

# 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 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

<b>Filemon &amp; Maria Falcon</b>	Family of two (2) Applicant's age is 66 and spouse's age is 62 Title Search: No Abstract & Liens Flood Zone: No - Zone X Insurance: N/A Structures: 1 Taxes: current Assets & Deposits: \$822.51 Debt to Income Ratio: N/A Pay Back: No - Deferred Loan - Elderly Number of Bedrooms: 2 Square Feet: 864 Total annual household income: \$ 11,154.00 HUD Income Limits (family of 2): \$ 29,200.00
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Existing Dwelling: 4 bedrooms frame home, built in 1962.

**RECOMMENDATION:**

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

# INITIAL INSPECTION

Date: 2/22/10 City: Palmview If County Wide, Precinct #: \_\_\_\_\_

Name of Applicant: Filemon Falcon Inspector: MANICA GUERRA

Address: 7501 N. Minnesota Year House was Built: 1972

## 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: brick & wood

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

Notes: OK. About 10 years old

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

Notes: close & lock but are loose

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

Notes: rotted wood throughout

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

Notes: replaced about 2 years ago; continues to leak

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 *NO.* [ ]  
Yard Line: Good [ ] Repair [ ] Replace [ ]

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

9. Septic Tank: Good [ ] Repair [ ] Replace [ ]  
Sewer Connected to Septic System [ ]  
# of years with current Septic System: *as old as house*

Is plumbing free from sewer back up? *never had problems*

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: *propane - No problems w/ glass tank.*

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

*pipes*

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

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

Yes  No [ ]

Location(s): \_\_\_\_\_

Notes: breaker box is outdated : not up to code

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## INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: tile cracked : some

rooms is just cement flooring

Describe Specific Floor Problem Areas: bathroom area.

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

Notes: replacing of tile can be done

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

Notes: old as home. some are falling.

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

Notes: indications where water has seeped thru.

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

Interior Trim Good [ ] Repair [ ] Replace

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

Notes: cracks on walls.

18. **Water Heater:** gas leaks 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: no leaks

19. **Insulation:**

Good [ ] Repair [ ] Replace [ ]

Are the attic and walls appropriately insulated for regional conditions?

Notes: No insulation

20. **Lead Base Paint Assessment**

built before 78

Required [  ]

Not Required [ ]

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

Yes [ ]

No [ ]

Notes: Small roaches

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

Yes [ ]

No [ ]

Location(s): \_\_\_\_\_

Notes: does not have enough amps to run entire house

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

will cost more than \$9858.00 to repair

Recommended Reconstruction

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

# Housing Rehab Program

**ENTITY:** City of La Villa

**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 June 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

<b>Christina Guzman</b>	Family of three (3) Applicant's age is 64, daughter age is 30 and sister age is 51 Title Search: No Abstract & Liens Flood Zone: No – Zone C 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: \$ 16,656.00 HUD Income Limits (family of 3): \$ 32,850.00
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Existing Dwelling: 4 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: 2/8/10 City: LA Villa If County Wide, Precinct #: \_\_\_\_\_  
Name of Applicant: Christina Guzman Inspector: Rick Garza  
Address: 312 E. 4th St Year House was Built: 1968

## EXTERIOR

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

Notes: Parts of Home have foundation problems - Kitchen + Bath  
Sinking, part of Living Rm

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

Notes: in FAIR to OK COND. - some spots have  
termite damage

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

Notes: Several windows don't close or open.

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

Notes: Doors are replaceable, - but door knobs don't  
shut completely.

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

Notes: OK -

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

Notes: Original roof shingles - Replaced those damaged  
As needed

Is the roof sound and free from hazards?

Notes: No - Leaks into home

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

IN need of work - front porch appears to be slowly deteriorating.

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

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

9. Septic Tank:  Good  Repair  Replace   
Sewer Connected to Septic System   
# of years with current Septic System: \_\_\_\_\_ sewer - city

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

Yard Line & Drain Field:  Good  Repair  Replace

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

10. Water Line:  Good  Repair  Replace

Notes: water leaks

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

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

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

Home is open to pipe that leads to sewer.

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

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

Yes [] No [ ]

Location(s): \_\_\_\_\_

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

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### INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: Floors weak & rotting in Bathroom & Kitchen

Describe Specific Floor Problem Areas: \_\_\_\_\_

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

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

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

Notes: Cabinets don't close correctly

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

Notes: Some water stains

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

Just REPLACED

**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 - needs replacing

19. **Insulation:**

Good [ ] Repair [ ] Replace []

Are the attic and walls appropriately insulated for regional conditions?

Notes: NONE

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 & Rats in past

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):**

As parts of home appear fixable -  
REPAIRS EXCEED MORE THAN 50%. Pier & Beam foundation  
shifting and bottom of floor condition unknown. RECONSTRUCT.

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