

Housing Rehab Program

ENTITY: City of Elsa

PROJECT: Approval for Assistance under the Owner-Occupied Housing Rehabilitation Program.

FUNDING YEAR: HOME 2013

SYNOPSIS:

The family is being recommended for applicant approval under the Owner-Occupied Housing Rehabilitation Program. The applicant has been on the waitlist since May 2012 and has met all of the program requirements for assistance under the Owner-Occupied Housing Rehabilitation Program. The following is a profile of the project

Fernando & Victoria Cruz EL#25-15-01	Family of three (3) Does applicant meet Deferred Loan Requirements:	Yes
	Title Search:	No Abstract or Liens
	Flood Zone:	No – Zone X
	Insurance:	N/A
	Structures:	1
	Taxes:	current
	Assets & Deposits:	N/A
	Debt to Income Ratio:	N/A
	Payback	No - Deferred Loan- Elderly
	Number of Bedrooms:	2
	Square Feet:	864
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 36,150.00
	Deferred Loan-Elderly	

Existing Dwelling: 3 bedrooms frame home, built in 1981

RECOMMENDATION:

The UCP Staff recommends approval for assistance under the Owner-Occupied Housing Rehabilitation Program by the County Commissioner's Court.

INITIAL INSPECTION

Date: February 9, 2015 City: Elsa If County Wide, Precinct #: 1

Name of Applicant: Francisco Cruz Inspector: Eric Trevino

Address: 803 Travis St Year House was Built: 1980

EXTERIOR

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

Notes: Foundation is uneven: Has both pier and beam and concrete foundation
Both need replacing due to combination of workmanship and wear and tear

Dimension 38' x 30' Estimated Cost \$ 5,000

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

Notes: siding has rotted and jagged edges: has gaps where siding is missing and rotted: areas need
to sealed at cracks caused by foundation workmanship and electrical and plumbing penetrations.

Dimensions 38' x 30' Estimated Cost \$ 7,000

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

Notes: Most windows not locking and opening and shutting proper and difficult to open and
damaged panes others boarded up

Dimension varies x varies Qty 9 Estimated Cost \$ 3,500

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

Notes: Door difficult to open not installed proper, frames are damaged door is old and
deteriorating

Dimension 36" x 70" Qty 1 Estimated Cost \$ 200

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

Notes: No overhang in rear of house and immeasurable areas rot; no soffits , drip edge and fascia no trim in most areas

Dimension entire perimeter

Estimated Cost \$ 900

6. **Roof:** Good [] Repair [] Replace [X]
Front Porch Roof Good [] Repair [] Replace [X]
Rear Porch Roof Good [] Repair [] Replace [X]

Is the roof sound and free from hazards?

Notes: Roof is old and in need of replacing not sound and extremely hazardous

Dimension 38' x 30'

Estimated Cost \$ 6,000

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

Estimated Cost \$ _____

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

Notes: _____

Dimension _____ x _____

Estimated Cost \$ _____

9. **Septic Tank:** Good [] Repair [] Replace [X]
Sewage Connected to Septic System []
of years with current Septic System: _____

Is plumbing free from sewer back up? _____

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

Notes: Some exposed and damaged lines: some plumbing done after construction completed

Estimated Cost \$ 2,000

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

Notes: Water lines come out from walls and leak in some areas

Estimated Cost \$ 1,000

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

Notes: Butane tank to be relocated minimum of 10 feet away from house with copper line to be 6 inches underneath natural ground

Estimated Cost \$ \$300

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

Estimated Cost \$ 1,500

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

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

Yes [] No [X]

Location(s): Water heater closet and all sides of house has some exposed wires

Notes: Exposed wires electrical hazard

Estimated Cost \$ 3,500

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: lots of patch work and floor covering Buckling/ lifting, peeling, tearing and missing in some areas different types of flooring

Describe Specific Floor **Problem Areas:** Uneven in some areas, floor is buckling has some Areas that are wood other cement, not even

Is Floor Repairable Yes [] No [X]

Notes: would have to remove entire flooring and replace and install new covering as well

Dimension 38' x 30'

Estimated Cost \$ 4,500

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

Notes: Doors falling and missing in others: missing drawer

Dimension 24" x 72"

Estimated Cost \$ 1,000

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

Notes: Leaking, water damage and ceiling buckling

Dimension 38' x 30'

Estimated Cost \$ 3,900

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

Interior Trim Good [] Repair [] Replace [X]

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

Notes: Missing trimming has hole throughout need painting & entire back room wall shifted and Could fall at any given moment..

