

Housing Rehab Program

ENTITY: City of Alamo

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

FUNDING YEAR: HOME 2015

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

| | |
|--------------------------|--|
| Juanita H. Medina | Family of two (2) |
| AM#05-17-01 | 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: 966 |
| | Does total annual household income exceed limits: No |
| | HUD Income Limits: \$ 33,550.00 |
| | Deferred Loan-Elderly |

Existing Dwelling: 2 bedrooms frame home, built in 1970

RECOMMENDATION:

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

INITIAL INSPECTION

Date: January 5, 2016 City: Alamo If County Wide, Precinct #: 2

Name of Applicant: Juanita Medina Inspector: Eric Trevino

Address: 107 Palmview St Year House was Built: 1979

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 piers and concrete due to addition to mobile home, foundation is uneven and shifting

Dimension 32' x 25' Estimated Cost \$ 5,500

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

Notes: siding has rotted and jagged edges on sides and most areas

Dimensions 32' x 25' Estimated Cost \$ 4,500

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

Notes: Most windows not locking and opening and shutting proper and difficult to open and Shut and damaged panes

Dimension varies x varies Qty 13 Estimated Cost \$ 2,150

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

Notes: Doors are old, difficult to open, not installed proper, frames are damaged

Dimension 36" x 70" Qty 2 Estimated Cost \$ 600

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

Notes: Trim rotted in most areas no overhang

Dimension entire perimeter Estimated Cost \$ 1,500

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

Is the roof sound and free from hazards?

Notes: Shingles are old and brittle due to normal wear and tear need to be replaced

Dimension 32' x 25' Estimated Cost \$ 2,000

7. **Other Exterior Structural Observations (stairs, rails, ramps, etc.):** _____
Front porch missing rails also rear

Estimated Cost \$ 400

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

Notes: _____

Dimension _____ x _____ Estimated Cost \$ 200

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? Has occasional back-ups and leak

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

Notes: Some exposed damaged lines and drain to lawn and underneath home

Estimated Cost \$ 2,000

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

Notes: Water lines come out from walls and leak in some areas; old and should be replaced

Estimated Cost \$ 1,000

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

Notes: _____

Estimated Cost \$ _____

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

Estimated Cost \$ 3,500

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: No floor covering in some area floor
Buckling and rotting and uneven

Describe Specific Floor **Problem Areas:** Uneven in some areas, floor is buckling and has rotted
Areas like first bedroom and kitchen

Is Floor Repairable Yes [] No [X]

Notes: area not able to be repaired rotted would have to replace it, too damaged water comes in
from south side in concrete slab area

Dimension 32' x 25'

Estimated Cost \$ 2,000

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

Notes: Doors falling and missing in others

Dimension 24" x 72"

Estimated Cost \$ 1,000

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

Notes: Leaking with water damage and has holes

Dimension 32' x 25'

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 & to be sealed proper

Dimension 32' x 25'

Estimated Cost \$ 5,200

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 closet is extremely rotted and has exposed wires

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 \$ 500

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: Insulation is low and falling from underneath

Dimension 32' x 25'

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 []

Notes: n/a

Estimated Cost \$ _____

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 outlet using extension cords had wiring installed and connected to not working a/c system

Dimension 20' x 40' 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 \$ 43,450.00

