

## Housing Rehab Program

**ENTITY:** City of San Juan

**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 June 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

<b>Jose &amp; Anna Garza SJ#75-15-01</b>	Family of two (2) Does applicant meet Deferred Loan Requirements:	Yes
	Title Search:	No Abstract or Liens
	Flood Zone:	No – Zone B
	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:	\$ 32,150.00
	<b>Deferred Loan-Elderly</b>	

Existing Dwelling: 3 bedrooms frame home, built in 1983

**RECOMMENDATION:**

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

# INITIAL INSPECTION

Date: 2/19/15 City: San Juan If County Wide, Precinct #: 1

Name of Applicant: Jose Garza Inspector: Eric Trevino

Address: 239 Alta St. Year House was Built: 1980

## EXTERIOR

1. **Foundation Condition:** Good [ ] Repair [ ] Replace [ X ]  
**Foundation Type:** Piers [ X ] Concrete [ ]

Is the foundation sound and free from hazards?

Notes: this house is made up of several additions and has some uneven areas

Dimension 25' x 35' Estimated Cost \$ 3,200

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

Notes: different types of sidings due to additions and has rotted and jagged edge, some holes due to weather and termites

Dimensions 25' x 35' Estimated Cost \$ 3,000

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

Notes: Some windows do not lock and/or open and shut proper necessary; some windows are boarded up

Dimension varies x varies Qty 9 Estimated Cost \$ 2,500

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

Notes: Back door does not open

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

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

Notes: Some overhang has no soffits, drip edge or fascia causing rot. Some trim is missing and some is rotted

Dimension entire perimeter

Estimated Cost \$ 1,400

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 made up of tin and shingles; shingles are old and in need of replacing due to normal wear and tear

Dimension 25' x 35'

Estimated Cost \$ 1,500

7. **Other Exterior Structural Observations (stairs, rails, ramps, etc.):** \_\_\_\_\_  
Front and back door have no rails

Estimated Cost \$ \_\_\_\_\_

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

Notes: Often back ups

Dimension \_\_\_\_\_ x \_\_\_\_\_

Estimated Cost \$ 300

9. **Septic Tank:** Good [ ] Repair [ ] Replace [ ]  
**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:

Estimated Cost \$ 2,000

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

Notes: Water lines come out from walls

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): throughout

Notes: Exposed wires electrical hazard with wing nuts and homemade lamps with extensions

Estimated Cost \$ 3,500

## INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: lots of patch work, 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, uneven due different addition to home

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

Notes: would have to remove and replace entire floor and covering

Dimension 25' x 35'

Estimated Cost \$ 4,500

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

Notes: some water damage underneath sink

Dimension 24" x 72"

Estimated Cost \$ 100

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

Notes: Leaking, water damage and ceiling cracking/splitting

Dimension 25' x 35'

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 holes and cracks/splits due to foundation shifting and possible termite problem

Dimension 25' x 35'

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 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

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 25' x 35'

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: Rodent and insect  
\_\_\_\_\_  
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 25' x 35' 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.

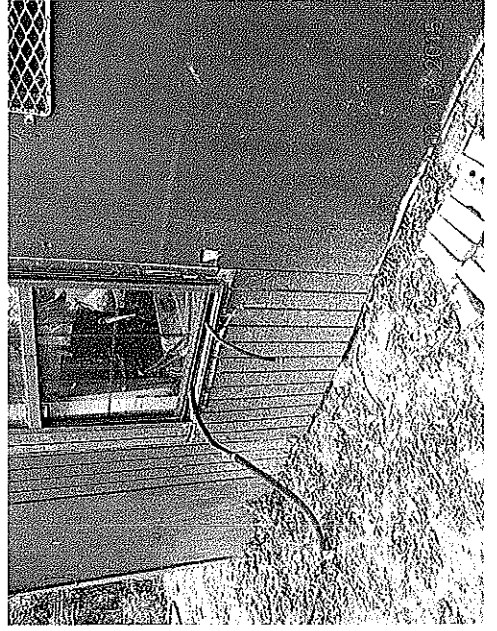
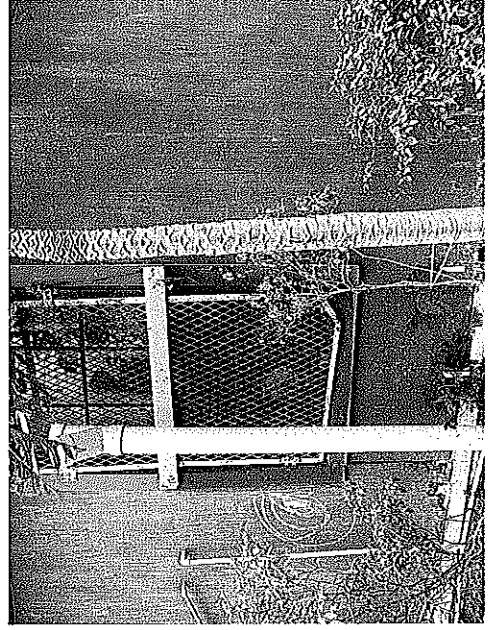
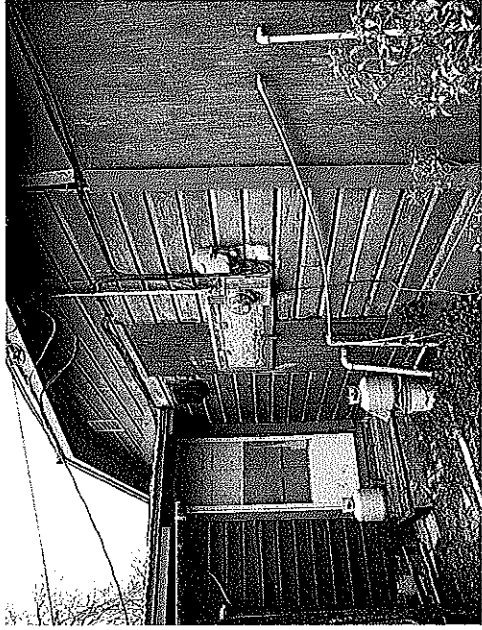
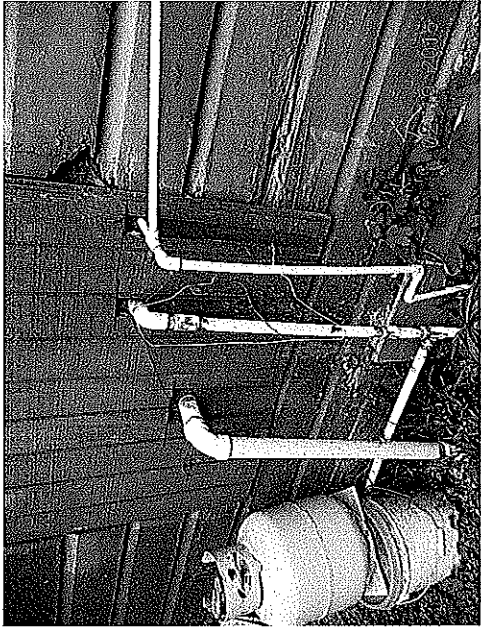
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Current Value of Structure \$ 23,770  
50% Value \$ 11,885

