

## Housing Rehab Program

**ENTITY:** City of Alamo

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

**FUNDING YEAR:** HOME 2003 & 2004

**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 December 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

**Bernardo & Gloria  
Garza**

Family of two (2)	
Applicant's age is 72 and spouse's age is 57	
Title Search:	No Abstract & Liens
Flood Zone:	No - Zone C
Insurance:	N/A
Structures:	1
Taxes:	current
Assets & Deposits:	\$26.26
Debt to Income Ratio:	N/A
Pay Back:	No - Deferred Loan - Elderly
Number of Bedrooms:	2
Square Feet:	864
Total annual household income:	\$ 12,372.00
HUD Income Limits (family of 2):	\$ 29,200.00

Existing Dwelling: 3 bedrooms frame home, built in 1990.

**RECOMMENDATION:**

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

PH # 901-8639

# INITIAL INSPECTION

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

Name of Applicant: Bernarda Garza Inspector: Lupe Piveray, Jr.

Address: 739 north 9th Place Alamo, TX Year House was Built: 1990

## EXTERIOR

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

Notes: Front of house shifting, lower than rear of house

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

Notes: wood is rotting and painted areas are chipping

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

Notes: Old windows, hard to open and close. 4 windows are cracked

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

Notes: hard to open, scrapping the floor. Back door does not open

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

Notes: Has mold and needs to be replaced. Broken overhang in areas

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

Notes: Original shingles, missing a few

Is the roof sound and free from hazards?

Notes: yes

7. **Other Exterior Structural Observations (stairs, rails, ramps, etc.):** stairs  
are in fair condition

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:** \_\_\_\_\_  
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: \_\_\_\_\_

12. **Other observations about all Exterior Plumbing / Drains / Sewer:** plumbing  
pipes are original piping and need to be  
replaced

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: Extremely bad condition

**Describe Specific Floor Problem Areas:** Floor is shifted, tiles are loose, restroom floor has very dangerous hole.

**Is Floor Repairable** Yes [ ] No

Notes: holes are breaking through the floor.

\_\_\_\_\_

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

Notes: original cabinets, owner made them himself

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

Notes: water stains and hole in bedroom #2

\_\_\_\_\_

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

Interior Trim Good [ ] Repair [ ] Replace

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

Notes: most walls are cracked and paint faded.

18. **Water Heater:** Good  Repair [ ] Replace [ ]

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

yes, in an old shed housing

**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: loose pipes under kitchen sink, come apart often. leak under RR sink

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: coachwatches, rats, possums.  
Killed 36 rats in 2 months last year!

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):**

Recon - homes has so much damage  
floors must be replaced, infestation of rats, walls  
are cracked, exterior in horrible shape.

- 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 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 October 2008, 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

**Gilbert Gomez**

Family of one (1)	
Applicant's age is 52	
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:	N/A
Pay Back:	No - Deferred Loan - Disabled
Number of Bedrooms:	2
Square Feet:	864
Total annual household income:	\$ 5,392.08
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: 1/20/2010 City: SAN JUAN If County Wide, Precinct #: \_\_\_\_\_

Name of Applicant: Gilberto Gomez Inspector: Rick Garza

Address: 608 W. Chippinard Ave Year House was Built: 60yr old home <sup>1950</sup>

## EXTERIOR

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

Notes: termite damage to structural beams

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

Notes: termite damage to exterior & interior of homes,  
missing damaged siding, fascia

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

Notes: some work - most don't

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

Notes: liv rm door busted

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

Notes: SEVERAL AREAS DAMAGED

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

Notes: Roof leaking - 2 places

Water Bill?

Is the roof sound and free from hazards?

Notes: client says home leaks and existing roof is  
about 15-16 yrs old.

7. **Other Exterior Structural Observations (stairs, rails, ramps, etc.):** front porch  
seems to be slightly falling

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

Notes: works fine

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

Is plumbing free from sewer back up? city sewer - works good

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

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

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

Notes: water lines working

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

Notes: gas lines sealed - electric  
wants.

12. **Other observations about all Exterior Plumbing / Drains / Sewer:** client had  
newly updated pipes fixed but has leaks

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

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

Yes  No

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

Notes: Old main power/meter box replaced to being  
old + outdated.

## INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: rotted floor in kitchen + bath.  
Bedroom sunken floor - slowly collapsing.

Describe Specific Floor Problem Areas: kitchen, bathroom + master  
Bedroom

**Is Floor Repairable** Yes  No

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

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

Notes: Rotted floor, damaged sheetrock, paneling,  
+ CABINETS

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

Notes: Some BAD. Client used 1st disability money to  
patch up some walls and ceiling that has old + moldy

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

Notes: TRIM OLD, DAMAGED, some termite damage

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

NONE

**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: pipes search

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: NONE

20. **Lead Base Paint Assessment** - possibly Required [] Not Required [ ]

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

Yes [] No [ ]

Notes: Mice

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

Yes [ ] No []

Location(s): All rooms good - new breaker box + wiring

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

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

Reconstruction - Home overall is in pretty bad shape. Client has put some recent money to fix up but has a long way to go.

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