

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 November 2011 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

Maria I. Gomez	Family of one (1)	
EL#25-15-03	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:	\$ 28,150.00
	Deferred Loan-Elderly	

Existing Dwelling: 3 bedrooms frame home, built in 1978

RECOMMENDATION:

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

INITIAL INSPECTION

Date: 1/27/2015 City: Elsa If County Wide, Precinct #: 1

Name of Applicant: Maria Gomez Inspector: Eric Trevino

Address: 445 W 11th St. Elsa, TX Year House was Built: 1979

EXTERIOR

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

Notes: Not assembled proper, shifting, made up of different sections/additions

Dimension 25' x 38' Estimated Cost \$ 3,500

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

Notes: Large amount of rot throughout on siding and tin. Both types of walls surfaces have Sharp and jagged edges

Dimensions 25' x 38' Estimated Cost \$ 4,800

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

Notes: All windows are very old and most are extremely difficult to open and shut

Qty 12 Estimated Cost \$ 2,500

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

Notes: Rear security door is a storm-door, followed by an incomplete hollow core door. Hollow Core door missing knob plates.

Qty 1 Estimated Cost \$ 400

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

Notes: Most trim and overhand has rot and needs replacing

Dimension entire perimeter Estimated Cost \$ 2,000

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 shingles are old and need replace

Dimension 25' x 38' Estimated Cost \$ 2,500

7. **Other Exterior Structural Observations (stairs, rails, ramps, etc.):** front porch steps
Made up of cinderblocks and not flush to one another with no rail

Estimated Cost \$ 350

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

Notes: Old lines recommend cleaning drain

Dimension 25' x 38' Estimated Cost \$ 600

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

Is plumbing free from sewer back up? _____
N/A

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

Notes: _____

Estimated Cost \$ _____

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

Notes: some exposed supply and drain plumbing

Estimated Cost \$ 1,500

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

Notes: N/A

Estimated Cost \$ _____

12. **Other observations about all Exterior Plumbing / Drains / Sewer:** _____
Has exposed 4 inch drain lines above natural ground running to lawn

Estimated Cost \$ 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 exterior

Notes: exposed live wires; some connected with wing nuts for extension, extremely fire hazardous

Estimated Cost \$ 3,200

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: floor is uneven and not leveled

Describe Specific Floor **Problem Areas:** has lifting tile and carpet; flooring not consistent has many patched areas. Has 2x4 lumber dividing rooms may cause tripping

Is Floor Repairable Yes [] No [x]

Notes: Need to level floor to highest level of finished floor and remove all covering and damaged areas and replace with new

Dimension 25' x 38'

Estimated Cost \$ 4,900

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

Notes: Cabinets are old with water damage for sink not sealed proper and plumbing not install proper

Dimension 24" x 108" Estimated Cost \$ 2,800

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

Notes: Has damaged areas due to leaky roof. Plenty of missing ceiling covering and/or texture as well as water stains

Dimension 25' x 38' Estimated Cost \$ 2,800

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

Notes: different types of finish, has gypsum board, plywood and paneling not flush or consistent

Dimension 25' x 38' Estimated Cost \$ 1,200

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 is old and corroded as well as supply and return lines

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: lines on water heater are cored and need replacing

Estimated Cost \$ 600

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: Very little to no insulation in attic or perimeter walls

Dimension 25' x 38' Estimated Cost \$ 1,900

20. **Lead Base Paint Assessment** Required Not Required

Estimated Cost \$ N/A

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

Yes No

Notes: Some insects due to house not sealed all around

Estimated Cost \$ 700

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

Yes No

Location(s): wiring is not safe, not enough outlets, has exposed wires throughout.