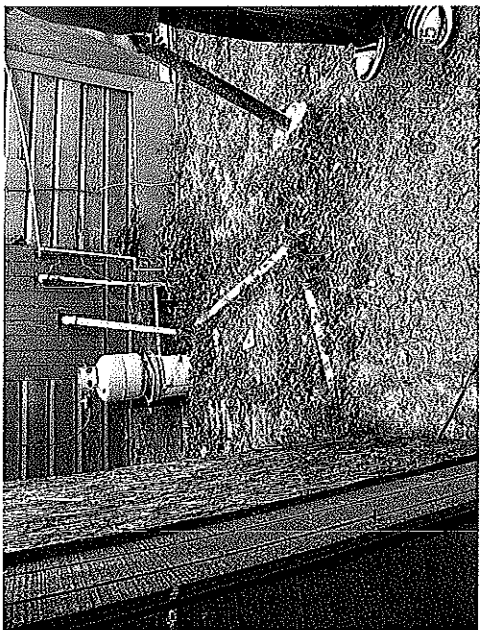
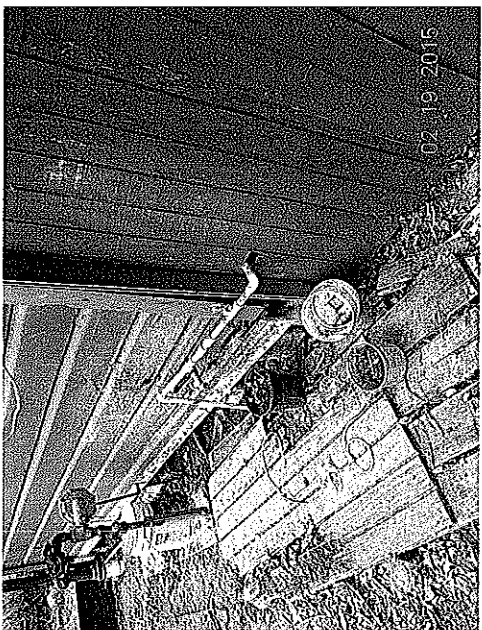
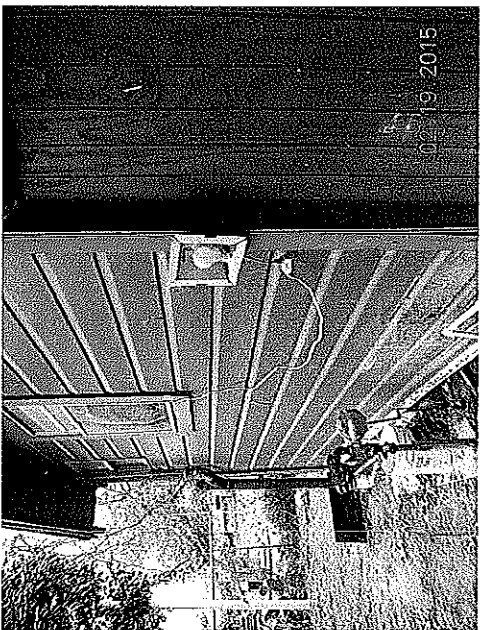
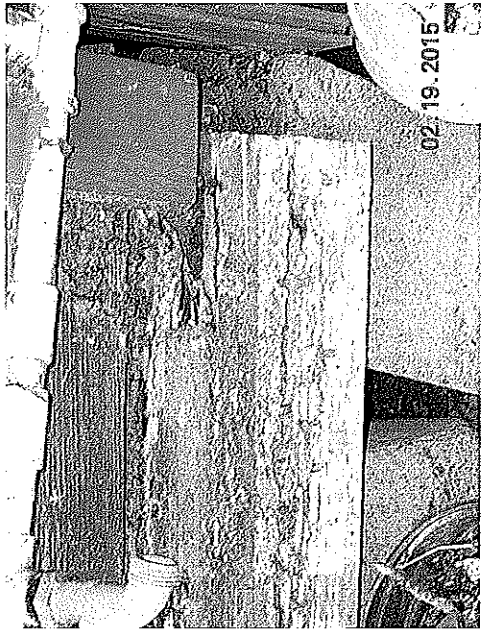
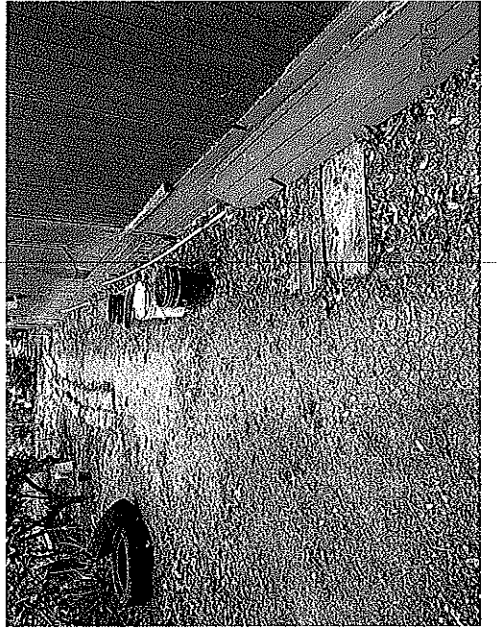
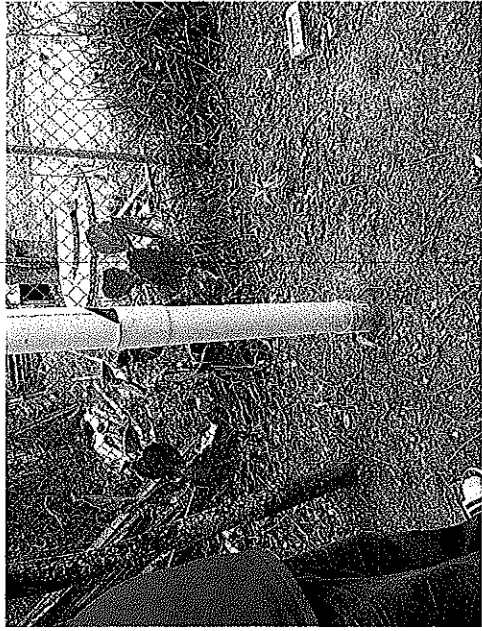
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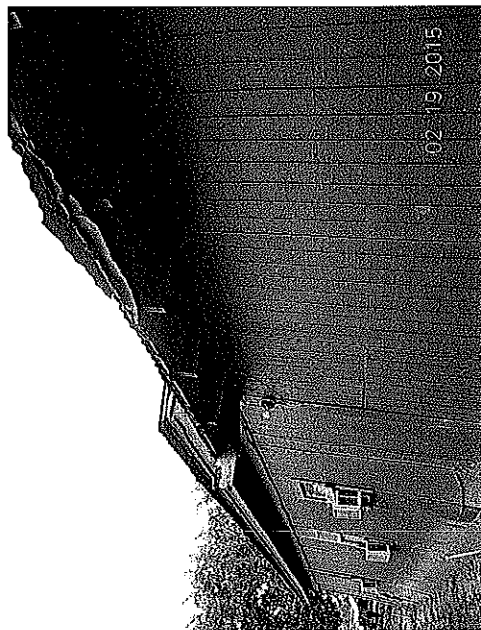
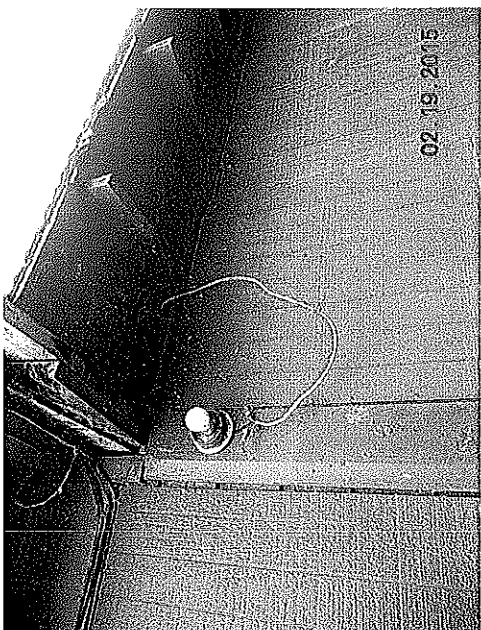
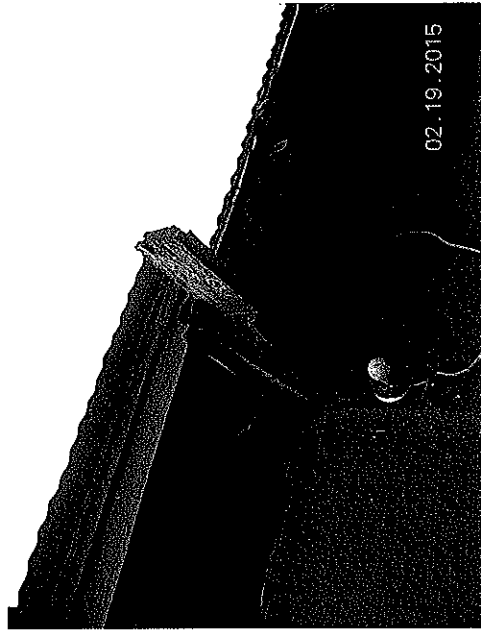
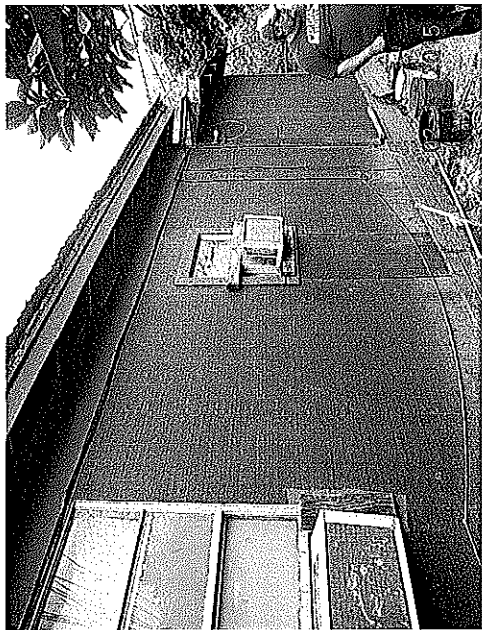
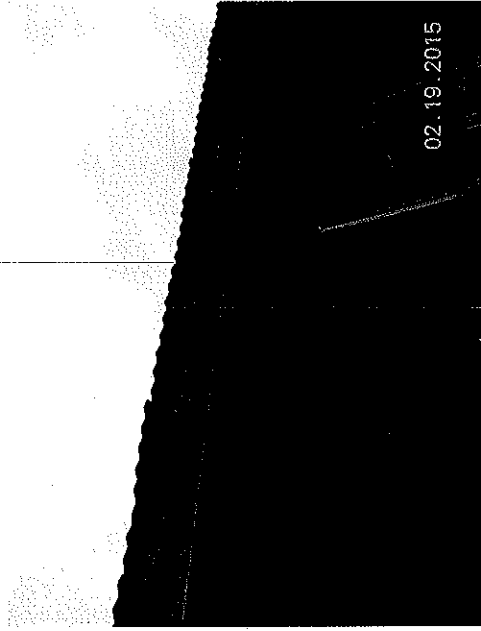
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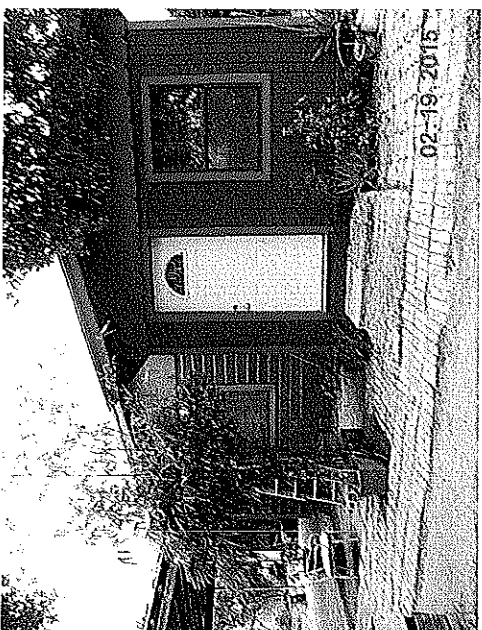
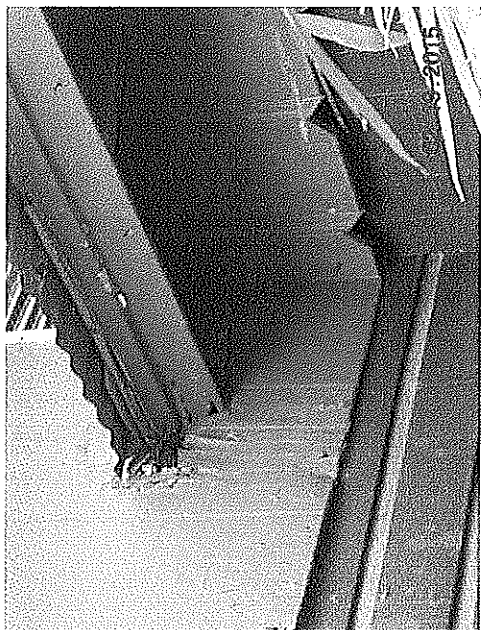
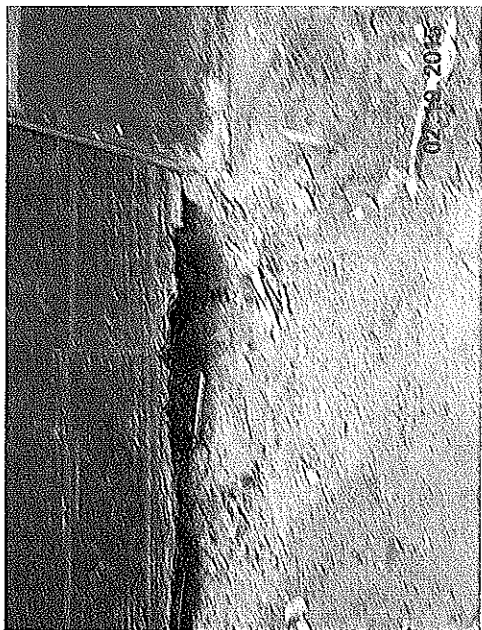
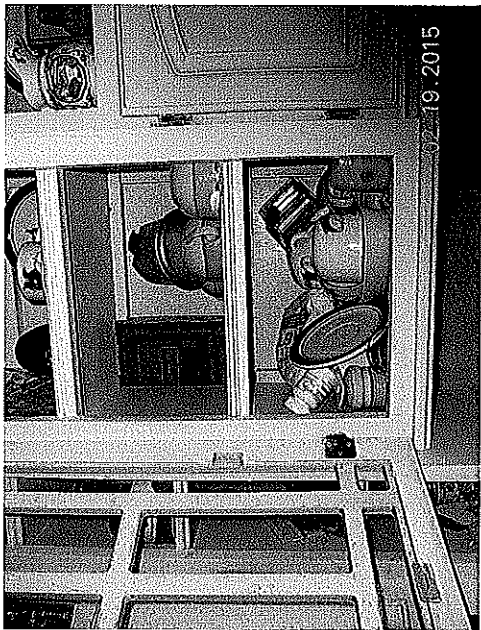
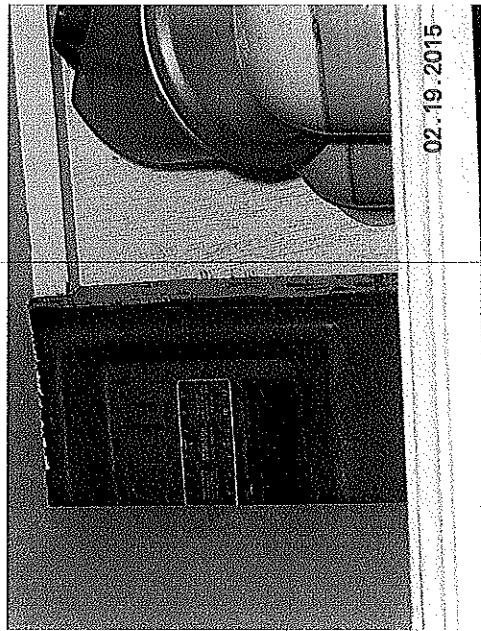
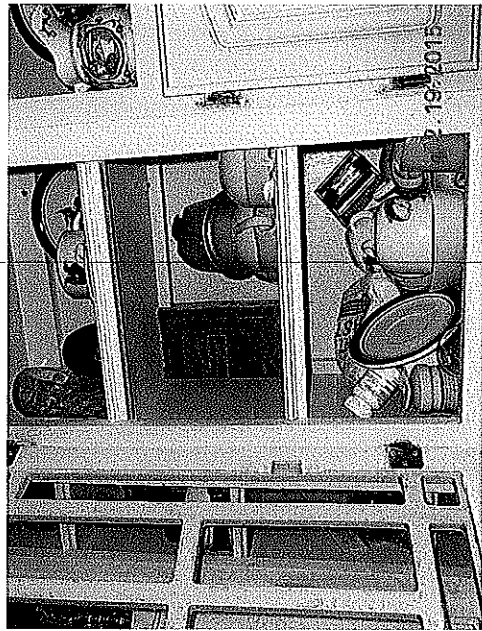
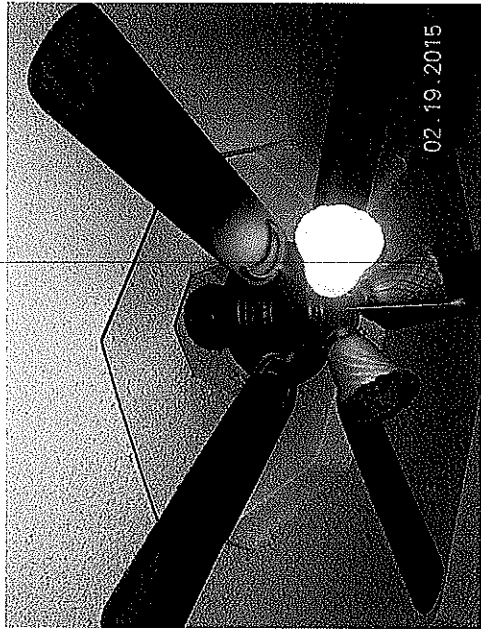
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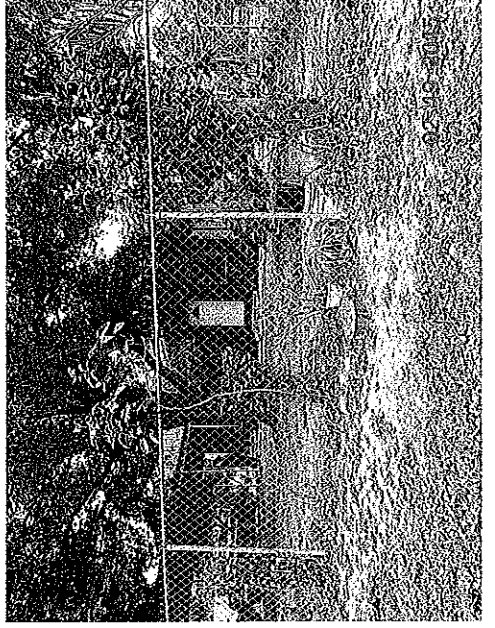
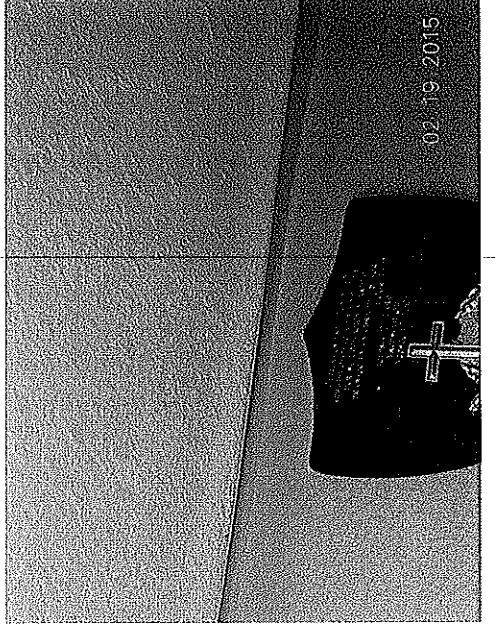
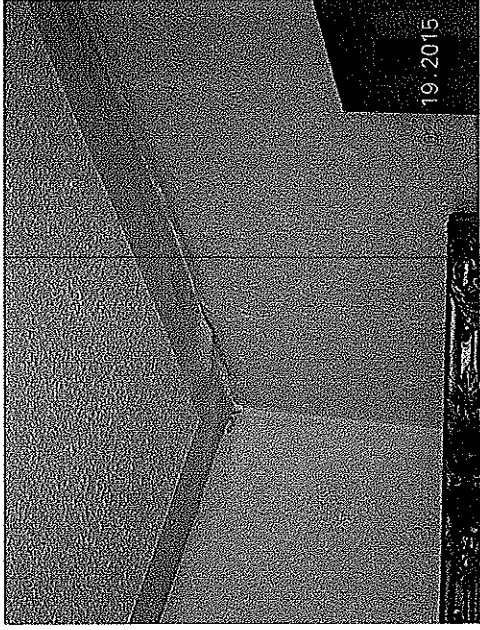
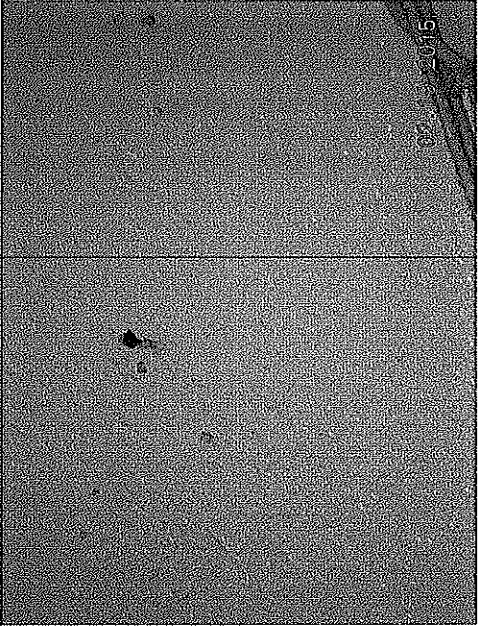
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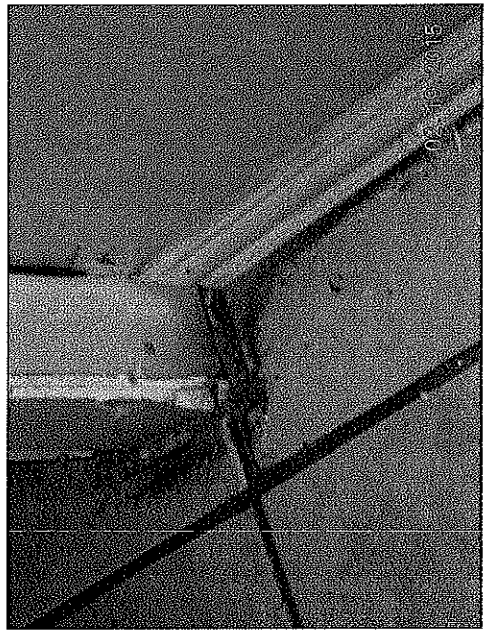
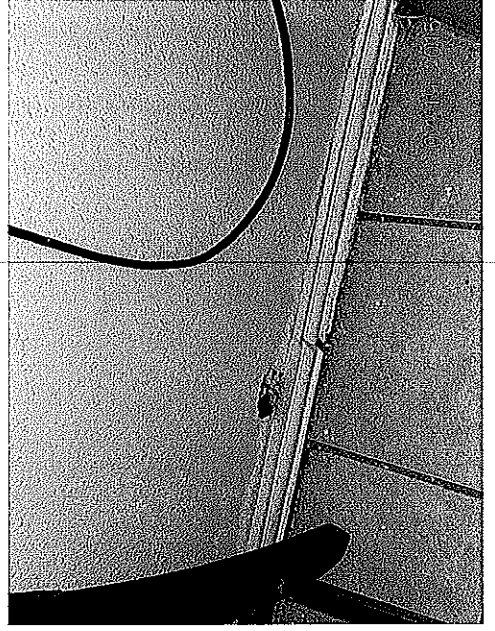
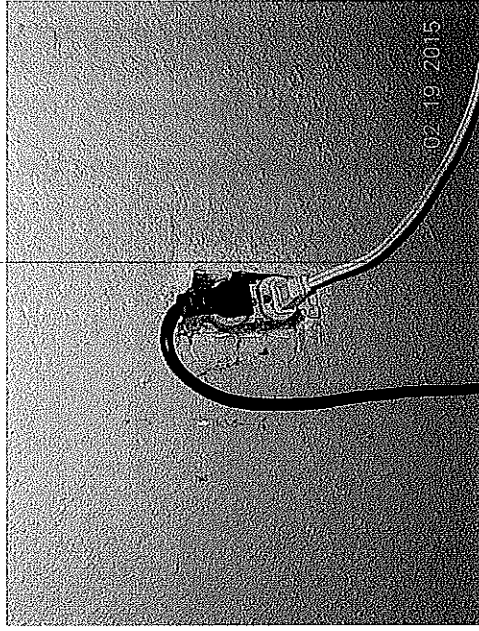


