

Housing Rehab Program

ENTITY: City of Weslaco

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 Wait list since February 2009, and has met all of the program requirements for assistance under the HOME Homeowner Housing Rehabilitation Grant Program. The following is a profile of the project

Susana Moroles

Family of two (2)	
Applicant's age is 66 and granddaughter's age is 15	
Title Search:	No Abstract & Liens
Flood Zone:	No - Zone B
Insurance:	N/A
Structures:	1
Taxes:	current
Assets & Deposits:	\$20.00
Debt to Income Ratio:	N/A
Pay Back:	No - Deferred Loan - Elderly
Number of Bedrooms:	2
Square Feet:	864
Total annual household income:	\$ 8,347.20
HUD Income Limits (family of 2):	\$ 27,900.00

Existing Dwelling: 5 bedrooms frame home, built in 1967.

RECOMMENDATION:

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

INITIAL INSPECTION

Date: 9/15/09 City: Weslaco If County Wide, Precinct # 1
Name of Applicant: Susana Morales Inspector: A Garcia
Address: 309 Tio ST, Weslaco TX 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: Very shakey, sagging.

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

Notes: Rotted out, insect damage.

3. Windows: Good [] Repair [] Replace

Notes: Won't open or close properly, boarded up.

4. Trim: Good [] Repair [] Replace

Notes: Sagging old weathered

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

Notes: Same as trim

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

Notes: Rain leaks

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: Roof is sagging in some areas of house

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

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

Notes: Slow flow

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: N/A

11. Water Line: Good [] Repair [] Replace []

Notes: Some areas are ok others low pressure.

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

Notes: OK

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

Wont close or open properly.

Notes: _____

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

Many pipes exposed, leaks

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

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

Location(s): *All over exposed wires* Yes [] No []

Notes: _____

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: *OK*

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

Notes: *Lots of holes from rain*

18. Wall Coverings: Good [] Repair [] Replace [
Interior Trim Good [] Repair [] Replace [
Interior Finish (Wall Texture) Good [] Repair [] Replace [

Notes: _____

19. ² Water Heater: Down nailed shut 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: no signs

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

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 recommended for applicant approval under the HOME Homeowner Occupied Housing Rehabilitation Program. The applicant has met all program requirements for assistance under the Housing Rehabilitation Program as an emergency case. Determination as an emergency case is due to catastrophic loss – home burn . The following is a profile of the family.

Cipriana F. Sanchez

Family of one (1)	
Applicant's age is 79	
Title Search:	No Abstract & Liens
Flood Zone:	No – Zone B
Insurance:	N/A
Structures:	1
Taxes:	current
Assets & Deposits:	N/A
Debt to Income Ratio:	N/A
Pay Back:	No - Deferred Loan - Elderly
Number of Bedrooms:	2
Square Feet:	864
Total annual household income:	\$ 8,328.00
HUD Income Limits (family of 1):	\$ 25,550.00

Existing Dwelling: 3 bedrooms frame home, built in 1972.

RECOMMENDATION:

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

INITIAL INSPECTION

Date: 9/22/09 City: Edinburg If County Wide, Precinct # _____
Name of Applicant: Cipriana Sanchez Inspector: A. Garcia
Address: 5526 Gonzalez St. Year House was Built: N/A

EXTERIOR

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

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

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

4. **Trim:** Good [] Repair [] Replace []
Notes: Burnt

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

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

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: Burnt

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

Burnt

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

Notes: _____

10. Septic Tank: 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: _____

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

Notes: _____

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

Notes: _____

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

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

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

Yes [] No []

Location(s): _____

Notes: _____

INTERIOR

15. Describe Flooring Conditions for Entire Dwelling: Burnt

Describe Specific Floor Problem Areas: _____

Is Floor Repairable Yes [] No []

Notes: _____

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

Notes: Burnt

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

Notes: Burnt

18. Wall Coverings: Good [] Repair [] Replace []
Interior Trim Good [] Repair [] Replace []
Interior Finish (Wall Texture) Good [] Repair [] Replace []

Notes: _____

19. **Water Heater:** 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:** 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): _____

Notes: _____

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