Notes: some outlet covers and fixtures damaged and others missing

Estimated Cost \$ 3,000

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 \$ 39,750

Current Value of Structure \$ 11,847

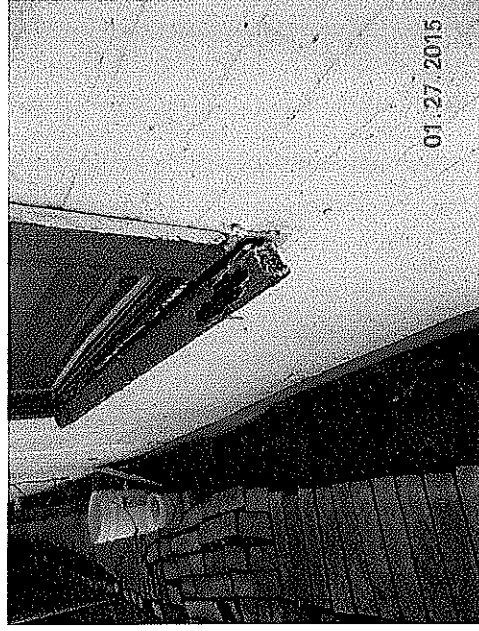
50% Value \$ 5,923.50

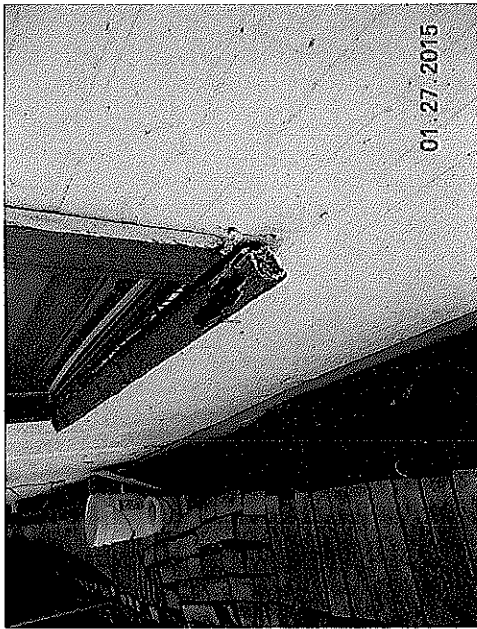
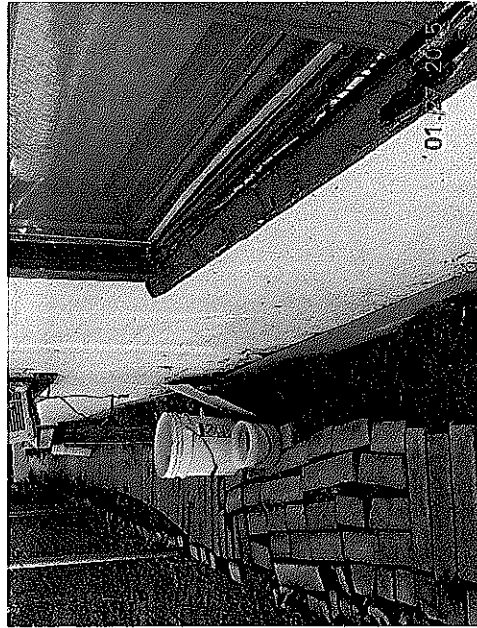
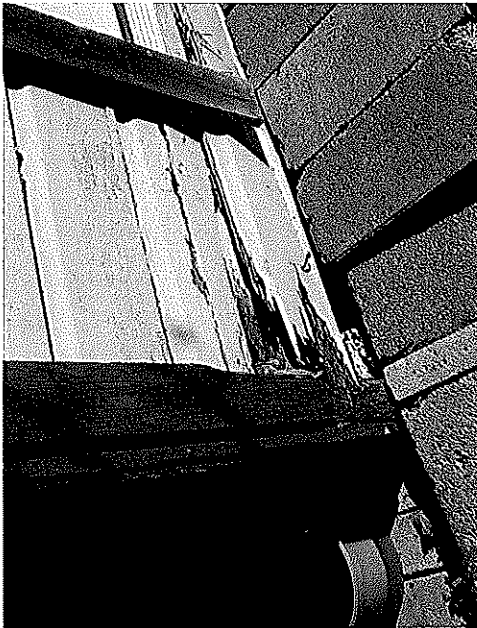
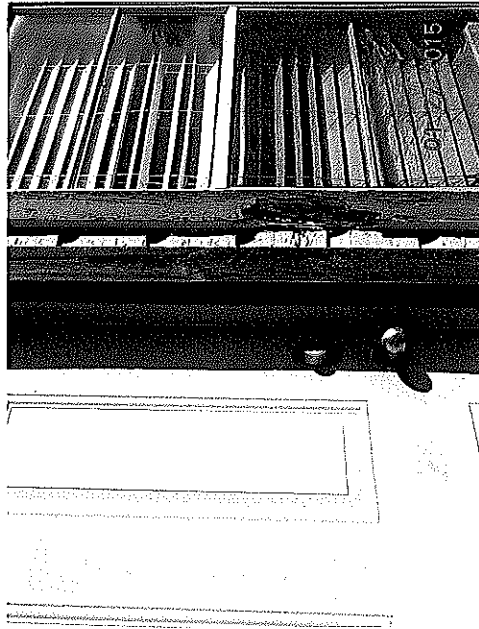
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Inspector