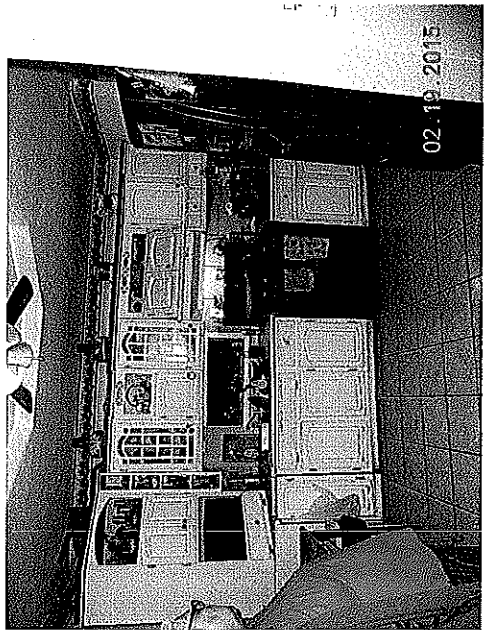
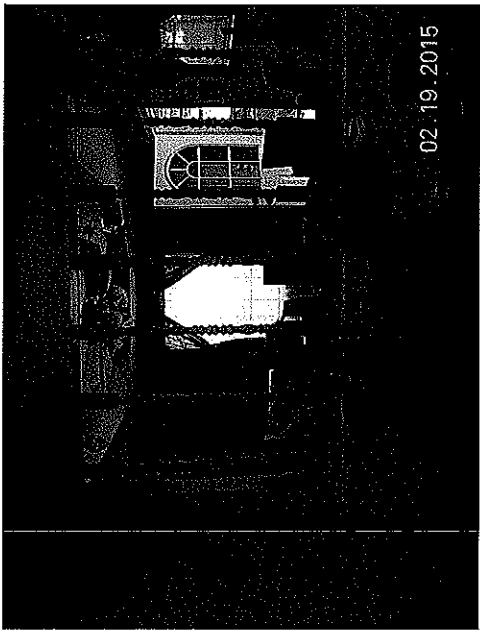
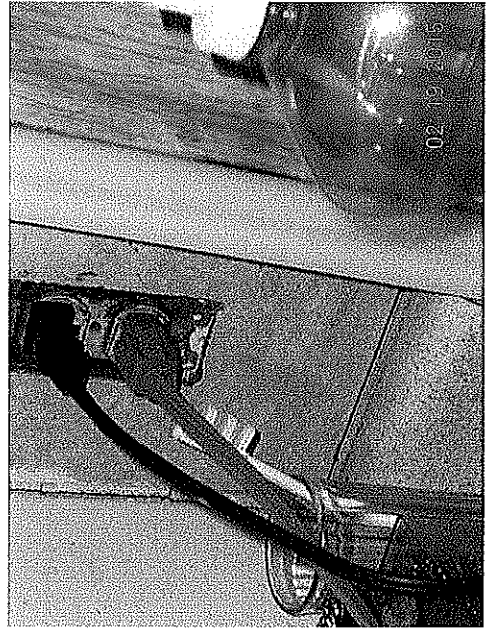
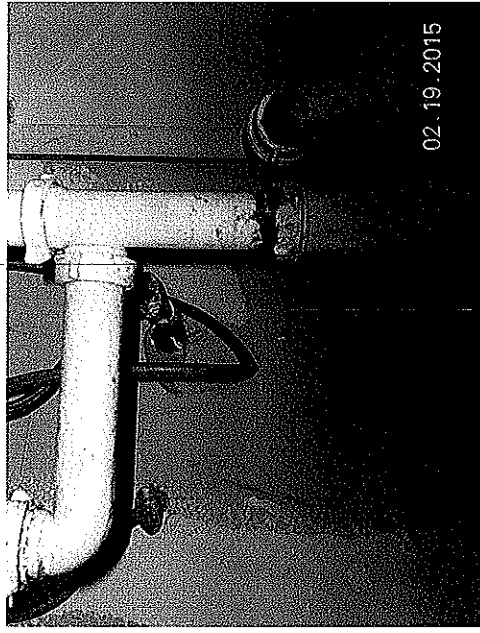
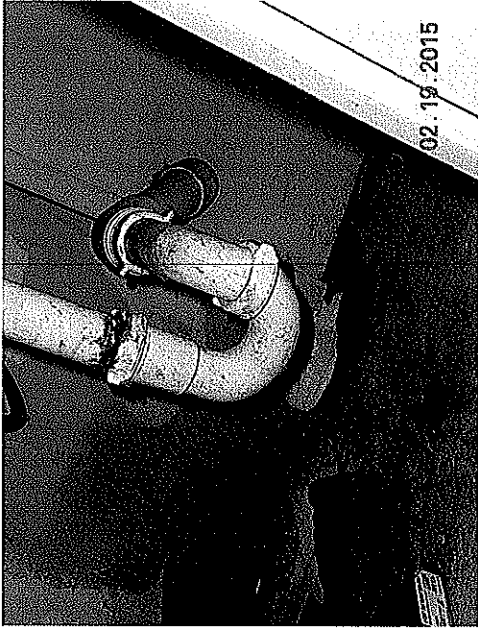