Current Value of Structure \$ 9,249

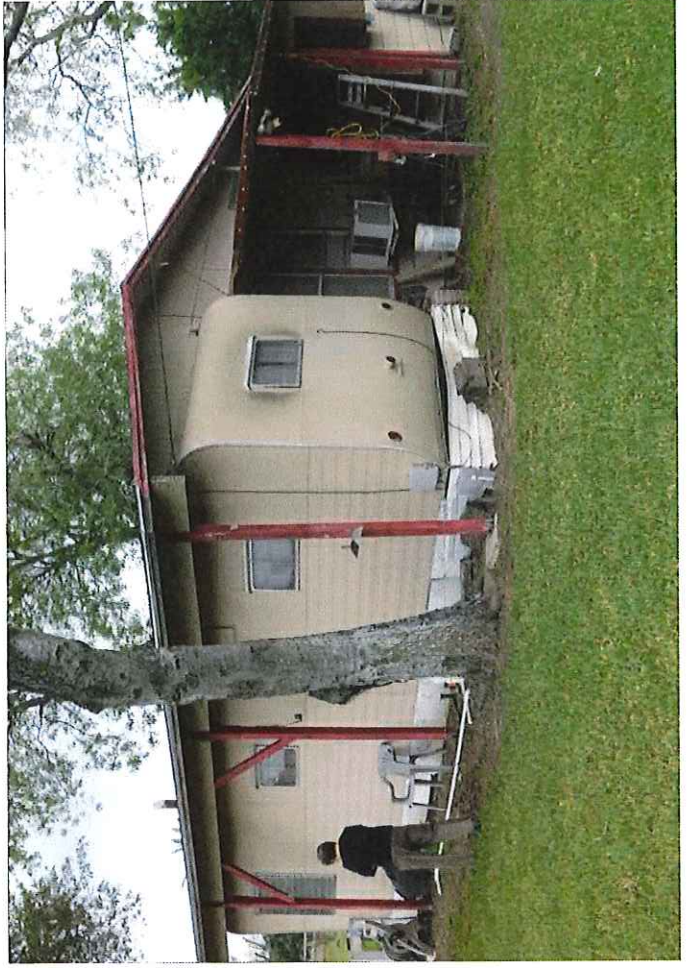
50% Value \$ 4,624.50

Inspector

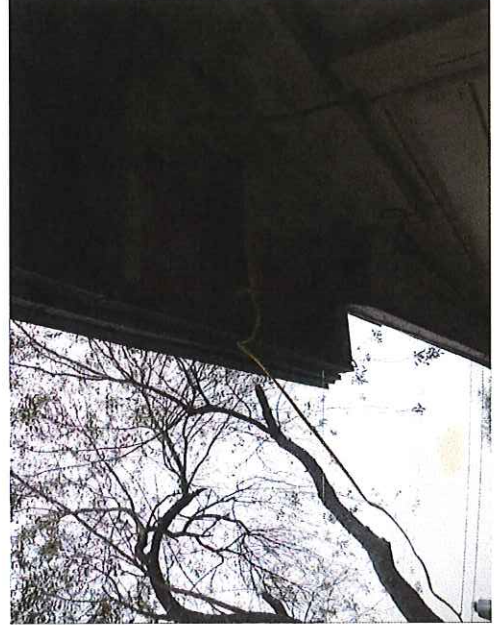
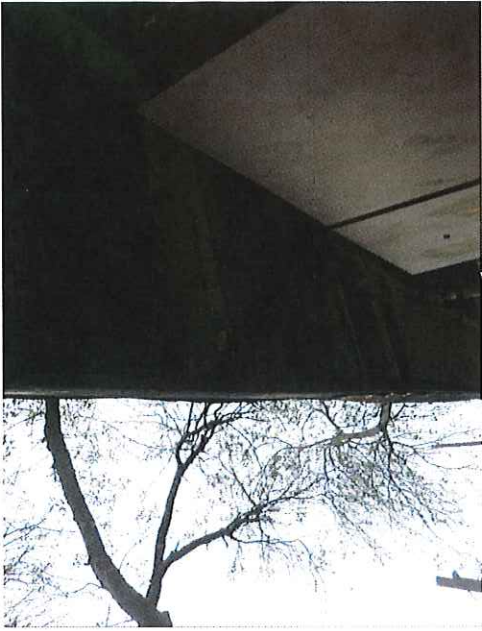
Division Director Approval