5-28-15
Date

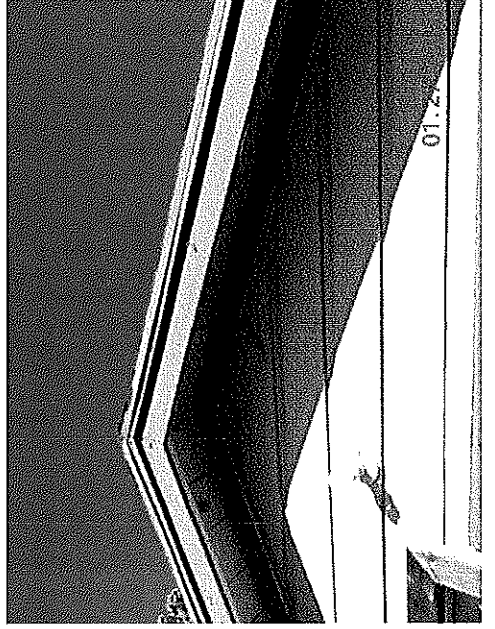
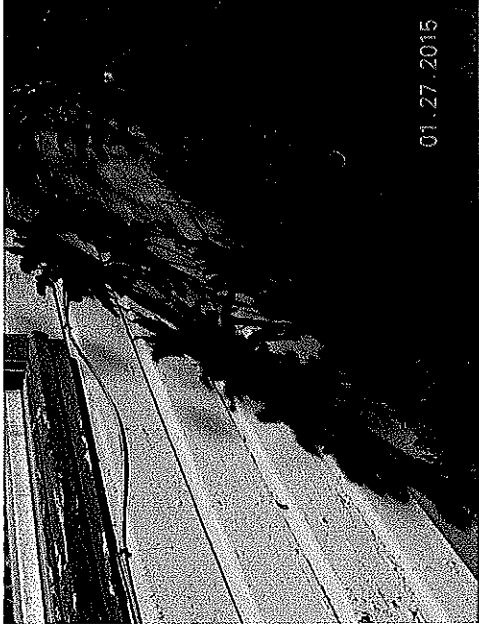
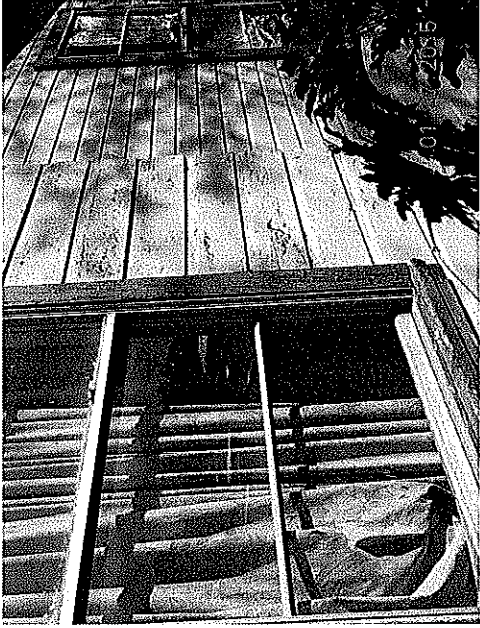
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Division Director Approval