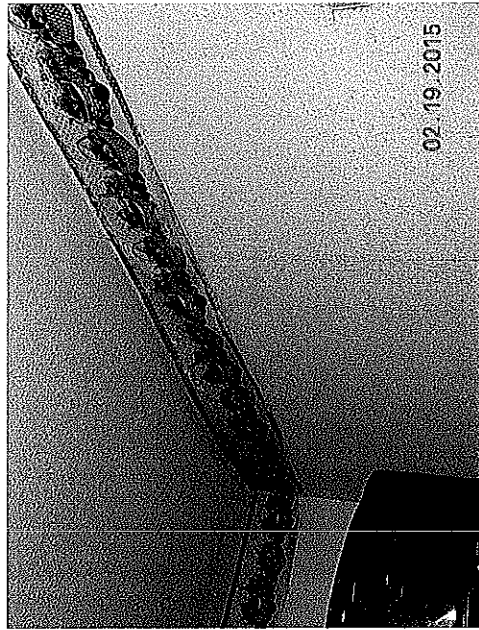
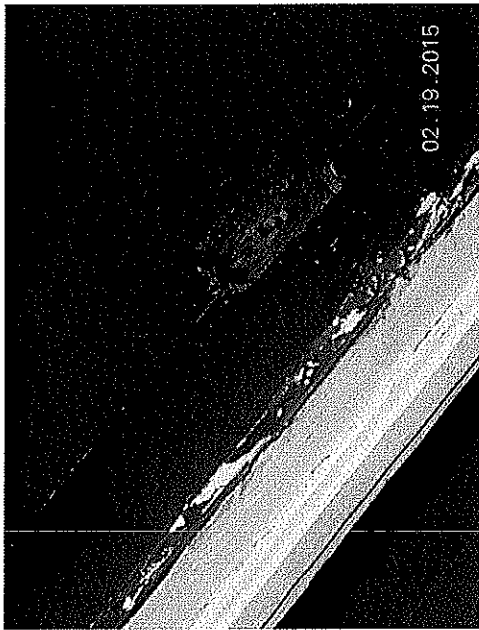
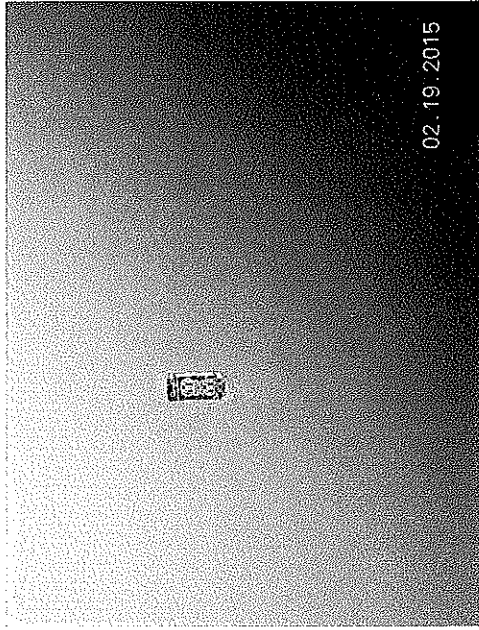
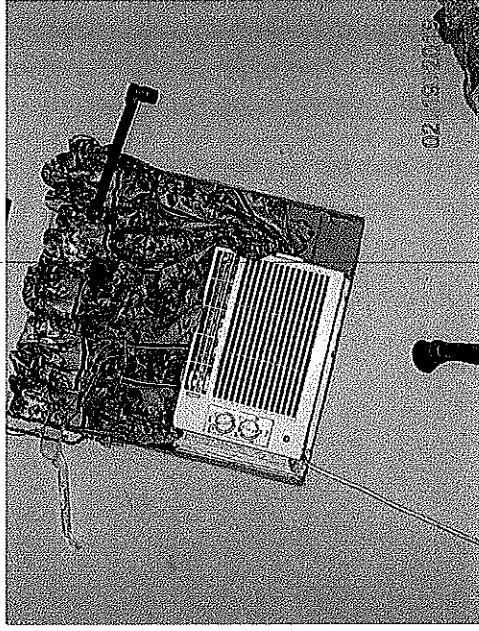