Dimension 38' x 30'

Estimated Cost \$ 5,300

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

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

Notes: Water heater closet incomplete and has exposed wires (fire hazardous)

Plumbing: Good [] Repair [] Replace [X]

Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?

Notes: PVC exposed pipes, some leaks

Estimated Cost \$ 900

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: Very minimal to no insulation at all

Dimension 38' x 30'

Estimated Cost \$ 1,500

20. **Lead Base Paint Assessment** Required [] Not Required [X]
Estimated Cost \$ _____

21. **Infestation** – Is the unit free from rats or severe infestation by mice or vermin?
Yes [] No [X]

Notes: Rodents and insect infested

Estimated Cost \$ 500

22. **Electrical Hazards** – are the rooms free from electrical hazards?
Yes [] No [X]

Location(s): Entire house

Notes: Electrical wires exposed in some areas, not enough outlets using extension cords
Light fixtures missing with more exposed wires

Dimension 38' x 30' Estimated Cost \$ 4,500

23. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation):** Recommend demolition and reconstruction due repairs exceeding over 50% of value of dwelling and will be triggering policy for Reconstruction

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

Total Rehab Estimated Cost \$ 63,200

Current Value of Structure \$ 6,878

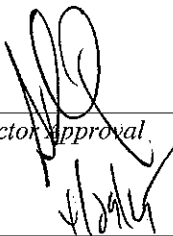
50% Value \$ 3,439



Inspector

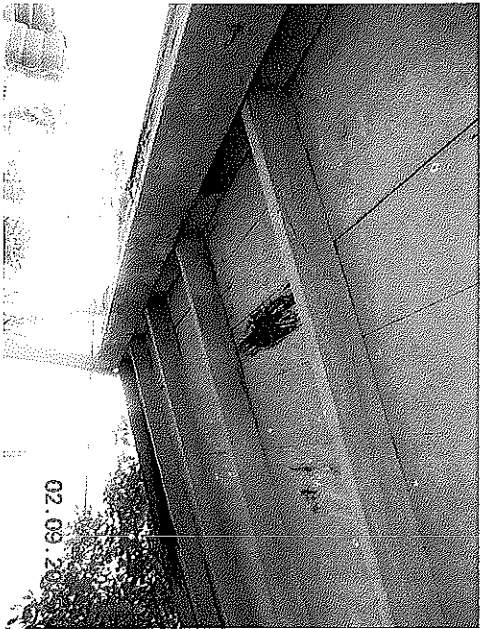
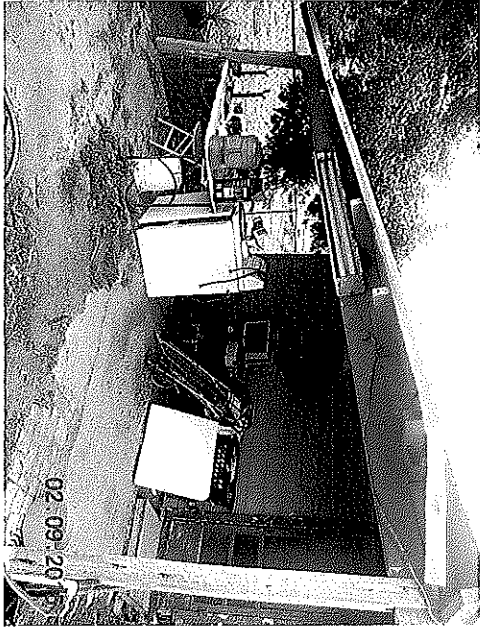
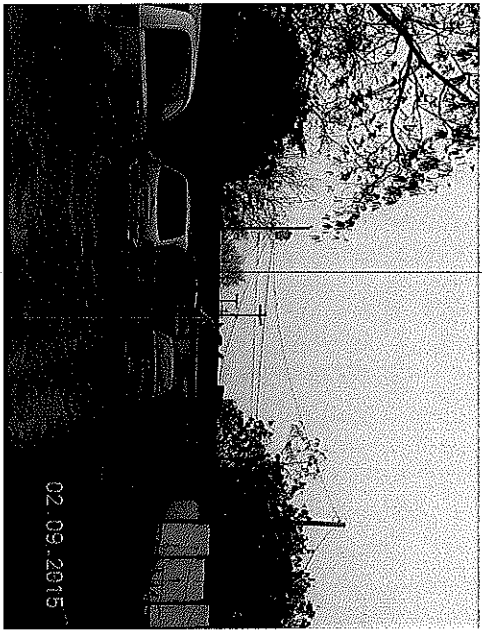
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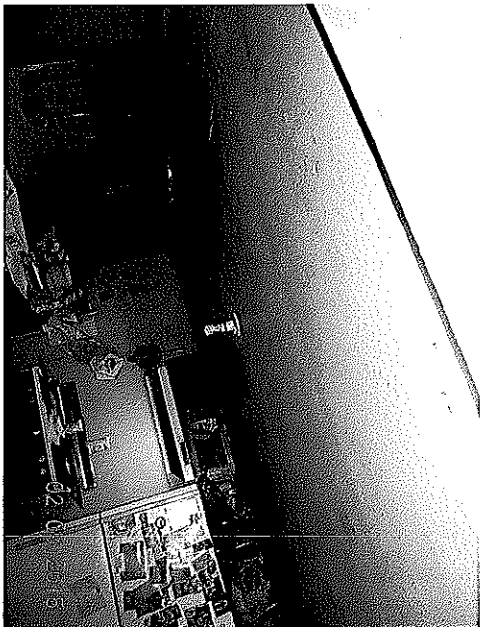
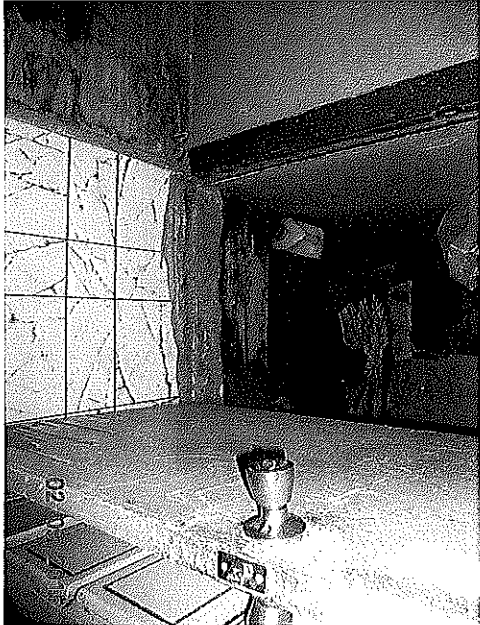
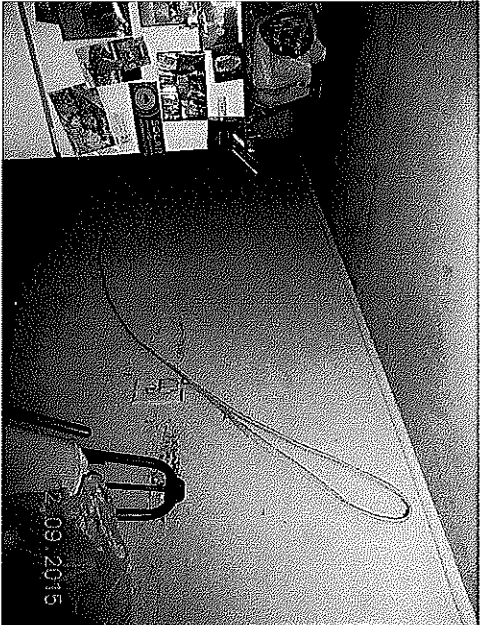
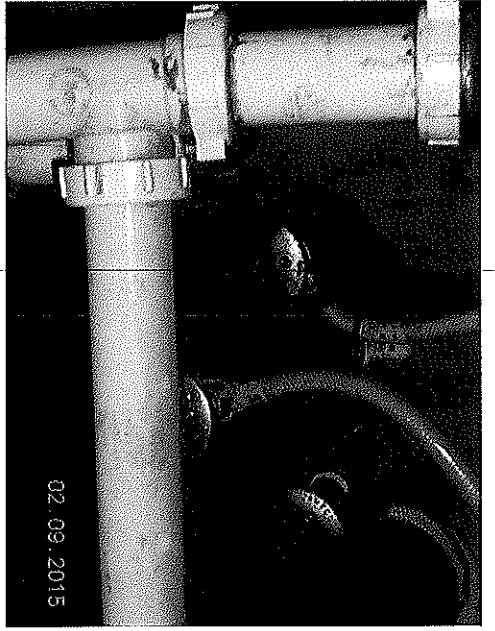
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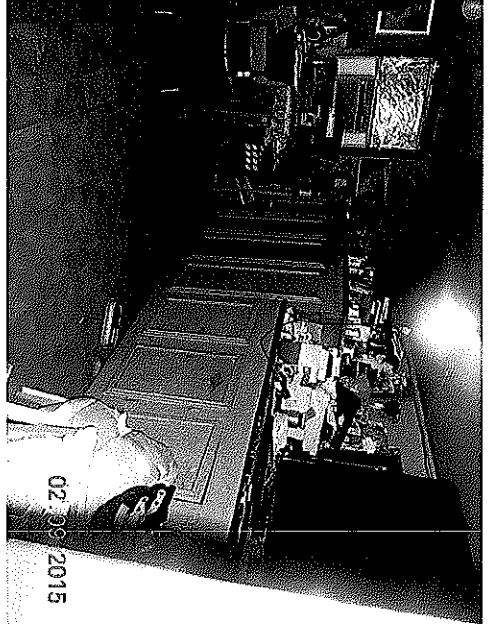
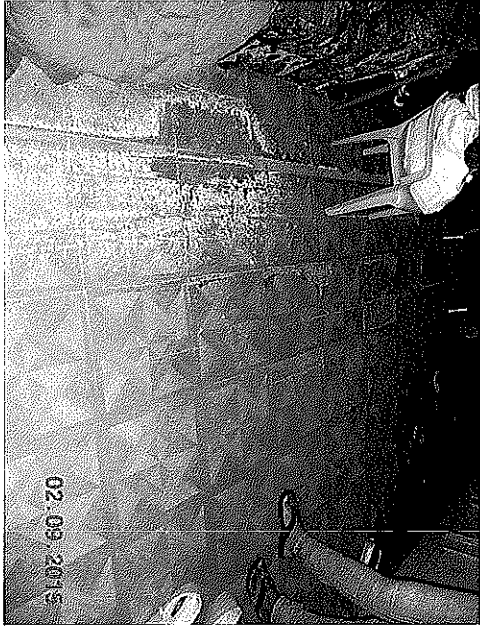
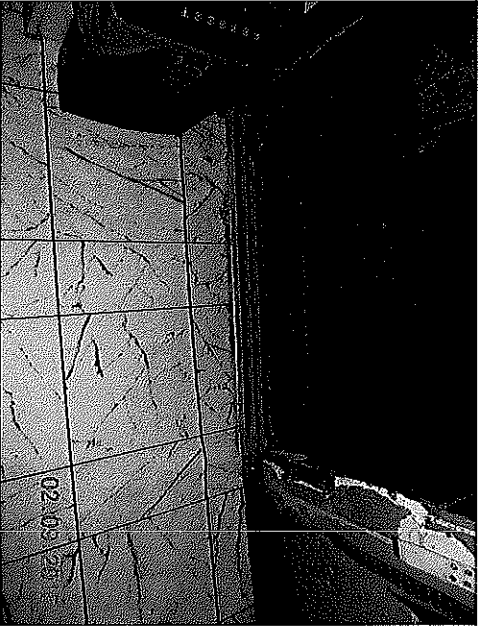
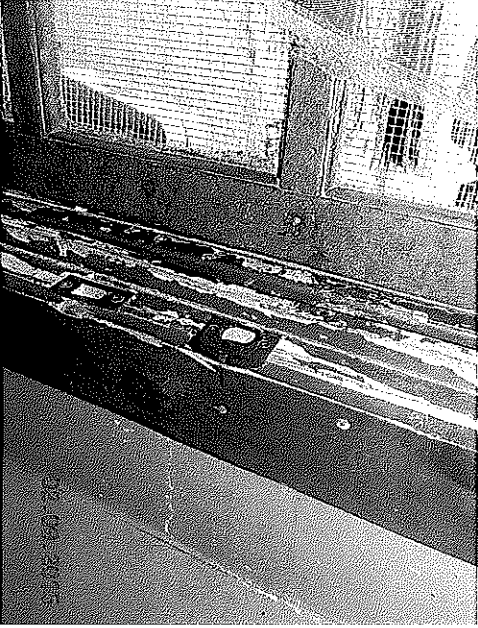
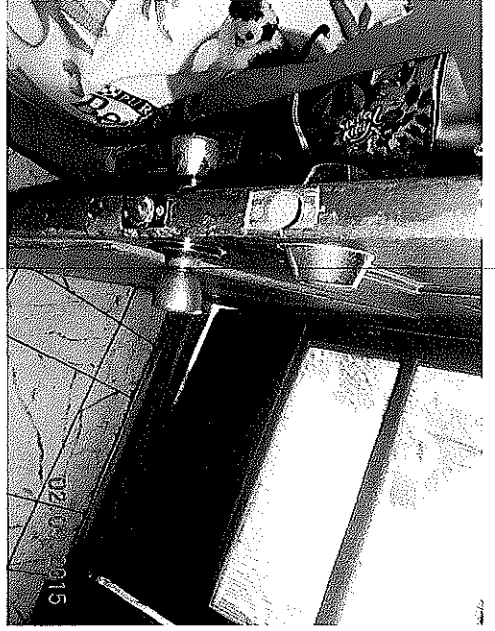
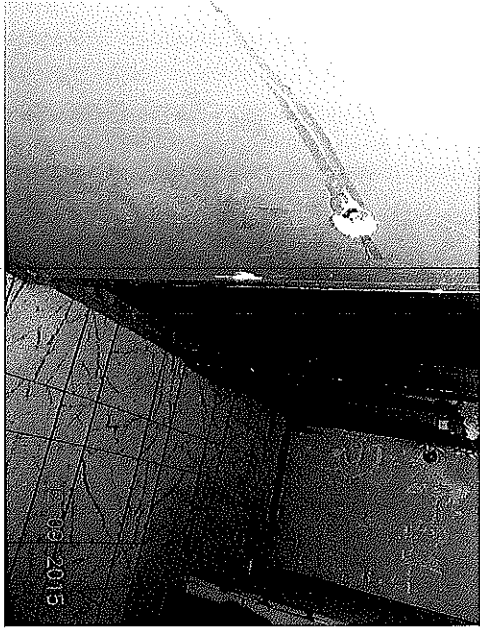


