

Housing Rehab Program

ENTITY: City of Elsa

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

FUNDING YEAR: HOME 2007

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 April 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

Cleotilde Leal

Family of one (1)	
Applicant's age is 63	
Title Search:	No Abstract & Liens
Flood Zone:	No - Zone C
Insurance:	N/A
Structures:	1
Taxes:	current
Assets & Deposits:	\$1,256.23
Debt to Income Ratio:	N/A
Pay Back:	No - Deferred Loan - Elderly
Number of Bedrooms:	2
Square Feet:	864
Total annual household income:	\$ 6,360.00
HUD Income Limits (family of 1):	\$ 25,550.00

Existing Dwelling: 2 bedrooms frame home, built in 1968.

RECOMMENDATION:

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

INITIAL INSPECTION

Date: 1/07/10 City: Elsa If County Wide, Precinct #: _____
Name of Applicant: Clotilde Leal Inspector: Lyn Rivera
Address: 402 W. 5th St. Year House was Built: 1967

EXTERIOR

- Foundation Condition:** Good [] Repair Replace []
Foundation Type: Piers Concrete []
Is the foundation sound and free from hazards?
Notes: Piers are shifting and house is uneven.
- Exterior Walls:** Good [] Repair [] Replace []
Are the exterior surfaces sound and free from hazards?
Notes: Have mold, wood is rotted, paint is chipping all over.
- Windows:** Good [] Repair [] Replace
Notes: half of windows don't work, springy rod comes out and cannot close
- Trim:** Good [] Repair [] Replace []
Notes: Has a lot of mold and rotting wood paint chipping
- Overhang / Trim:** Good [] Repair [] Replace []
Notes: Holes on overhang and very moldy. Wood needs to be replaced
- Roof Shingles:** Good [] Repair [] Replace []
Notes: Missing shingles and water leaks. water stains on ceiling

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? yes

Notes: needs repair in bad shape

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

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

Notes: smells very bad

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: copper and pvc piping

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

Notes: Gas line

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

Notes: Front door doesn't close, coming apart, wrotting Back door
14. Other observations about all Exterior Plumbing / Drains / Sewer: exposed pipes in exterior wall

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

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

Location(s): _____ Yes [] No

Notes: _____

INTERIOR

15. Describe Flooring Conditions for Entire Dwelling: very bad shape, floor uneven, cracked floor boards, vinyl peeling off

Describe Specific Floor Problem Areas: uneven floor boards, cracked boards and hole in floor, vinyl peeling off

Is Floor Repairable Yes [] No

Notes: _____

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

Notes: old wood and paint chipping, doors are loose and coming off

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:** 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: leaks under sink, has tub collecting water.

20. **Insulation:** Good [] Repair [] Replace
Are the attic and walls appropriately insulated for regional conditions?

Notes: No Insulation

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: cockroaches during summer months,
possum under floors

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):

Recon - has is badly damaged
needs new floor, foundation shifting, walls
cracked and ceiling has many water stains

- Note - If more room is needed, attach additional sheet.

Housing Rehab Program

ENTITY: City of San Juan

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

FUNDING YEAR: HOME 2007

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, 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

**Jorge & Francisca
Mendoza**

Family of two (2)	
Applicant's age is 68 and spouse's age is 68	
Title Search:	No Abstract & Liens
Flood Zone:	No – Zone C
Insurance:	N/A
Structures:	1
Taxes:	current
Assets & Deposits:	\$1,773.91
Debt to Income Ratio:	N/A
Pay Back:	No - Deferred Loan - Elderly
Number of Bedrooms:	2
Square Feet:	864
Total annual household income:	\$ 23,016.72
HUD Income Limits (family of 2):	\$ 29,200.00

Existing Dwelling: 2 bedrooms frame home, built in 1970.

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: San Juan If County Wide, Precinct #: _____

Name of Applicant: Jorge Mendoza Inspector: Monica Guerra

Address: 601 W. Mesquite Year House was Built: 40+

EXTERIOR

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

Notes: blocks have sunken into ground.

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

Notes: rotted & Termite Infestation.

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

Notes: Very old. Need sticks to hold up.

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

Notes: Has to adjust back door in order to close it.

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

Notes: rotted wood throughout.

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

Notes: Replaced shingles about 8 years ago

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.

9. **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 Fiel: Good [] Repair [] Replace []
Notes: _____

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

11. **Gas Line:** Good Repair [] Replace []
LP Gas Line & Tank to Code Relocate [] Replace []
Notes: Natural gas. No leaks.

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

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

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

Location(s): _____ Yes [] No []

Notes: _____

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: Floor has weakened
throughout the house

Describe Specific Floor Problem Areas: _____

Is Floor Repairable Yes [] No []

Notes: _____

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

Notes: are detaching, loose & falling down.

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

Notes: Sheetrock is falling throughout home.

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

Notes: _____

18. **Water Heater:** 4 yrs. ignition broke Good [] Repair Replace []
Is hot water heater located and equipped in a safe manner and free of hazards?

so its not giving off hot water.

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: NO indication of corrosion or rust.

19. **Insulation:** Good [] Repair [] Replace []

Are the attic and walls appropriately insulated for regional conditions?

Notes: old 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: _____

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

Yes [] No []

Location(s): _____

Notes: some old wiring that came w/ house.

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

Recommended Recon

- Note - If more room is needed, attach additional sheet.

Housing Rehab Program

ENTITY: City of Mercedes

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

FUNDING YEAR: HOME 2007

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, 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

Fidencia Perez

Family of one (1)	
Applicant's age is 62	
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:	39%
Pay Back:	No - Deferred Loan- Elderly
Number of Bedrooms:	3
Square Feet:	1242
Total annual household income:	\$ 10,488.00
HUD Income Limits (family of 1):	\$ 25,550.00
Deferred Loan-Elderly	

Partial pay back due to additional 1 bedroom

Existing Dwelling: 3 bedrooms frame home, built in 1983.

RECOMMENDATION:

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

INITIAL INSPECTION

Date: 9-18-09 City: Mission-Merced If County Wide, Precinct #: _____

Name of Applicant: Fidencia Perez Inspector: Monica Guerra

Address: 139 Milton Park Year House was Built: 20-30 YEARS

EXTERIOR

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

Notes: _____

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

Notes: put new siding over old siding about 9 years ago. has termites.

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

Notes: some are newer but the old ones dont work.

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

Notes: replaced the door w/ a used one.

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

Notes: _____

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

Notes: Changed them 9 yrs ago.

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: _____

9. **Septic Tank:** N/A
Sewer Connected to Septic System [] Good [] Repair [] Replace []
of years with current Septic System: _____

Is plumbing free from sewer back up? _____

Yard Line & Drain Field: Good [] Repair [] Replace []

Notes: _____

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

Notes: _____

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

Notes: no gas leak.

12. **Other observations about all Exterior Plumbing / Drains / Sewer:** changed out plumbing 9 years ago

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

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

Location(s): _____ Yes [] No []

Notes: has changed out electricity.

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: _____

Describe Specific Floor Problem Areas: back room & throughout
home. Much part of home was placed w/ sufficient blocks.

Is Floor Repairable Yes [] No []

Notes: _____

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

Notes: old. some cab missing.

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

Notes: cracks. touch up sheetrock.

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

Notes: _____

18. **Water Heater:** about 9 years. 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: _____

19. **Insulation:**

Good [] Repair [] Replace []

Are the attic and walls appropriately insulated for regional conditions?

Notes: only in attic not in walls

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: roaches not mice

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

Yes [] No []

Location(s): _____

Notes: _____

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

- Note - If more room is needed, attach additional sheet.