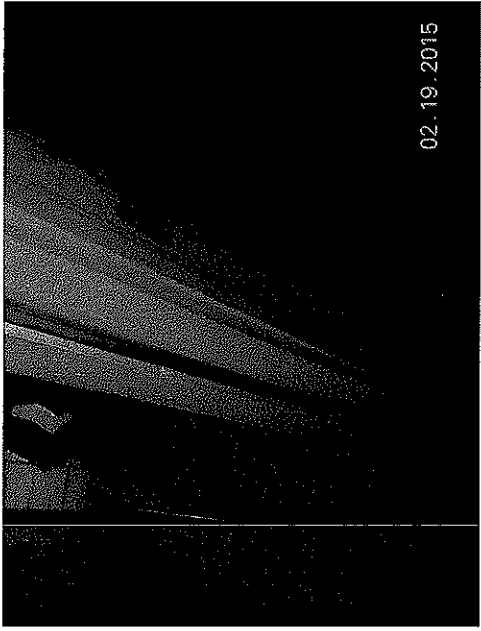
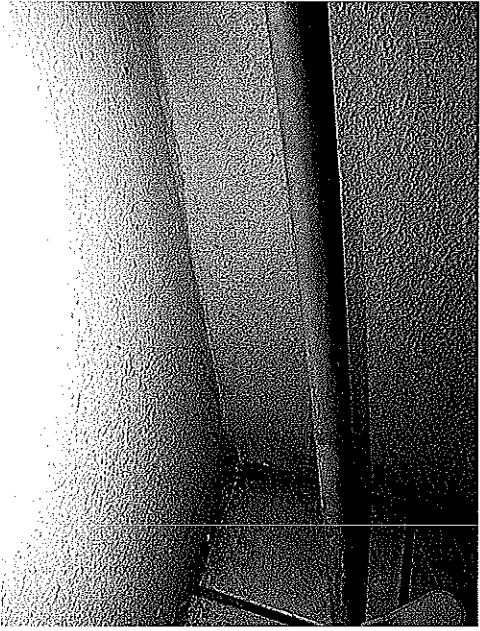
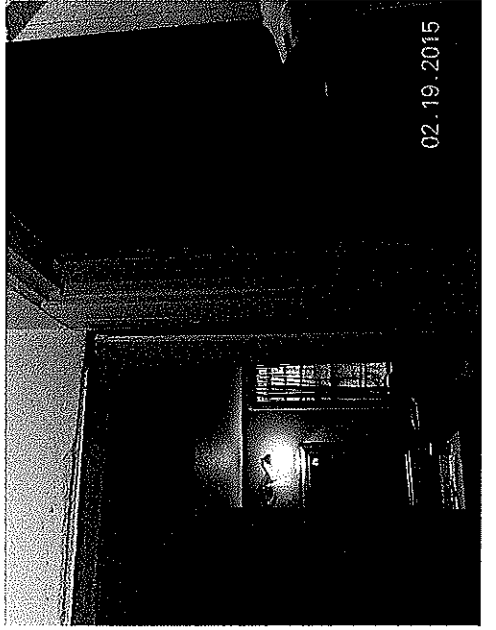
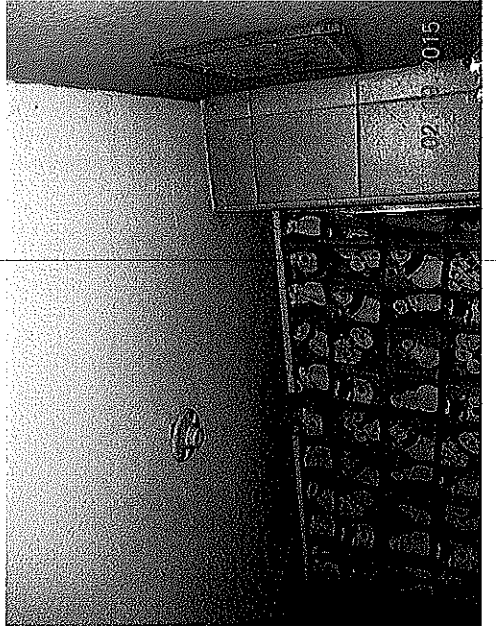
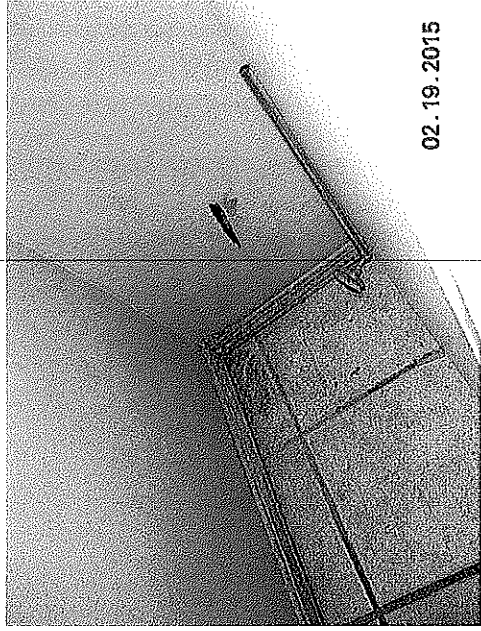


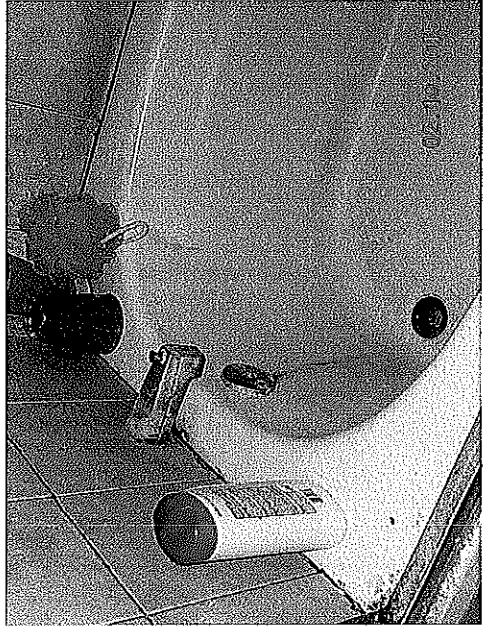
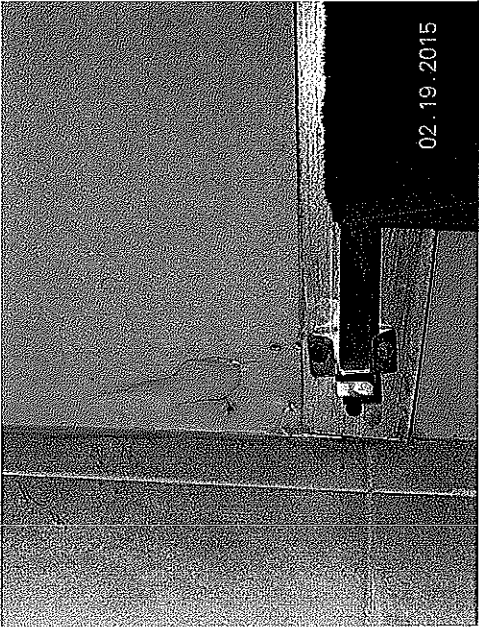
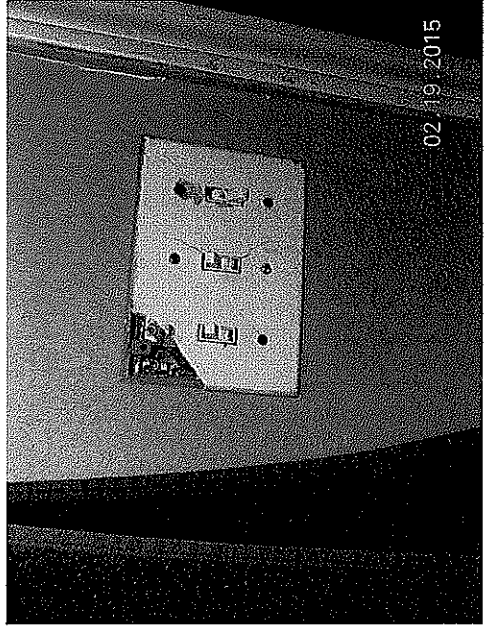
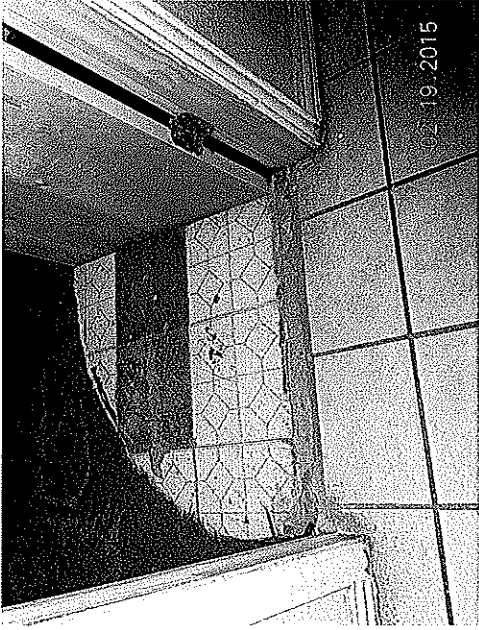
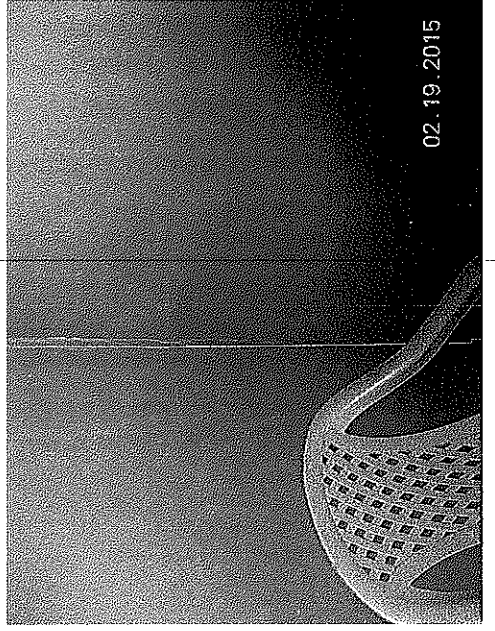
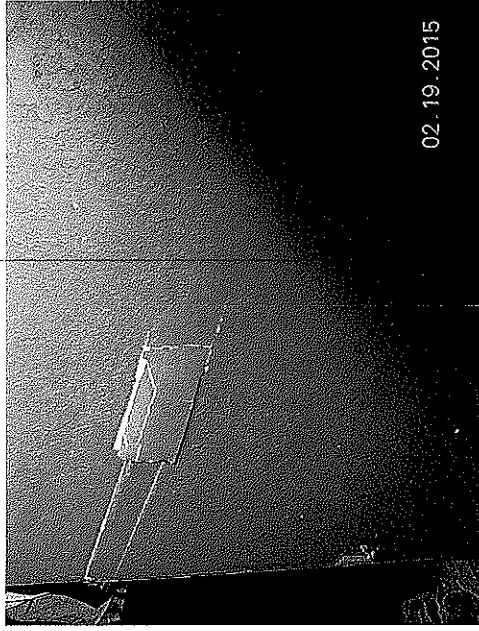


