

Housing Rehab Program

ENTITY: Countywide Area
PROJECT: Approval for Assistance under the Colonia Self-Help Program.
FUNDING YEAR: HOME 2018

SYNOPSIS:

The family is being recommended for applicant approval under the Colonia Self-Help Program. The applicant has met all of the program requirements for assistance under the Colonia Self-Help Program. The following is a profile of the project

Jennifer Meza	Family of four (4)	
CW#85-20-02	Does applicant meet	
	Deferred Loan Requirements:	Yes
	Title Search:	No Abstract or Liens
	Flood Zone:	No – Zone C
	Insurance:	N/A
	Structures:	1
	Taxes:	current
	Assets & Deposits:	N/A
	Debt to Income Ratio:	N/A
	Payback	No - Deferred Loan
	Number of Bedrooms:	4
	Square Feet:	1152
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 47,100.00
	Deferred Loan	

Existing Dwelling: 3 bedrooms frame home, built in 1980

RECOMMENDATION:

The UCP Staff recommends approval for assistance under the Colonia Self-Help Program by the County Commissioner’s Court.

Property Address: 1003 Dove Street, Alamo TX.

Inspection Finding:

A home inspection was conducted on December 17, 2019 by Roberto Cavazos (Program Specialist) with Hidalgo County Urban County Program and the following items were noted.

The Homes current value is **\$12,661** per Hidalgo County Appraisal district.

The existing Pier and beam foundation has extensive damage. During the inspection I noted several cracks throughout the house and cracks in the walls due to foundation movement. The foundation needs to be raised and leveled. The home is approximately 1,200 square feet and estimated repair cost is **\$8,500**. Supporting pictures are included in the inspection report.

The existing roof shingles are at the end of their life cycle. Many roof shingles have become brittle from the sun and have either blown away or the granules are completely gone. Many shingles along the perimeter of the roof are lifting and curling. There are several areas along the perimeter of the roof where the plywood decking as well as the soffit and trim board are deteriorated due to moisture or termites. Estimated repair for plywood decking, fascia, soffit and 25 year shingles is **\$7,500**. Supporting pictures are included in the inspection report.

During the interior inspection I noticed the There are also many exposed wires and outlets. Many areas in the home had extension cords for a power source. The service panel located in the Livingroom is old and outdated. Home owner states it is the original panel. No smoke detectors were noted in the bedrooms or anywhere in the house. The Bathroom has low water pressure and the shower drain does not drain properly. Estimated repair for damaged drywall, tape & float, paint, update electrical wiring to I.R.C. 2012, replace damaged interior doors, repair bathroom fixtures and drains, replace damaged outdated windows, replace flooring and replace kitchen cabinets is **\$12,500**. Supporting pictures are included in the inspection report.

The exterior walls are constructed of 2X4 studs. There is no insulation in the exterior walls or in the attic. Home owner states it is very cold in the winter and very hot in the summers. Estimated cost for ceiling insulation and wall insulation is **\$2,000**. Supporting pictures are included in the inspection report.

INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation): Due to the fact that the total estimated rehabilitation cost being 30,500 and that the current value of the housing structure being 12,661, I recommend that this project be reconstructed

Total Rehab Estimated Cost \$ 30,500

Current Value of Structure \$ 12,661



Inspector

1-16-2020

Date



Texas Department of Housing and Community Affairs

Initial Inspection Checklist for Housing Rehabilitation (When compliance with TMCS is required)

Homeowner's Name:	Jennifer Meza
Street Address:	1003 Dove Street
City, County, Zip:	Alamo, Hidalgo, 78516
Year built (per CAD):	1980
Lot size (OSSF only):	0.51
Local building code:	2015
Flood Zone designation:	480334-0400 C, Zone C

Contract Administrator:	Hidalgo County
TDHCA Contract Activity #:	7216003
Inspector's Name:	Roberto Cavazos
Inspector's Email Address:	roberto.cavazos@co.hidalgo.tx.us
Date of the Inspection:	12/17/2019
Weather Conditions:	Sunny

NOTE:

1. **DISCLAIMER:** When the system in question requires the evaluation of a licensed professional, the Inspector shall indicate such in the comment section for electrical, plumbing, mechanical, and structural items.
2. Inspect and comment on EVERY ITEM. If the item doesn't apply or is not present, indicate "N/A".
3. Digital color photos documenting every item in this report are required.
4. Use graph sheets to sketch the layout and orientation of the structure.

Site Conditions	
	Is grade slope level, positive (sloping away from the structure) or negative (sloping towards the structure):
Comment:	There is no slope to drain the water away from the structure.
	Are there trees or shrubs that are damaging the structure or presenting a hazard:
Comment:	None
	Are improperly stored garbage, trash, non-working vehicles, unused appliances, etc present:
Comment:	None
	Is there standing water or soggy areas on the property? What is the probable source or cause? Are there objects that could trap water, such as old tires, creating a mosquito breeding hazard:
Comment:	N/A
	Driveway, sidewalks -- dimensions, material and condition:
Comment:	Concrete driveway present 20'x30'
	Garage, carport, tool shed or other out buildings -- type and condition:
Comment:	Carport roof has been removed due to poor condition. Tool shed located in the rear of the property
	Presence of LP gas or propane fuel tanks -- location, size and condition, re-filled on-site or off-site?
Comment:	N/A
Water Service	
	Type -- private well or public:
Comment:	Public
	Location of water meter -- size of supply line,? What is the tested water pressure?:
Comment:	Front yard
	Interior distribution - material type, condition and location (in slab, crawl space or attic?):
Comment:	Craw space below structure, PVC
	Exterior hose bibs -- backflow preventers present? Sealed wall penetrations?:
Comment:	One exterior hose bib located in the front and rear of the house. No backflow preventors.
	Any evidence or report of leakage? 30 minute test result for system leakage? Any water hammer sounds? :
Comment:	None
Waste, Drains & Sewer	