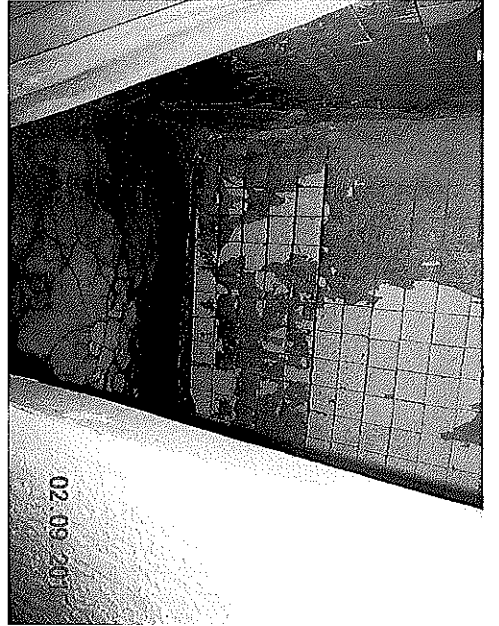
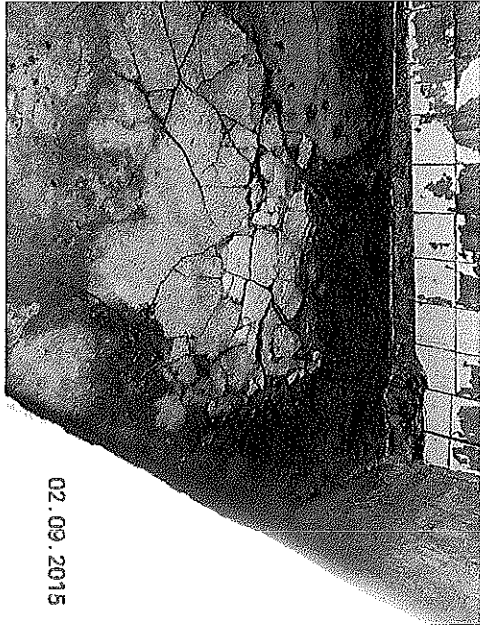
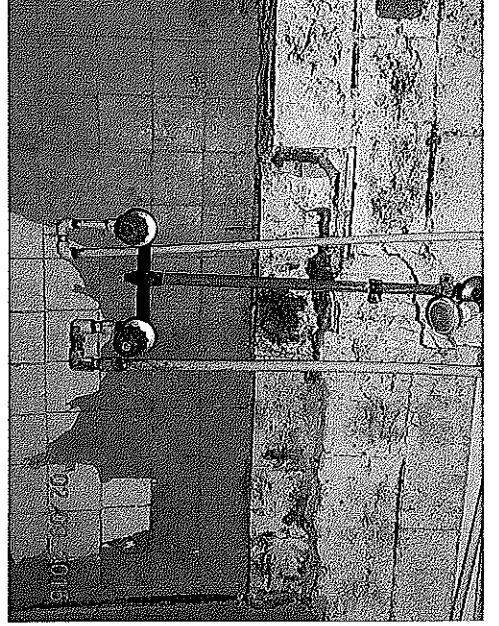
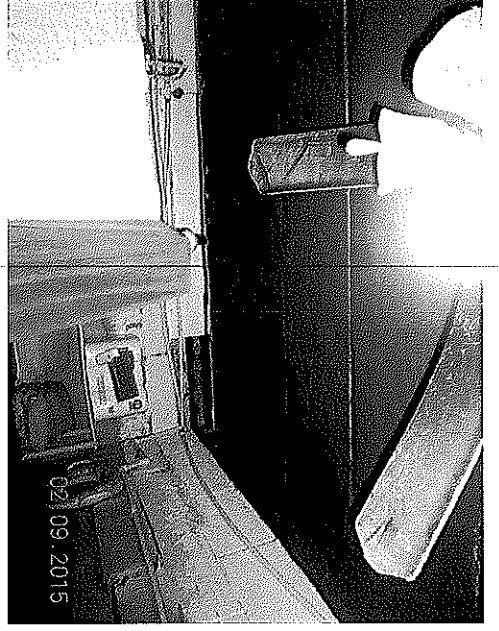
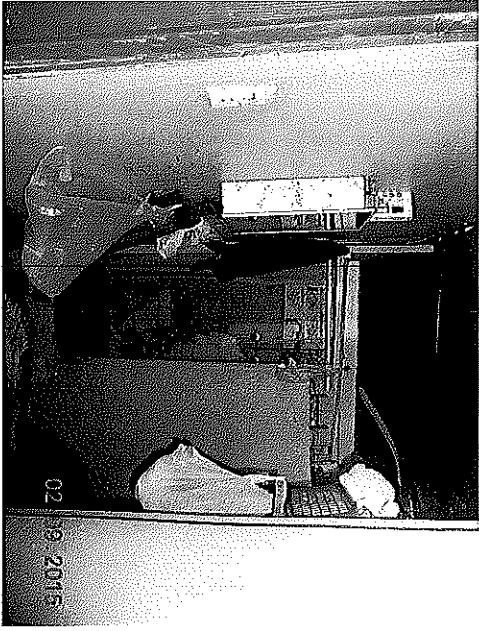
Division Director Approval