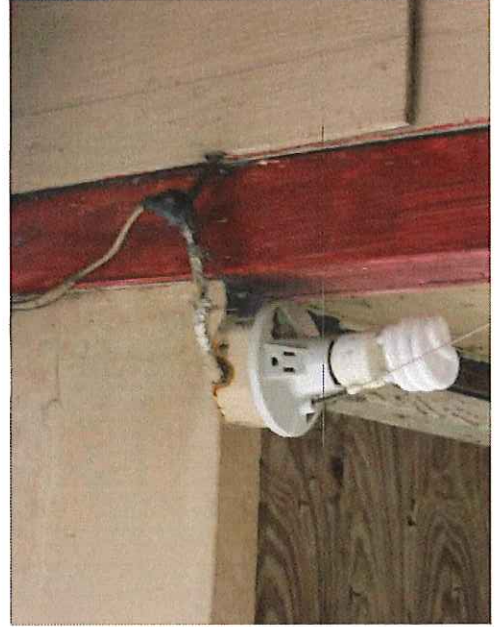
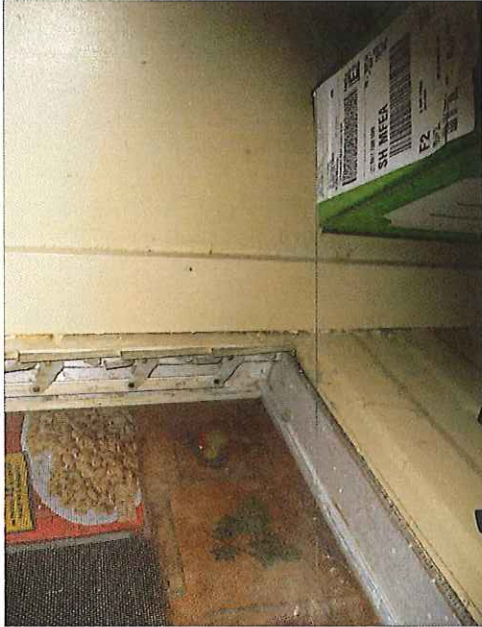
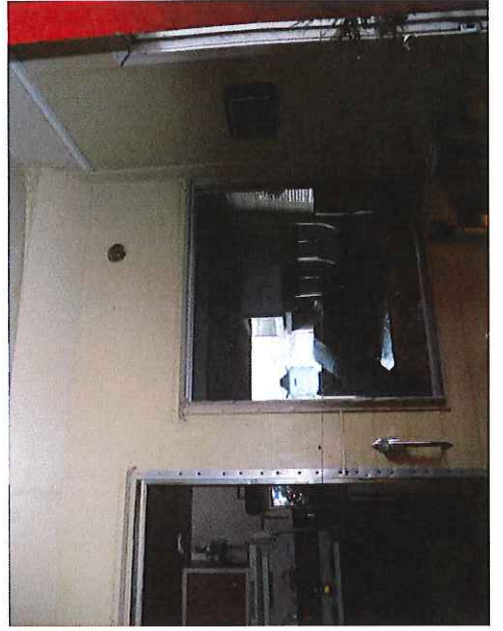
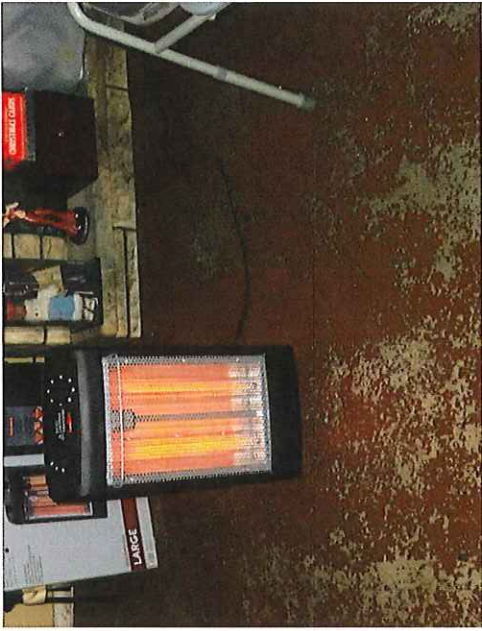
Date