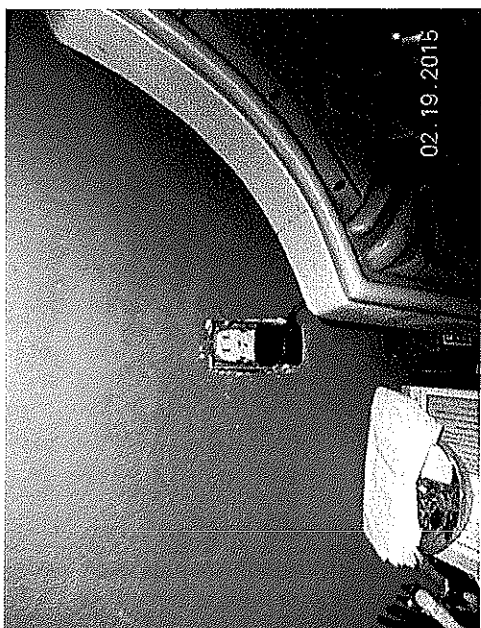
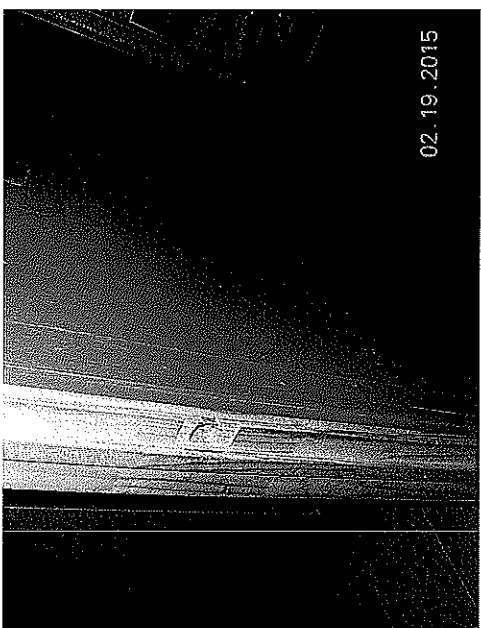
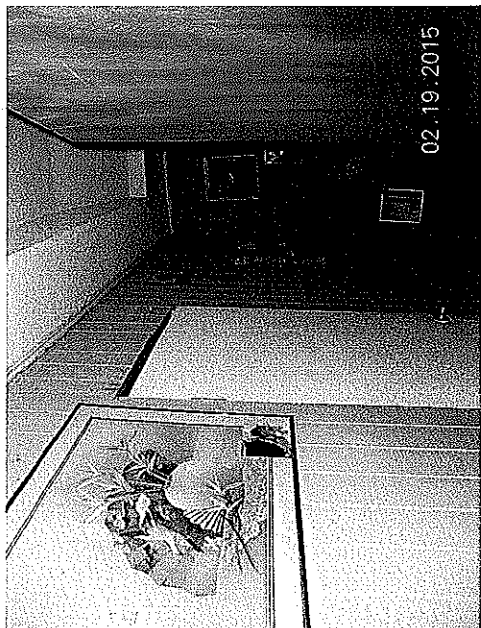
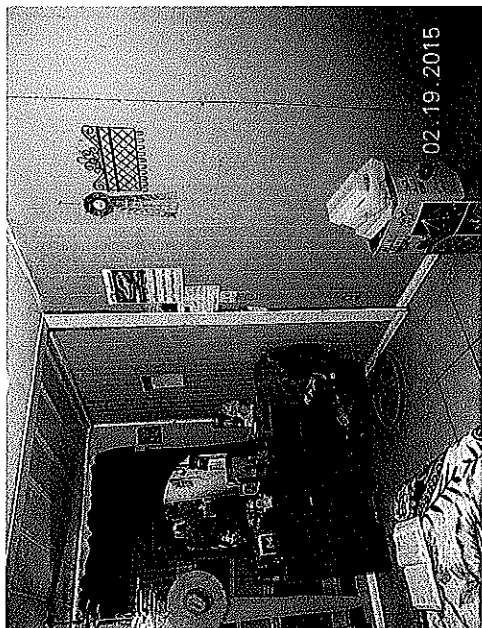


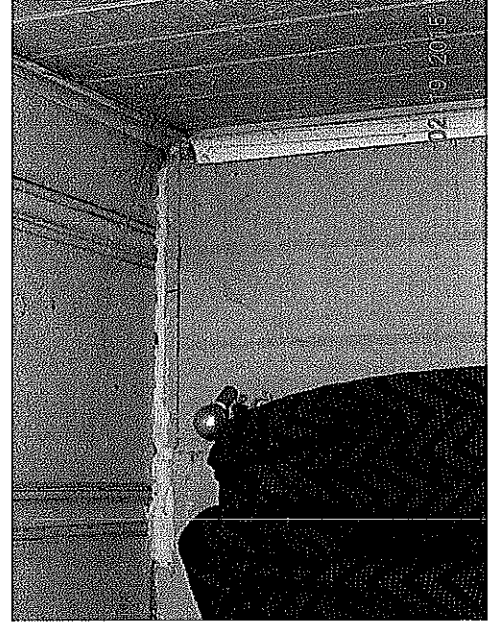
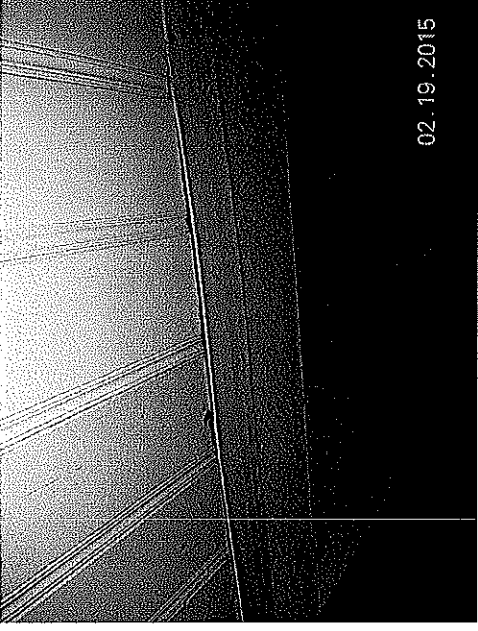


