

## Housing Rehab Program

**ENTITY:** City of San Juan

**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 July 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

|                         |   |                                |
|-------------------------|---|--------------------------------|
| <b>Juanita P. Muniz</b> | Family of two (2)                                 |                                |
| <b>SJ#75-17-01</b>      | 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-<br>Elderly |
|                         | Number of Bedrooms:                               | 2                              |
|                         | Square Feet:                                      | 966                            |
|                         | Does total annual household income exceed limits: | No                             |
|                         | HUD Income Limits:                                | \$ 33,550.00                   |
|                         | <b>Deferred Loan-Elderly</b>                      |                                |

Existing Dwelling: 2 bedrooms frame home, built in 1950

**RECOMMENDATION:**

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

# INITIAL INSPECTION

Date: September 23, 2016

City: San Juan

If County Wide, Precinct #:

Name of Applicant: Juanita Perez

Inspector: Robert Cavazos

Address: 504 W. Ebony Street

Year House was built:

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## EXTERIOR

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

Is the foundation sound and free from hazards?

The Foundation for the entire home is need of repair. The floor inside the home is weak and buckles under pressure. The home owner states that the house is infested with termites.

Estimated Cost \$ 2,000

2. **Exterior Walls:** Good [ ] Repair [ ] Replace [X]

Are the exterior surfaces sound and free from hazards?

The exterior wall siding has severe deterioration. There are many spots around the house where the siding crumbles to the touch.

Estimated Cost \$ 2,000

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

Are the windows in good working order?

The windows are in good working order and functioning as intended. The home owner states that she replaced the windows recently.

Estimated Cost \$

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

What are the conditions of the exterior doors?

The exterior doors need to be replaced. The front door dosent close propely and the door frame seems to be damaged. The rear door is also damaged and needs replacement. There are large gaps all around the door and frame.

Estimated Cost \$ 500

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

What are the conditions of the overhand and trim?

The overhang and trim need to be replaced due to severe deterioration. There are many locations where rot and termites have eaten through the sheathing.

Estimated Cost \$ 2,000

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

Is the roof sound and free from hazards?

The roof on the entire has is in poor shape. Replacement of roof shingles and roof decking are recommended.

Estimated Cost \$ 4,000

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

Estimated Cost \$

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

Estimated Cost \$

9. **Septic Tank:** Good [ ] Repair [ ] Replace [ ]  
**Sewage Connected to Septic System? N/A**  
**# of years with current Septic System:**

Is plumbing free from sewer back up? Yes

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

Is water pressure good?

The water pressure was observed in the kitchen and bathroom. The water pressure was very low.

Estimated Cost \$ 500

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

Estimated Cost \$



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

Are the attic and walls appropriately insulated for regional conditions? Not observed during the initial inspection.

Insulation was not observed during the home visit.

Estimated Cost \$

19. **Lead Base Paint Assessment** Required [ ] Not Required [X]

Estimated Cost \$

20. **Infestation –** Yes [X] No [ ]

Is the unit free from rats or severe infestation by mice or vermin?  
No vermin noted during my site visit.

Estimated Cost \$

21. **Electrical Hazards –** Yes [ ] No [X]

Are the rooms free from electrical hazards? NO  
During the home inspection it was noted that several wall plugs were exposed.

Estimated Cost \$500


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

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


Total Rehab Estimated Cost \$ 16,500

Current Value of Structure \$11,255

50% Value \$5,627.50

  
\_\_\_\_\_  
Inspector

9-23-16  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Division Director Approval  
9/26/16  
\_\_\_\_\_  
Date