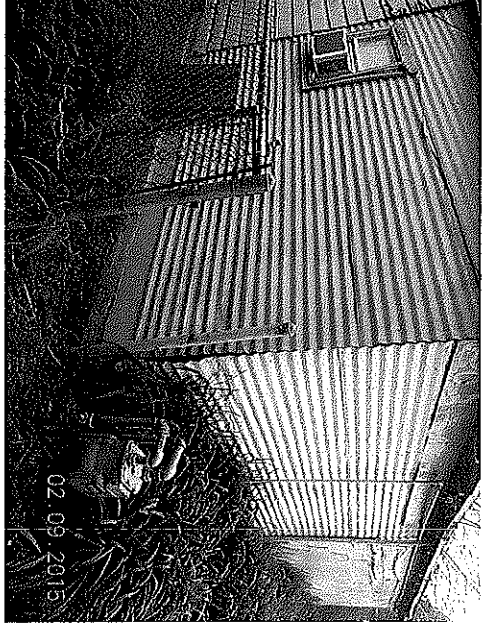
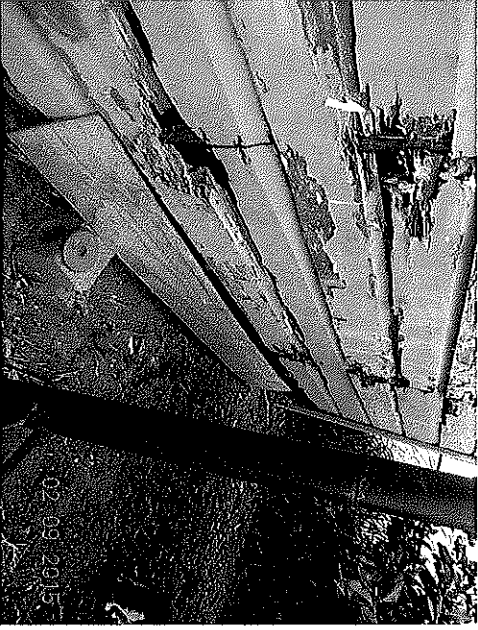
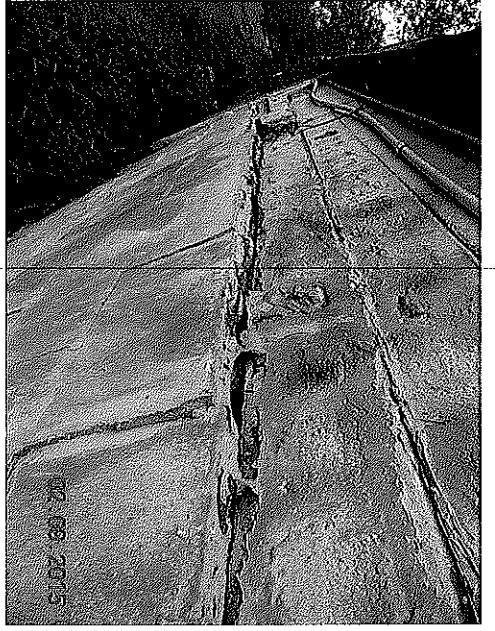