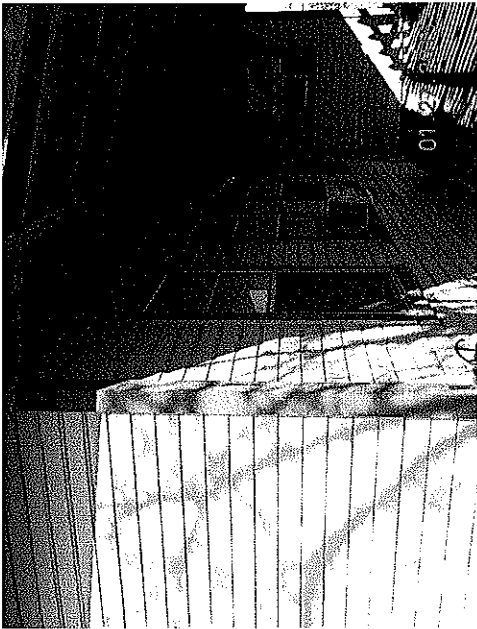
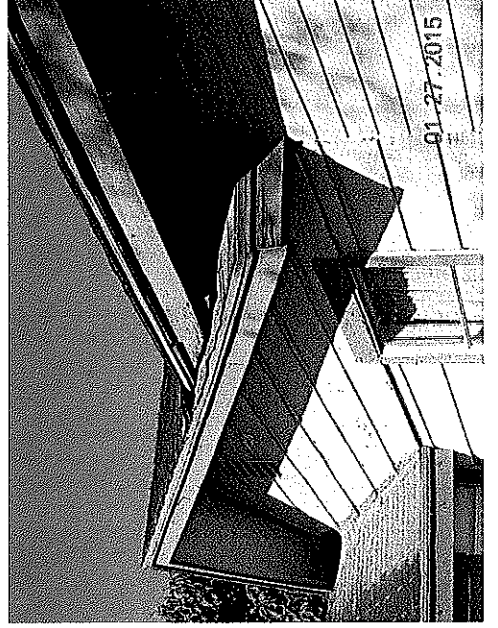
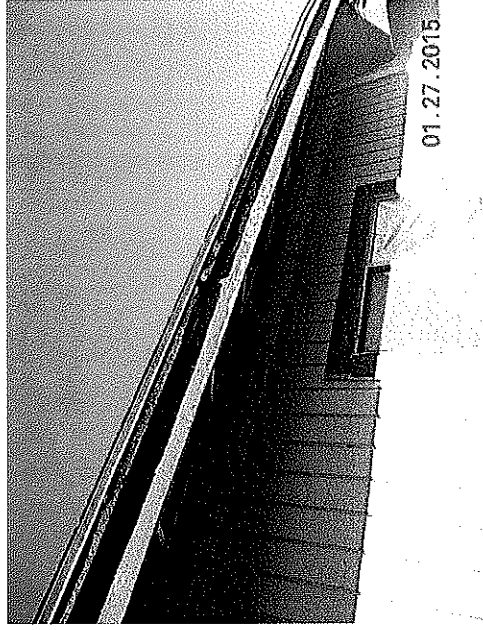
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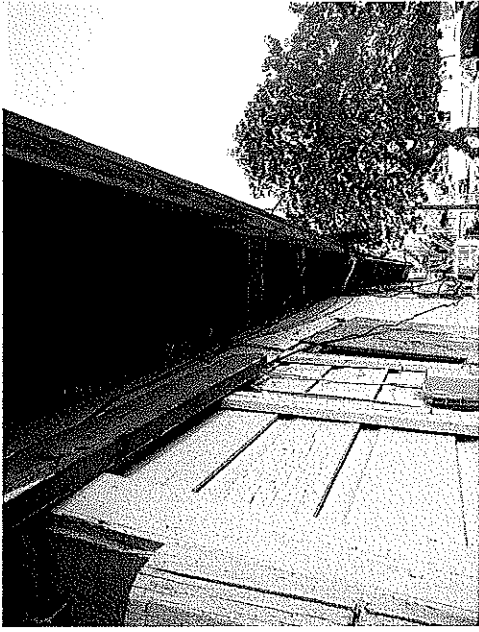
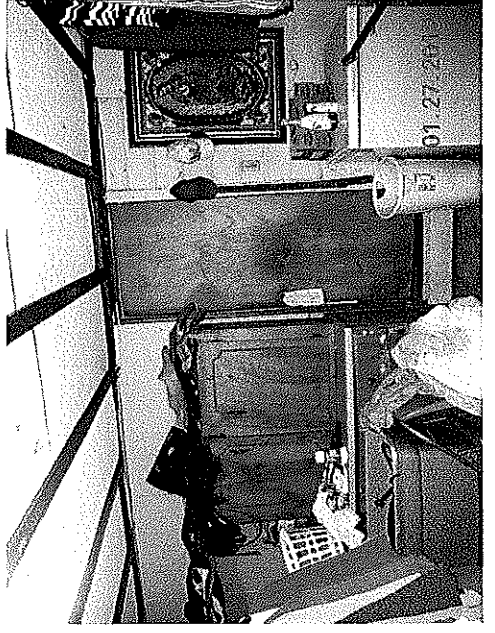