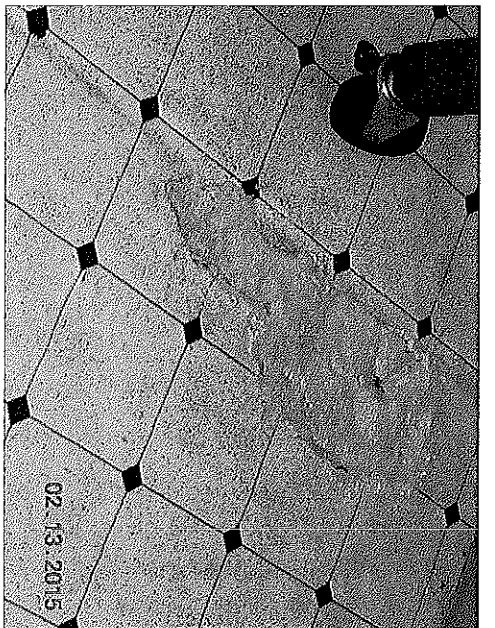
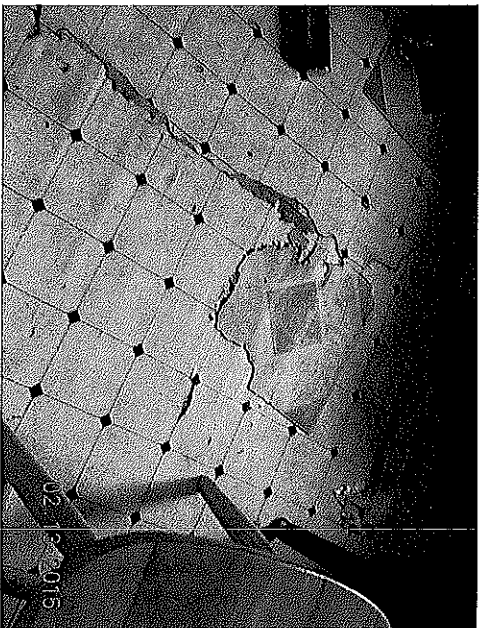
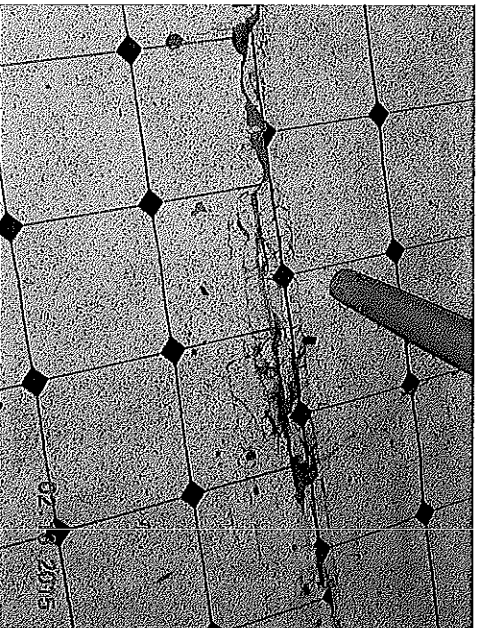
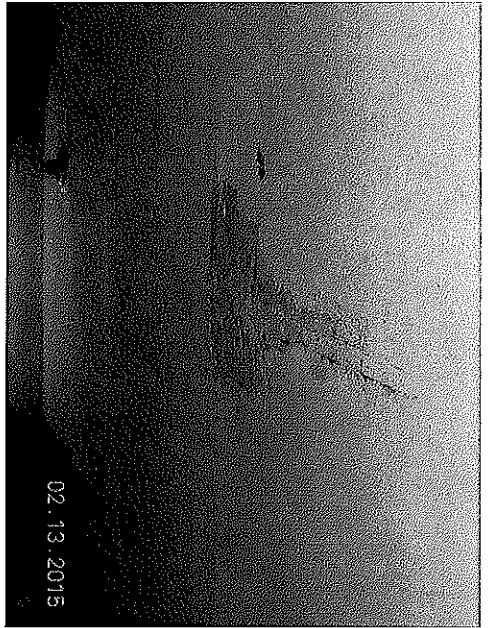
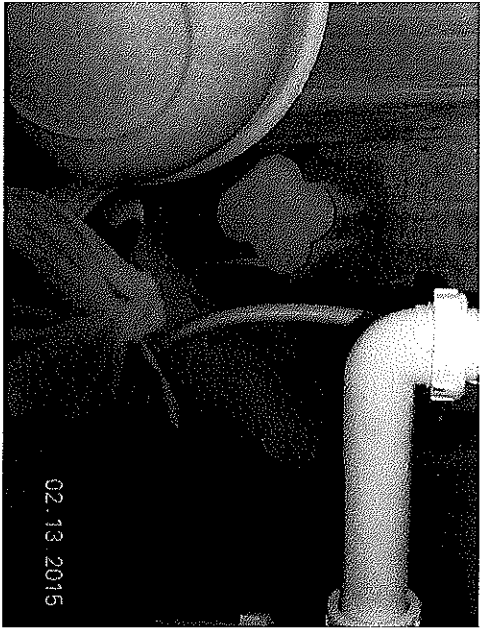
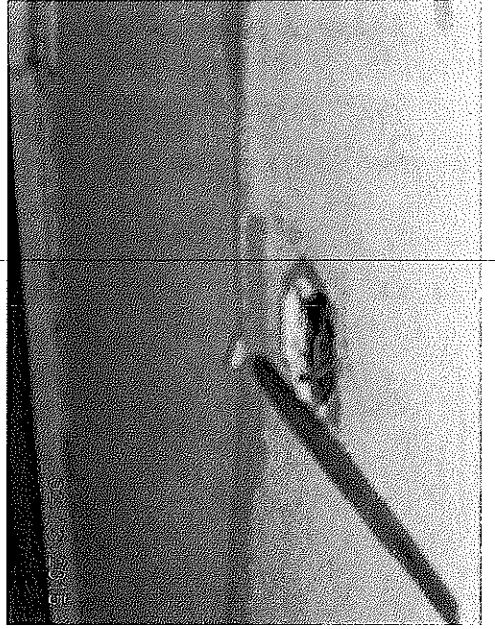
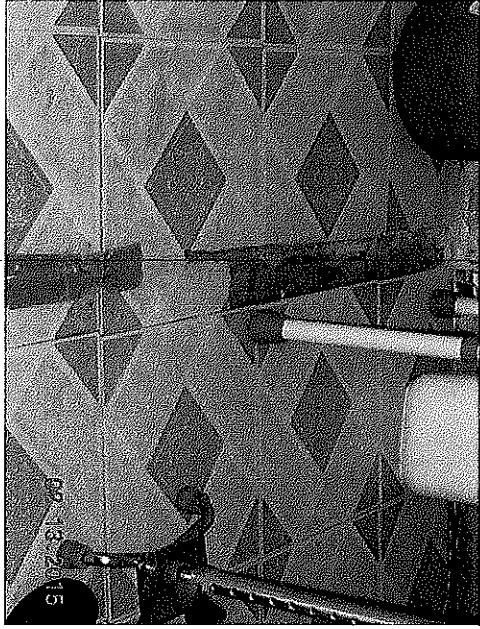


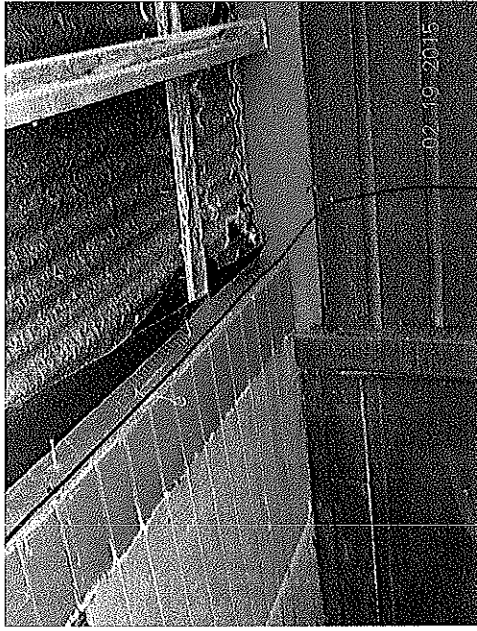
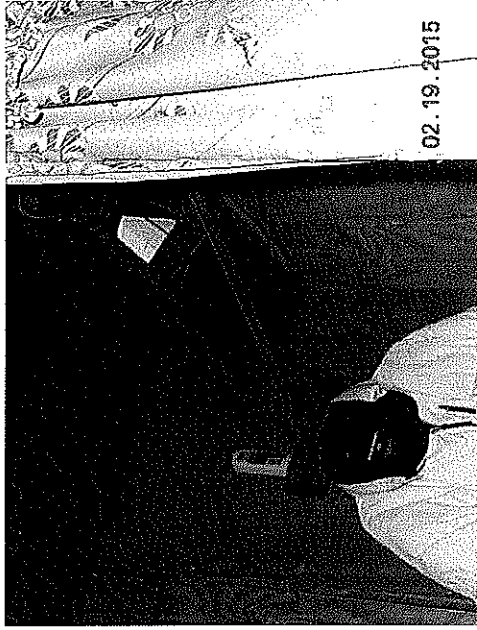
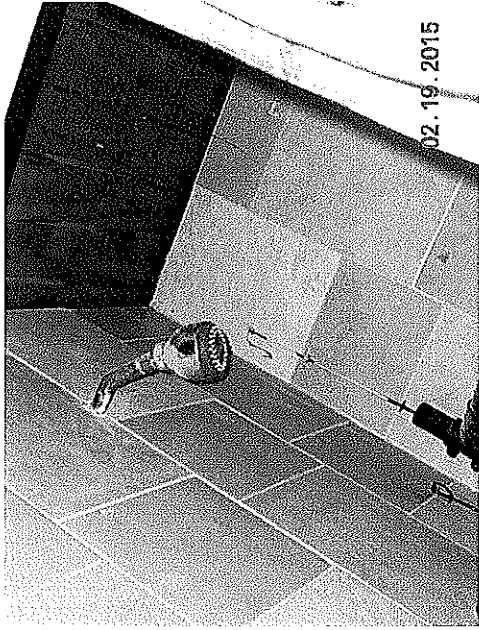
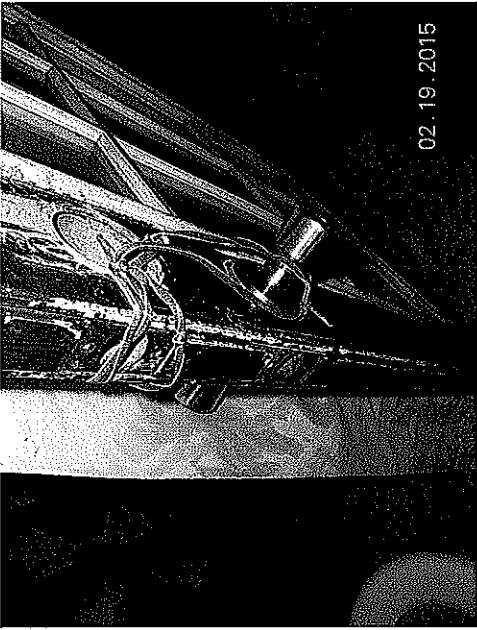
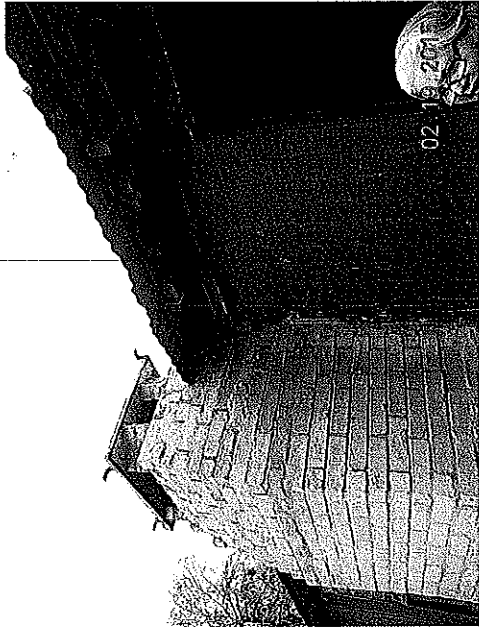
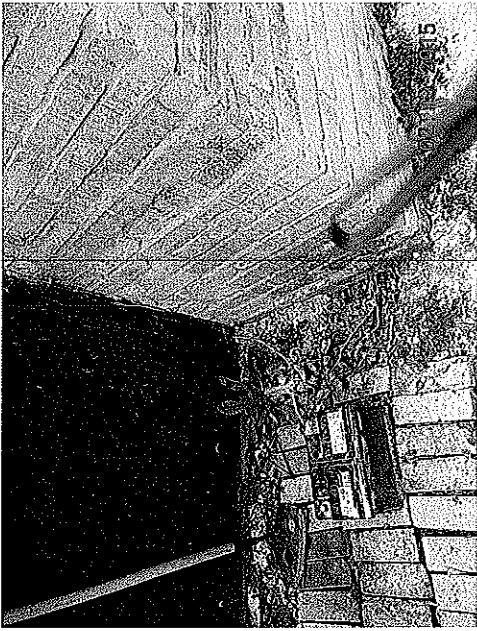