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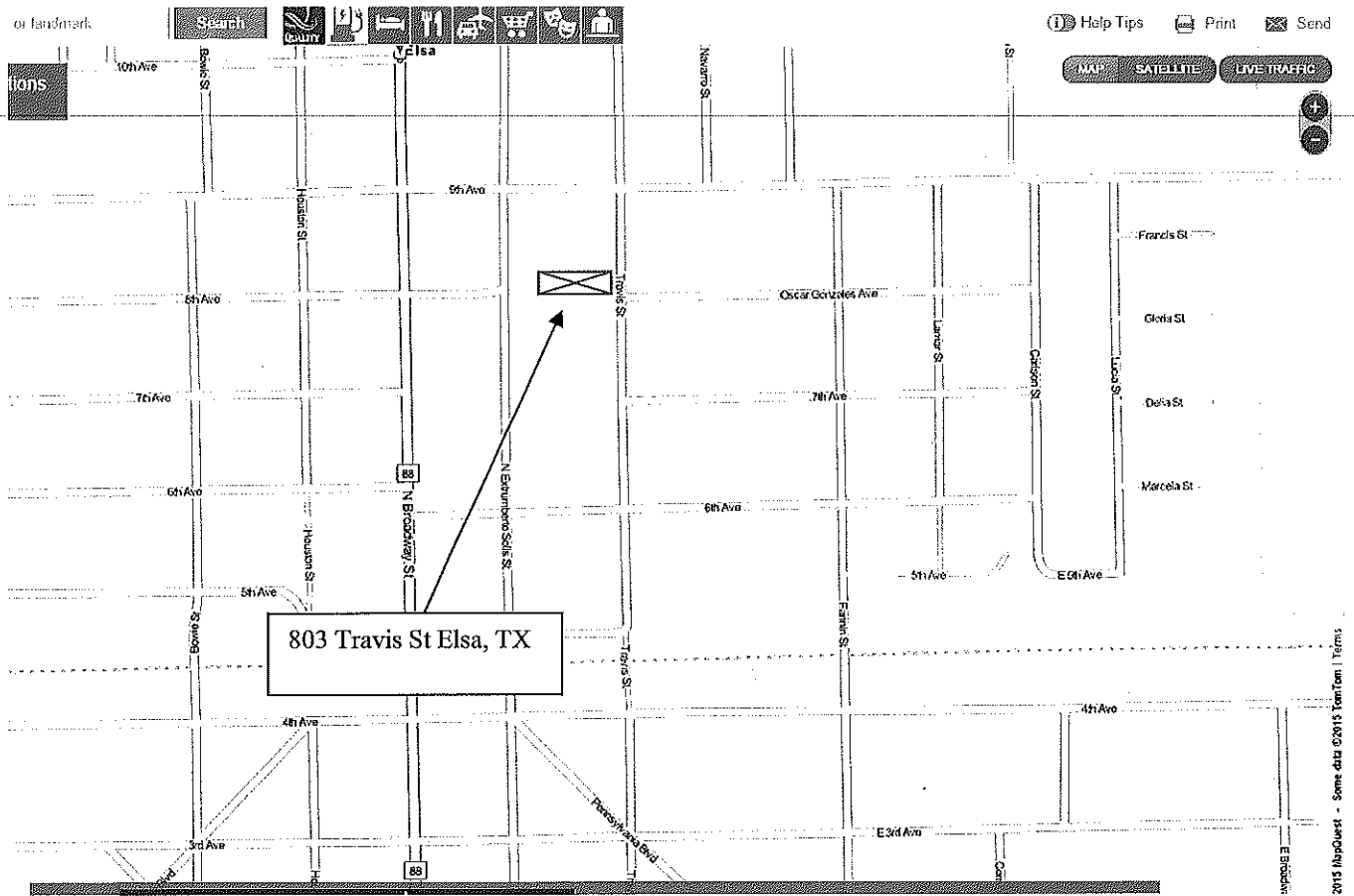