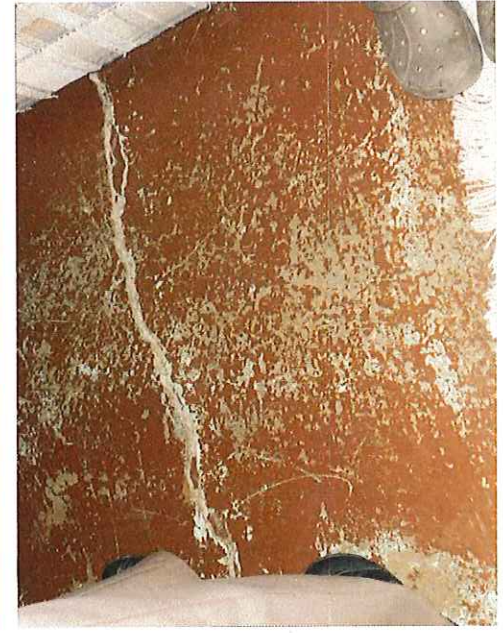
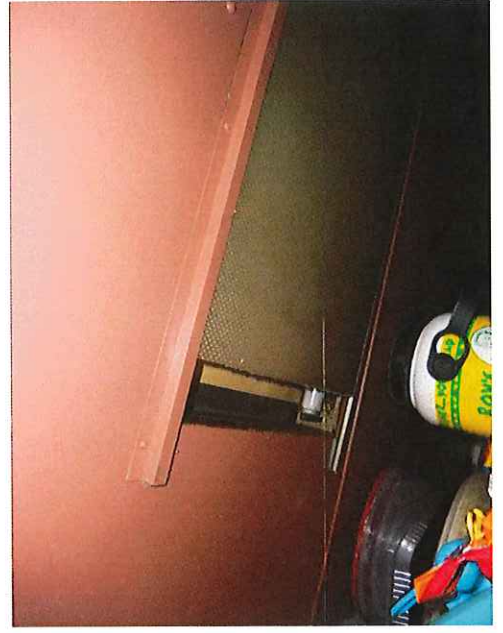
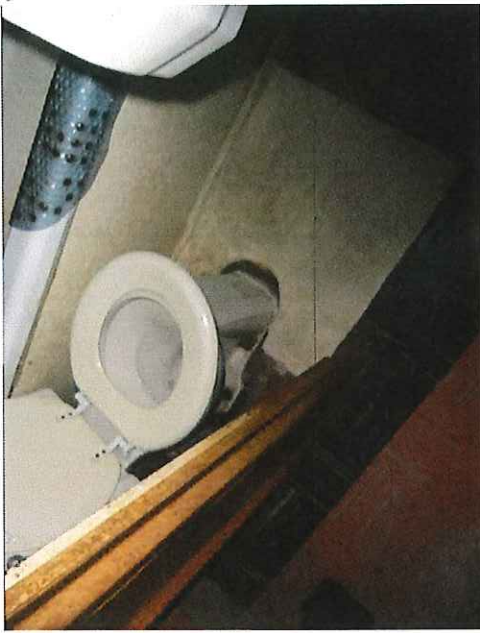
Date

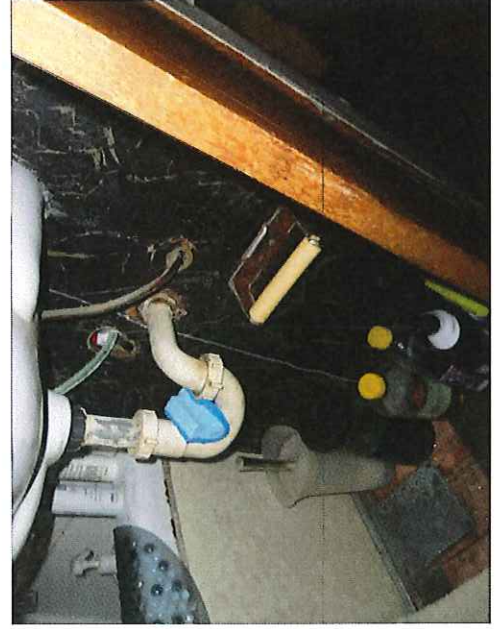
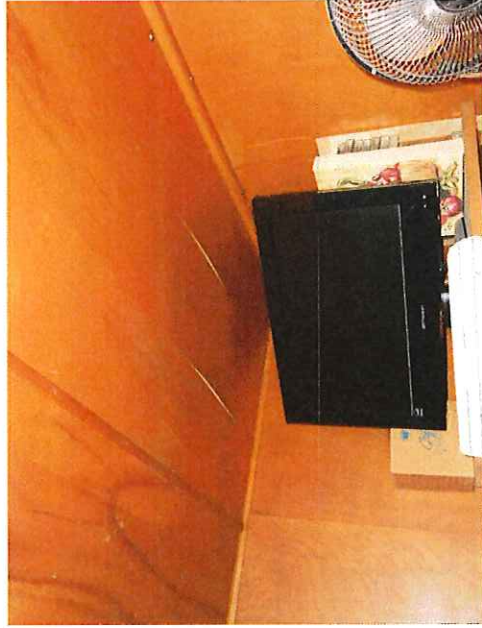
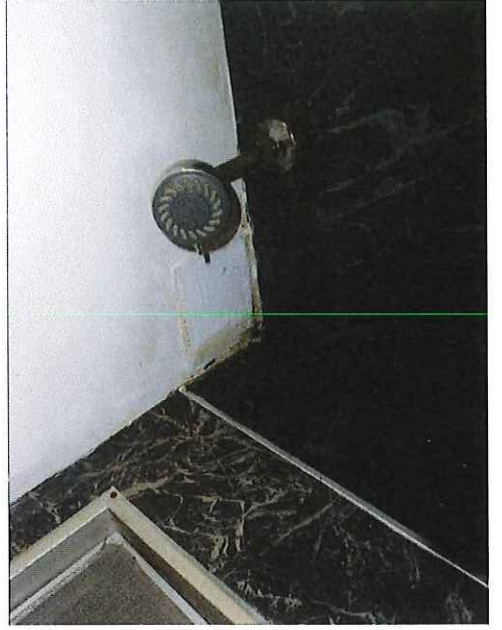