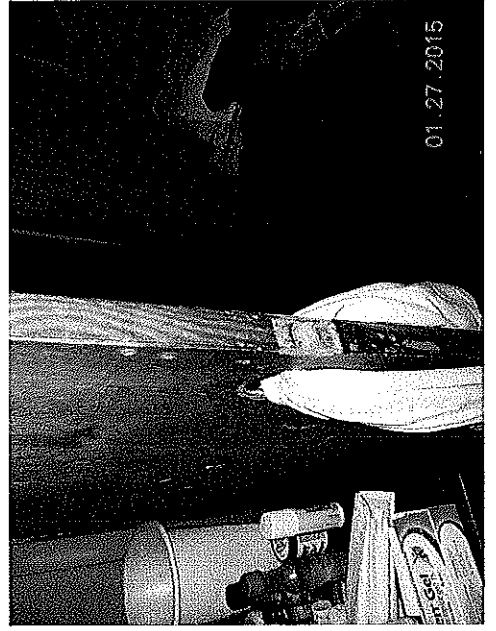
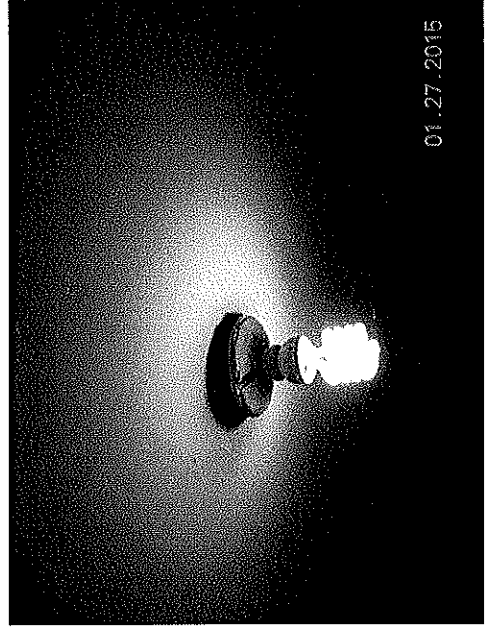
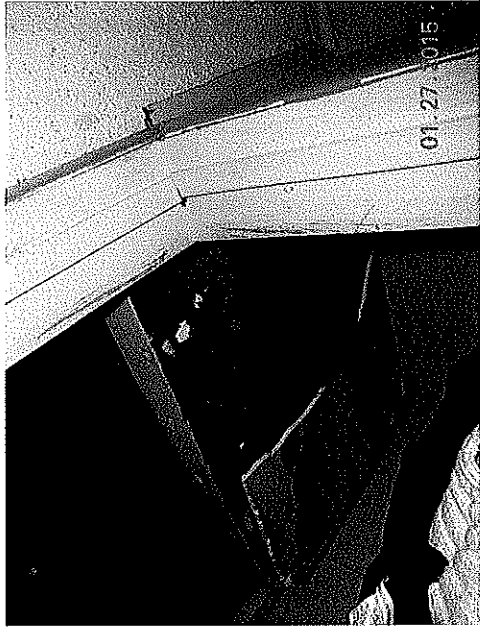