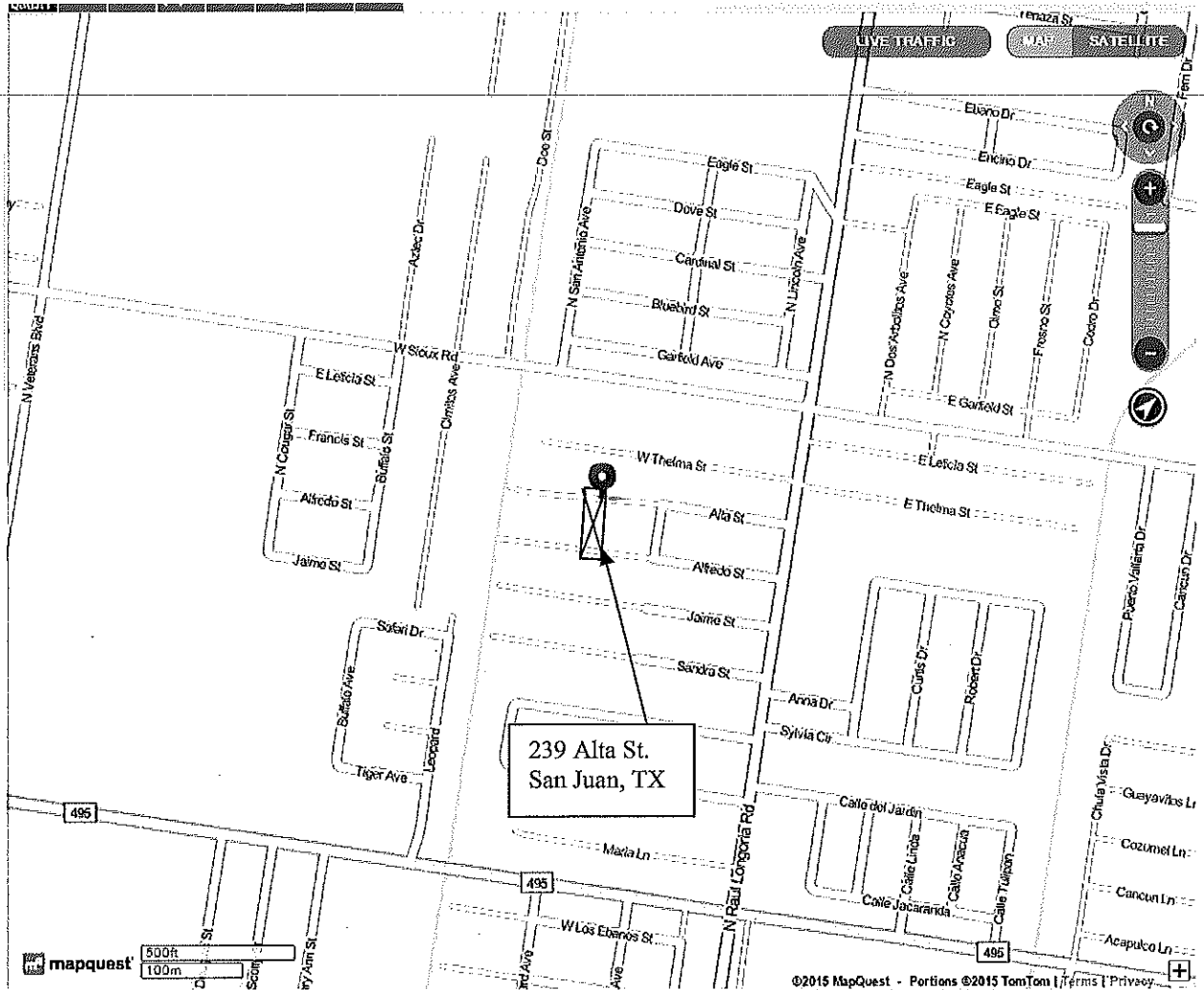












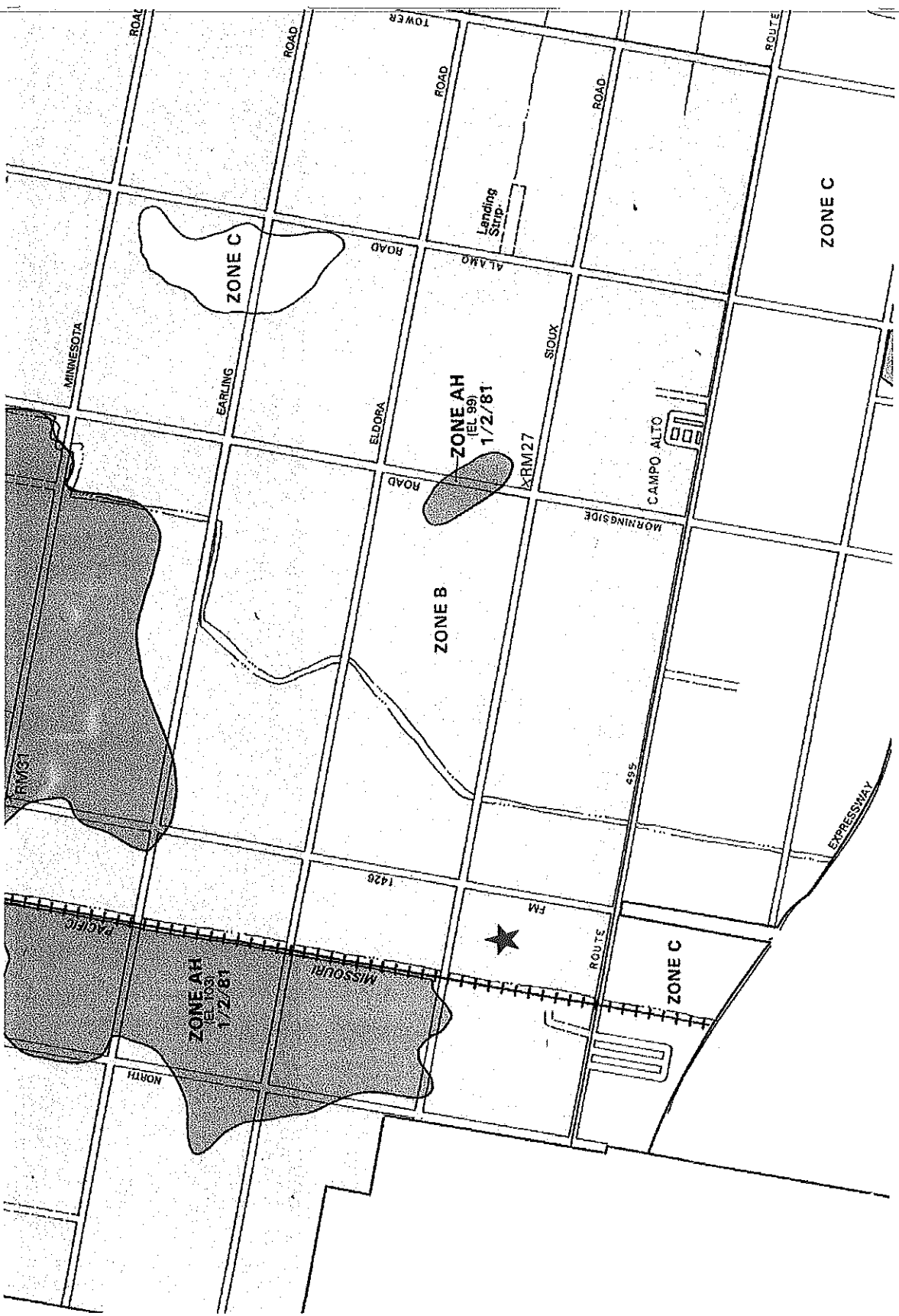
Streetview - [www.onlinemapfinder.com](http://www.onlinemapfinder.com) - Busque Mapas e Imagens Satélites de Forma Automática. ¡App Gratis!

Driving Directions - [freedrivingdirectionsnow.nyway.com](http://freedrivingdirectionsnow.nyway.com) - Recent Maps & Driving Directions. w/ the Free Map Homepage App for PC

Sponsored Link

# FEMA Flood Map

## 480334-0425C Zone B



FIRM  
 FLOOD INSURANCE RATE MAP  
 COMMUNITY PANEL NUMBER  
 480334-0425 C  
 MAP REVISED:  
 NOVEMBER 16, 1982

FEDERAL EMERGENCY MANAGEMENT AGENCY  
 COMMUNITY PANEL NUMBER  
 480334-0425 C  
 MAP REVISED:  
 NOVEMBER 16, 1982

FLOOD INSURANCE RATE MAP EFFECTIVE:  
 JUNE 1, 1981  
 FLOOD INSURANCE RATE MAP EFFECTIVE:  
 JUNE 1, 1981  
 FLOOD INSURANCE RATE MAP EFFECTIVE:  
 JUNE 1, 1981

TO DETERMINE IF FLOOD INSURANCE IS AVAILABLE IN YOUR COMMUNITY,  
 CONTACT YOUR FLOOD INSURANCE AGENT, OR CALL THE NATIONAL FLOOD INSURANCE  
 PROGRAM AT (800) 368-5858.

APPROXIMATE SCALE  
 1" = 1/2 MILE

NATIONAL FLOOD INSURANCE PROGRAM  
 FIRM  
 FLOOD INSURANCE RATE MAP  
 HIDALGO  
 COUNTY,  
 TEXAS  
 (INCORPORATED AREA)  
 PANEL 425 OF 325  
 COMMUNITY PANEL NUMBER  
 480334-0425 C  
 MAP REVISED:  
 NOVEMBER 16, 1982

FEDERAL EMERGENCY MANAGEMENT AGENCY