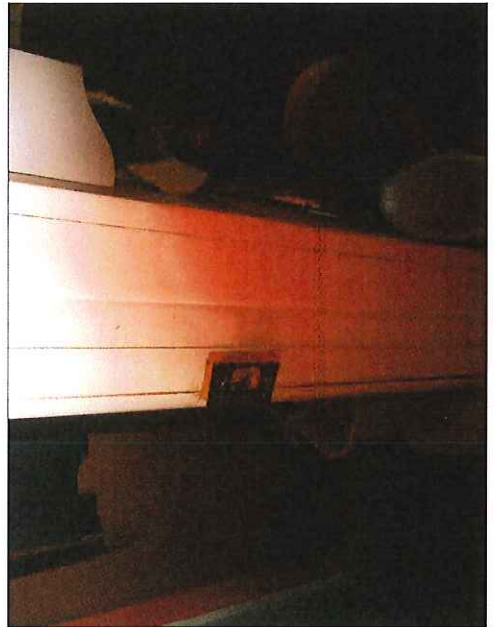
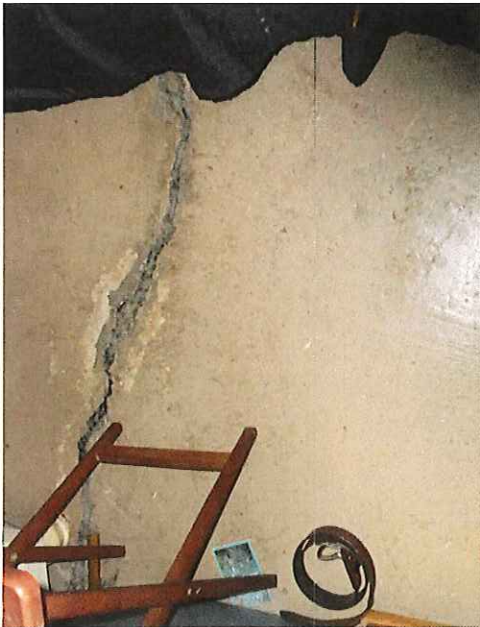
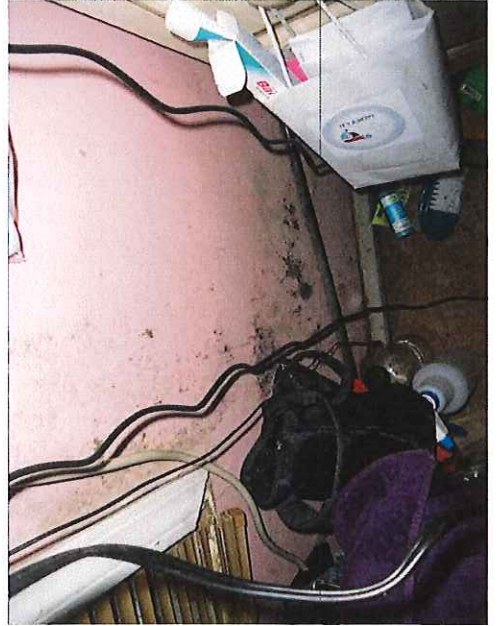
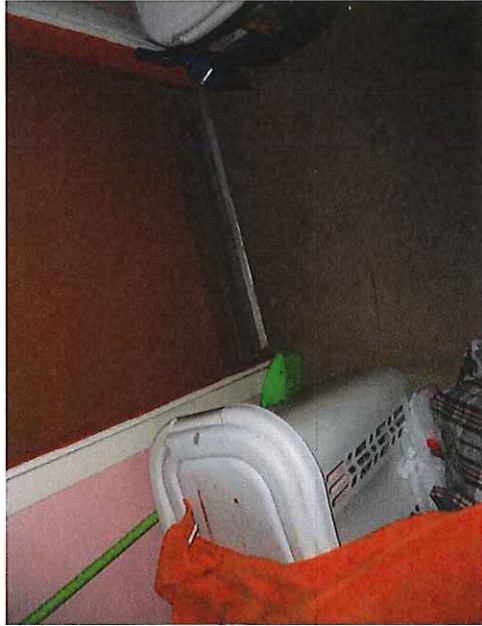
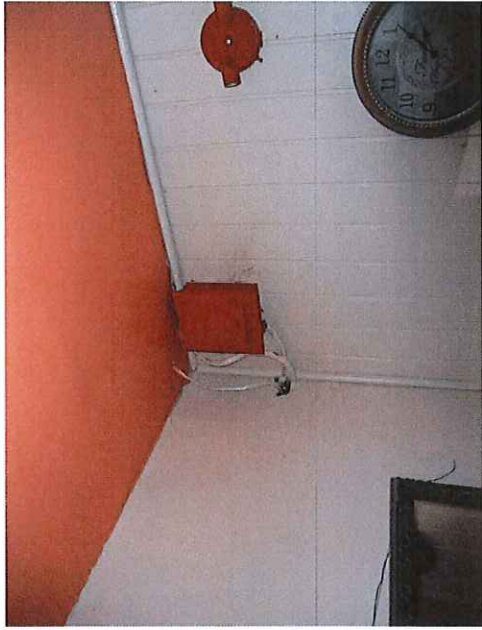