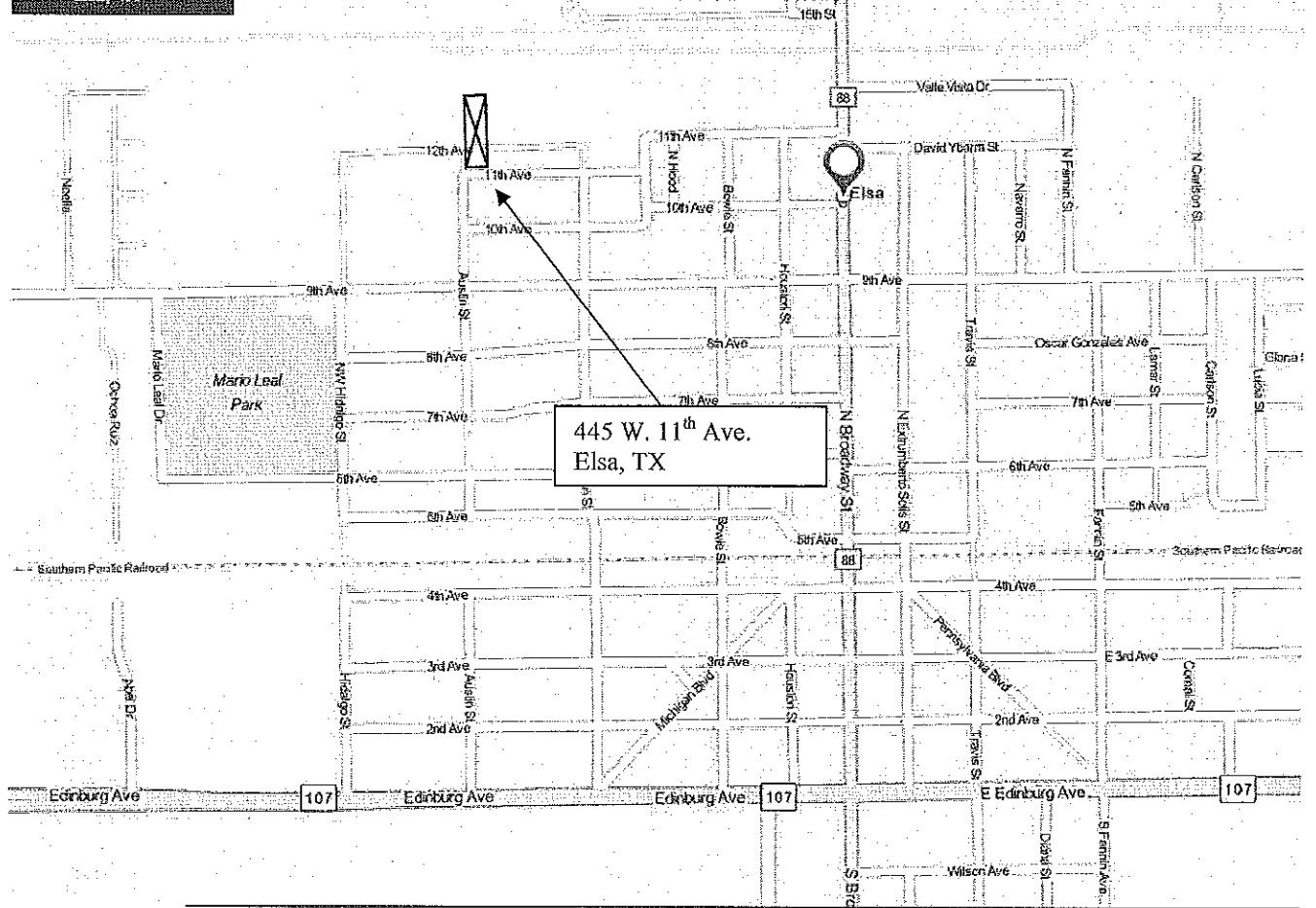


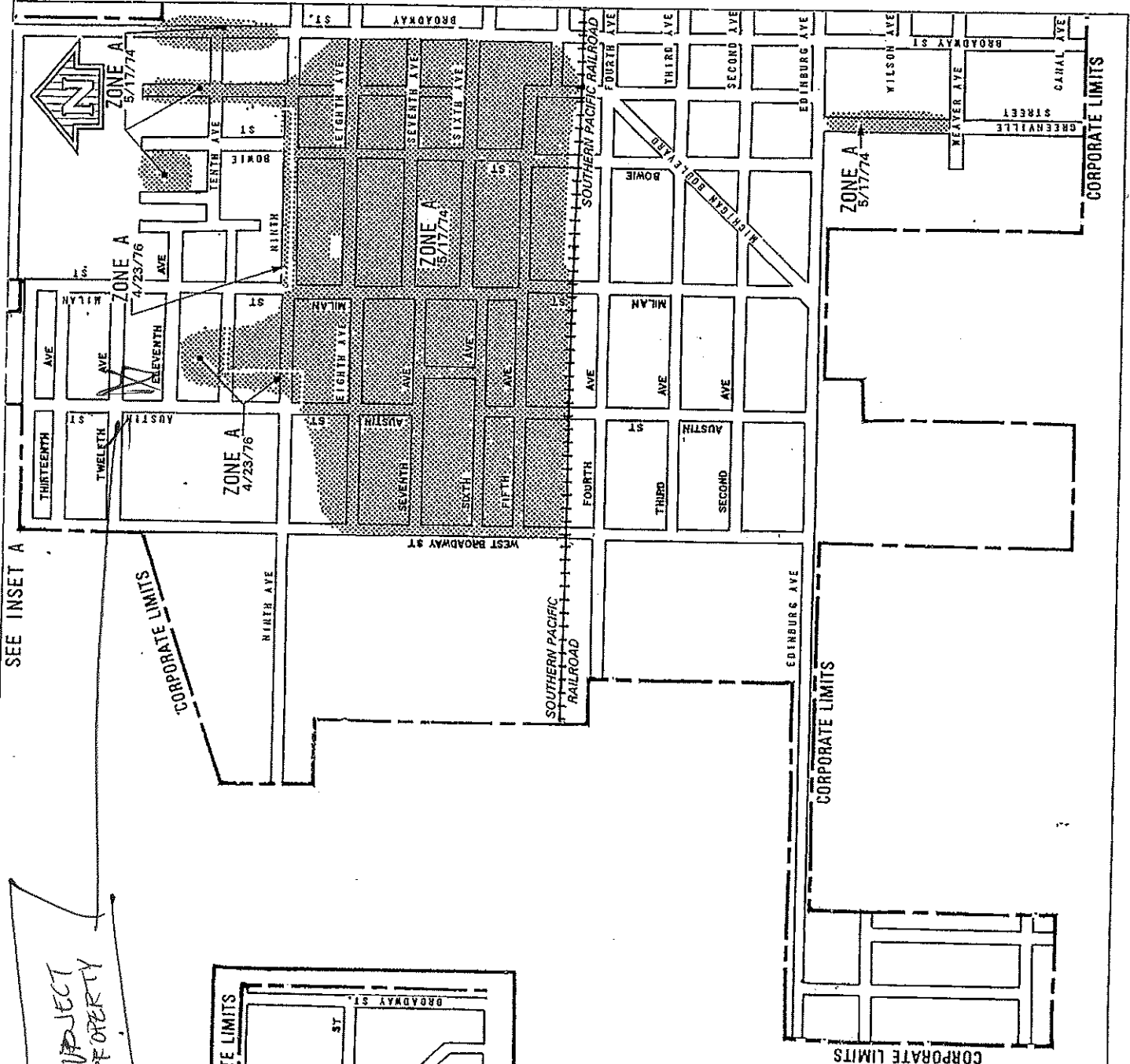




Maria Gomez

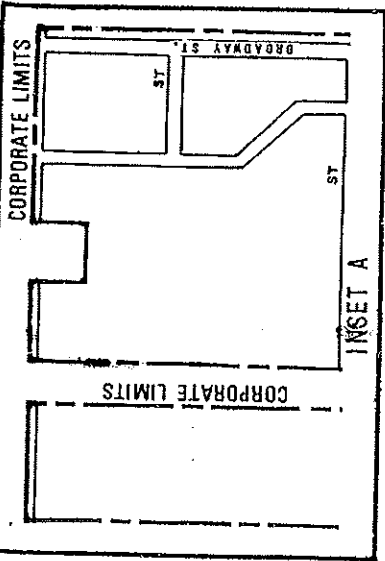
445 W. 11th Ave. Elsa, TX





SEE INSET A

CORPORATE LIMITS



SUBJECT PROPERTY

445 W. 11TH AVE EL PASO, TX





LEGEND



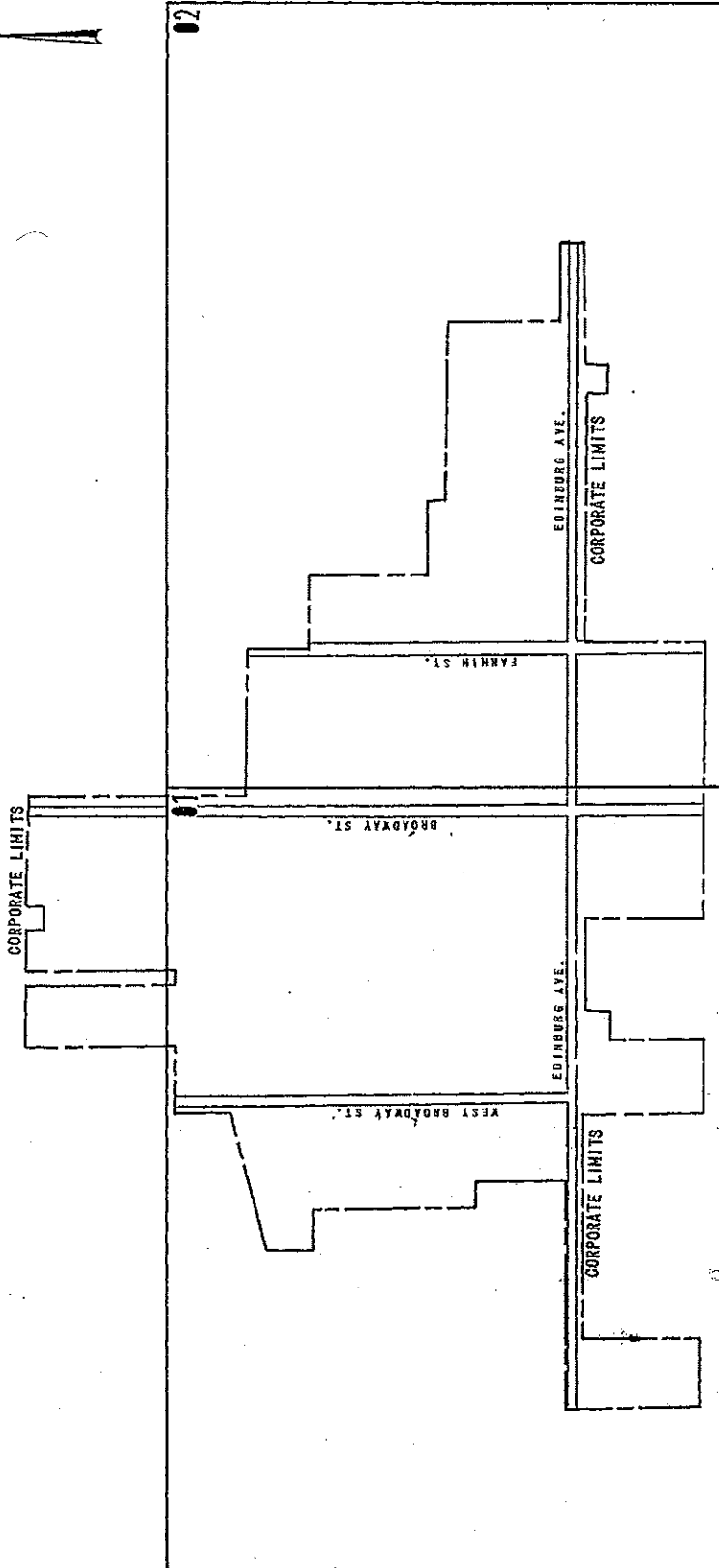
SPECIAL FLOOD HAZARD AREA WITH DATE OF IDENTIFICATION

Note: These maps may not include all Special Flood Areas in the community. After a more detailed site Special Flood Hazard Areas shown on these maps modified, and other areas added.

CONSULT NFIA SERVING COMPANY OR LOCAL INSURANCE AGENT OR BROKER TO DETERMINE IF PROPERTIES IN COMMUNITY ARE ELIGIBLE FOR FLOOD INSURANCE.

INITIAL IDENTIFICATION DATE:
MAY 17, 1974

REVISION DATES:
4/23/76 : SHOW CURVILINEAR BOUNDARY, AND REDUCE SFHA, CHANGE COMMUNITY BOUNDARY.



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Federal Emergency Administration

FLOOD HAZARD BOUNDARY MAP
MAP INDEX
CITY OF ELISA, TX
(HHA 180-80)

COMMUNITY NO. 480339A