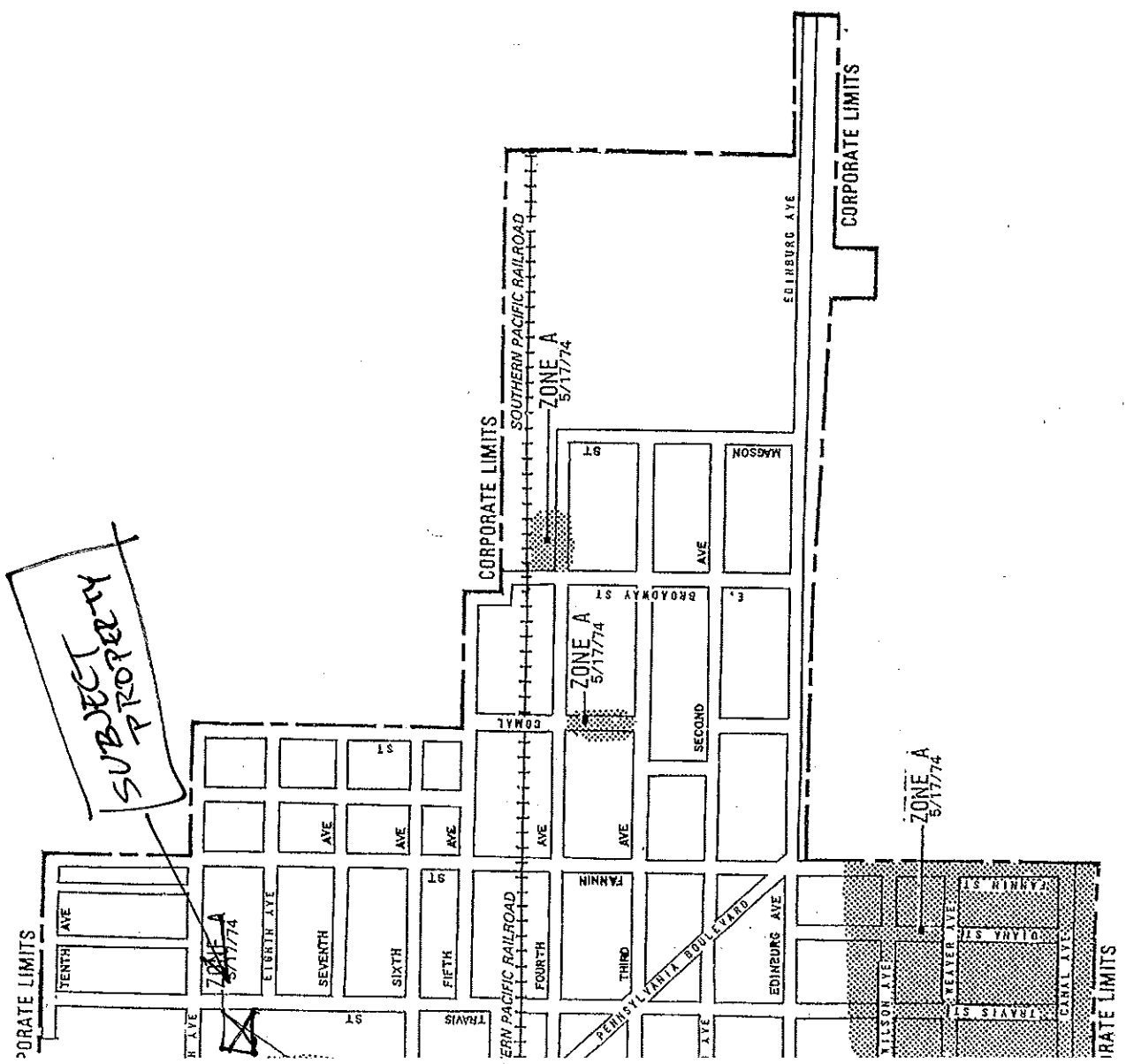








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SUBJECT PROPERTY

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CORPORATE LIMITS

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