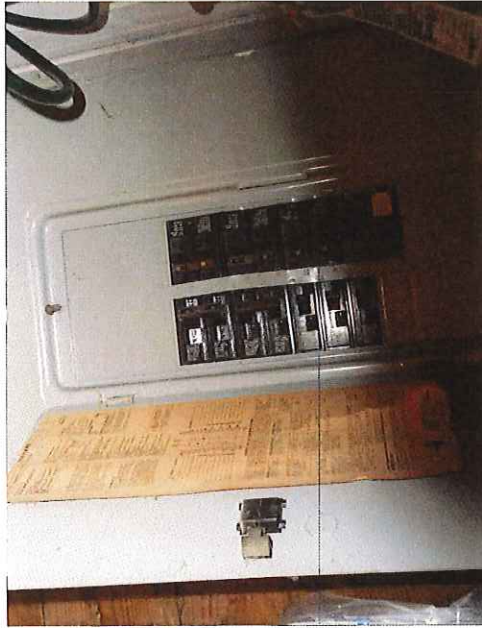
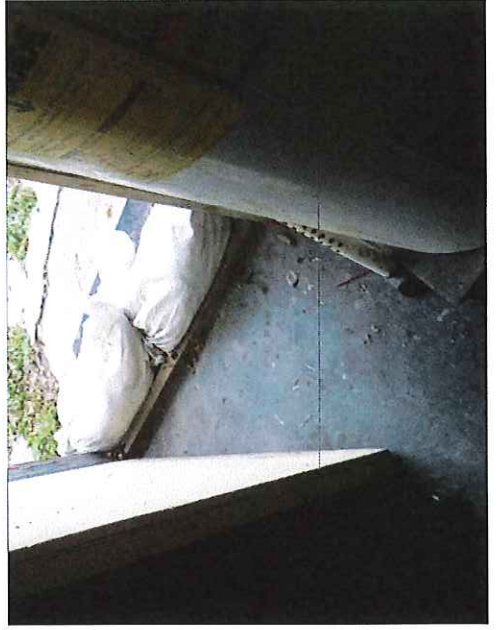






