood throughout.

3. **Windows:** Good [ ] Repair [ ] Replace []

Notes: Some are hard to open: have warped. As old as house.

4. **Doors:** Good [ ] Repair [ ] Replace []

Notes: Has warped & can no longer lock the door.

5. **Overhang / Trim:** Good [ ] Repair [ ] Replace []

Notes: Rotted completely in various areas.

6. **Roof Shingles:** Good [ ] Repair [ ] Replace []

Notes: As old as home. Never replace.

Is the roof sound and free from hazards?

Notes: \_\_\_\_\_  
\_\_\_\_\_

7. **Other Exterior Structural Observations (stairs, rails, ramps, etc.):** \_\_\_\_\_  
\_\_\_\_\_

8. **Sewer Connected to City Main Line**  **Yard Line:** Good [ ] Repair [ ] Replace [ ]

Notes: No problems w/ city sewer.  
\_\_\_\_\_

9. **Septic Tank:** No Good [ ] Repair [ ] Replace [ ]  
**Sewer Connected to Septic System** [ ]  
**# of years with current Septic System:** \_\_\_\_\_

Is plumbing free from sewer back up? \_\_\_\_\_

**Yard Line & Drain Fiel:** Good [ ] Repair [ ] Replace [ ]

Notes: OK.  
\_\_\_\_\_

10. **Water Line:** Good [ ] Repair [ ] Replace [ ]

Notes: OK.  
\_\_\_\_\_

11. **Gas Line:** Good [ ] Repair [ ] Replace [ ]  
**LP Gas Line & Tank to Code** Relocate [ ] Replace [ ]

Notes: butan tank. Put new lines about 10 years ago.  
\_\_\_\_\_

12. **Other observations about all Exterior Plumbing / Drains / Sewer:** exposed

pipes from outside  
\_\_\_\_\_

13. **Electrical Lines:** Good [ ] Repair [ ] Replace [ ]

**Electrical Hazards** – is the exterior of unit free from electrical hazards?:

Yes [] No [ ]

Location(s): Outside

Notes: Electrical line is hanging very low and is almost resting on top of roof.

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## INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: areas throughout home.

Describe Specific Floor **Problem Areas:** Living room, bedrooms, kitchen.

**Is Floor Repairable** Yes [ ] No []

Notes: too warped; structurally unsound.

15. Condition of **Kitchen Cabinets:** Good [ ] Repair [ ] Replace []

Notes: old. under sink has rotted because of leaks.

16. **Ceiling Coverings:** Good [ ] Repair [ ] Replace [ ]

Notes: sheetrock is falling in bedroom.

17. **Wall Coverings:** Good [ ] Repair [ ] Replace [ ]

Interior Trim Good [ ] Repair [ ] Replace [ ]

Interior Finish (Wall Texture) Good [ ] Repair [ ] Replace [ ]

Notes: \_\_\_\_\_

18. **Water Heater:** has years on it more than 20 Good [ ] Repair [ ] Replace []

Is hot water heater located and equipped in a safe manner and free of hazards?

**Plumbing:**

Good [ ] Repair [ ] Replace [ ]

Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?

Notes: shower & sink leaks. this had patch work.

19. **Insulation:**

Good [ ] Repair [ ] Replace [ ]

Are the attic and walls appropriately insulated for regional conditions?

Notes: No insulation.

20. **Lead Base Paint Assessment**

Required [ ] Not Required [ ]

21. **Infestation** – Is the unit free from rats or severe infestation by mice or vermin?

Yes [] No [ ]

Notes: rats & termites & roaches & garden snake & scorpions, & tarantulas.

22. **Electrical Hazards** – are the rooms free from electrical hazards?:

Yes [ ] No [ ]

Location(s): living room & bedroom.

Notes: exposed wiring in living room fan. Outlet in Bedroom gets hot.

23. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation):**

Recommended Recon