

Housing Rehab Program

ENTITY: Countywide

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

FUNDING YEAR: HOME 2005

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 May 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

Aurora Falcon

Family of three (3)
Applicant's age is 41, son's age is 13 and daughter age is 7
Title Search: No Abstract & Liens
Flood Zone: No – Zone X
Insurance: N/A
Structures: 1
Taxes: current
Assets & Deposits: N/A
Debt to Income Ratio: 24%
Pay Back: Yes – 50% payback &
50 % Deferred
Number of Bedrooms: 2
Square Feet: 864
Total annual household income: \$ 18,200.00
HUD Income Limits (family of 3): \$ 32,850.00

Existing Dwelling: 1 bedrooms frame home, built in 1999.

RECOMMENDATION:

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

240-1151

INITIAL INSPECTION

Date: 1/22/10 City: Mission - CW If County Wide, Precinct #: 3
 Name of Applicant: Aurora Falcon Inspector: Lupe Rivera, Jr
 Address: 3404 Jamie Ln Year House was Built: 1997

EXTERIOR

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

Notes: Foundation has shifted and floor is uneven.
Old side of home has sunk in.

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

Notes: Panel are weathering wood, unpainted
walls and painted walls chipping.

3. **Windows:** Good Repair Replace

Notes: 2 windows are broken. Windows not opened
often so have trouble opening and closing.

4. **Doors:** Good Repair Replace

Notes: Front door does not open, back door does
not have knob and scrapes floor.

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

Notes: half of home does not have overhang finished
and other side is weather wood.

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

Notes: Shingles on old part of house has leaks
and have fallen off with recent winds.

Is the roof sound and free from hazards? yes

Notes: _____

7. Other Exterior Structural Observations (stairs, rails, ramps, etc.): front door
has no steps to enter and home is 18 inches of ground

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

Notes: _____

9. Septic Tank:
Sewer Connected to Septic System Good Repair Replace
of years with current Septic System: 13

Is plumbing free from sewer back up? yes

Yard Line & Drain Field: Good Repair Replace

Notes: _____

10. Water Line: Good Repair Replace

Notes: _____

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

Notes: no gas line, does not have stove
connected

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): underneath home, wires are exposed Yes No []

Notes: electrical wires hanging underneath home.
half of home has no electricity.

INTERIOR

14. **Describe Flooring Conditions** for Entire Dwelling: Uneven and unstable
RR has hole where daughter fell through it

Describe Specific Floor Problem Areas: uneven and wood is old
and warping, very unstable

Is Floor Repairable Yes [] No

Notes: _____

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

Notes: 3 cabinets only, homemade

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

Notes: half of home unpainted drywall exposed.

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

Notes: _____

18. **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: old plumbing, leaks underneath toilet, has to turn cutoff switch on and off. washer spills water.

19. **Insulation:**

Good [] Repair [] Replace

Are the attic and walls appropriately insulated for regional conditions?

Notes: New part of home has insulation, old section has 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: Roaches

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

Yes [] No

Location(s): bedroom

Notes: Electrical switches, outlets and lights do not work

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

Reconstruction

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

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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

**Eleuterio & Estela
Gonzalez**

Family of two (2)	
Applicant's age is 73 and spouse's age is 72	
Title Search:	No Abstract & Liens
Flood Zone:	No - Zone X
Insurance:	N/A
Structures:	1
Taxes:	current
Assets & Deposits:	\$199.13
Debt to Income Ratio:	N/A
Pay Back:	No - Deferred Loan - Elderly
Number of Bedrooms:	2
Square Feet:	864
Total annual household income:	\$ 14,184.00
HUD Income Limits (family of 2):	\$ 29,200.00

Existing Dwelling: 3 bedrooms frame home, built in 1969.

RECOMMENDATION:

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

INITIAL INSPECTION

Date: 12-22-09 City: MISSION If County Wide, Precinct #: _____

Name of Applicant: Eleuterio & Estela Gonzalez Inspector: MO

Address: 2605 Wharton Rd. Year House was Built: 1969

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 []
Are the exterior surfaces sound and free from hazards?

Notes: Termites & rotted wood. 2005 was repointed inside & out.

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

Notes: a couple broken " most need to stay up w/ sticks.

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

Notes: not easy to close because of warped floor.

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

Notes: _____

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

Notes: roof shingles as old as home.

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.* Good Repair Replace
Sewer Connected to Septic System
of years with current Septic System: _____

Is plumbing free from sewer back up? YES

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: 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?:

Yes [] No []

Location(s): _____

Notes: _____

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: sinking & warped.

Describe Specific Floor Problem Areas: throughout home.

Is Floor Repairable Yes [] No []

Notes: very weak / termite.

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

Notes: _____

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

Notes: areas where sheetrock fell.

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

Interior Trim Good [] Repair [] Replace []

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

Notes: _____

18. **Water Heater:** 15 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: is fully insulated.

20. **Lead Base Paint Assessment**

possible.

Required []

Not Required []

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

Yes

No []

Notes: neighbors have trash; attracts the roaches; rats.

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

Yes []

No []

Location(s): _____

Notes: no problems w/ outlets or switches.

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

will cost more than 1/2 of home value to repair. Recommended Reconstruction

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