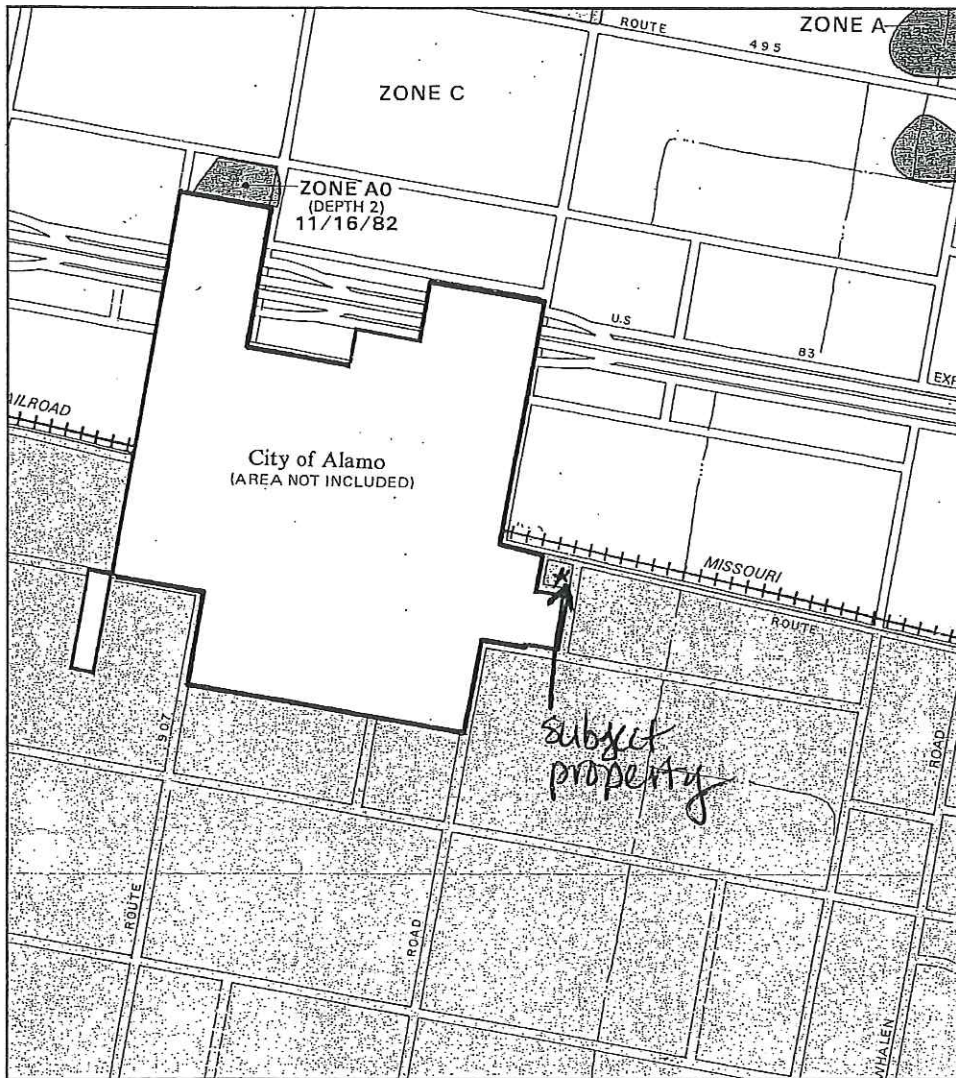









#710




APPROXIMATE SCALE
2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM


FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREA)

PANEL 425 OF 525
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0425 C

MAP REVISED:
NOVEMBER 16, 1982


federal emergency management agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

3