	Type of Sewer Service: public, OSSF (aerobic, gravity/field lines, cesspool):
Comment:	Public sewer system
	Condition of OSSF, age, permitted? Last inspection date or cleaning?:
Comment:	N/A
	If an aerobic system, when was the system installed? Is a service contract in place?:
Comment:	N/A
	Are interior drains functioning properly (tested?):
Comment:	N/A
	Is the waste and drain system properly vented?:
Comment:	Yes
Electric Service	
IMPORTANT WARNING: ONLY A TRAINED PROFESSIONAL SHOULD REMOVE THE COVER OF AN ELECTRICAL PANEL	
	Where is the service panel (entrance panel) located? Where are subpanels (if any) located?
Comment:	Service panel located in the living room
	Is there three-wire service running to the house - two insulated hot conductors wrapped around a stranded bare aluminum/steel wire? Or is there outdated two-wire service?
Comment:	Outdated two wire service.
	Do trees make contact with overhead service conductors? The utility company should be contacted to cut back trees and repair or replace any damaged wires.
Comment:	None
	Do overhead service wires maintain the minimum clearances?
Comment:	Yes
	Are service conductors and their sheathing intact or are any wires worn or damaged?
Comment:	Service conductors and sheathing are intact.
	Do service conductors enter the weatherhead through separate holes of an insulating bushing? Is there a drip loop?
Comment:	Yes
	Is the service mast upright or leaning?
Comment:	Service mast is Upright.
	Is the meter sealed? Is conduit fitting to the meter base watertight?
Comment:	No
	Are all electrical panels in dry, accessible locations? Is dampness present or are there water stains on the walls or the floor near the panels? Is there rust on the panel(s)?
Comment:	Yes
	Is there enough clearance to quickly get away from the panel should a mishap occur?
Comment:	Yes
	What is the general level of workmanship? Does it look professionally done or makeshift?
Comment:	Workmanship looks professionally done.
	What is the condition of wiring around the panel(s)? Are electrical connections in covered boxes or are they exposed? Are cables adequately supported or do they sag?
Comment:	Wires are exposed from the electrical box
	Is there a main breaker outside the house that can be accessed in an emergency?
Comment:	None
	What is the capacity of the main disconnect breakers or fuses in the main panel?
Comment:	There is no main disconnect breaker or fuses in the main panel
	Is there room in the entrance panel to add circuits? 100 amp capacity is the minimum.
Comment:	No
	Is the entrance panel a Federal Pacific or Zinsco brand? If so, it should be replaced.
Comment:	Needs to be replaced
	Are there unused openings in the panel face or open knockouts around the sides, top and bottom of the panel box?
Comment:	No

	Are cable wires protected with bushings and/or strain relief clamps where they enter panel box holes or openings?
Comment:	Yes
	Is the panel properly grounded?
Comment:	Yes
	Are breaker panels or equipment outdated or discontinued brands? Does the panel contain different brands of breakers and, if so, are they approved for that panel?
Comment:	No
	Are any circuits wired with 14 gauge or 12 gauge aluminum wiring?
Comment:	12 gauge
	Do you see more than one wire attached to any single breaker, fuse or bus bar terminal?
Comment:	No
	Are the main service panel housing (box), neutral wires, and grounding wires securely bonded in the main service panel?
Comment:	Yes

Exterior	
-----------------	--

	Foundation type and condition? Evidence of cracks in foundations or interior/exterior walls? Presence of trees or tree roots near the foundation?:
Comment:	N/A
	If pier and beam foundation, are termite shields present and adequate:
Comment:	Pier and beam foundation, no termite shields present.
	Foundation venting and insulation of crawlspace – type and condition:
Comment:	Foundation venting and insulation is not present.
	Vermin and/or subterranean termite infestation or evidence of damage:
Comment:	Subterranean termites present damage is also present.
	Foundation skirting - type and condition:
Comment:	No foundation skirting present.
	Are hose bibs with backflow preventers present? Wall penetration sealed? Location(s):
Comment:	Wall penetrations not sealed and no backflow preventors present.
	Exterior walls – type and condition:
Comment:	Wood paneling, wood panels are deteriorated and need to be replaced.
	Windows – type, screens present, condition of exterior trim:
Comment:	metal windows none have screens poor condition.
	Security bars on windows – are code compliant locking mechanisms present:
Comment:	N/A
	Exterior doors – location, type (insulated metal or fiberglass, wood), width, hardware, condition:
Comment:	Wood doors located in the front and rear of house. Both doors need to be replaced.
	Storm/Screen/security doors – code compliant type of locking mechanism, condition:
Comment:	N/A
	Porches, decks, patios, stairs, ramps, landings, handrails – material type and condition – height above grade:
Comment:	Porch located in the front of house needs to be replaced worn and deteriorated
	Roof – slope(s), type of roofing material, condition, missing shingles, penetrations, age of roofing, condition of roof decking, proper flashing at roof/wall intersections, condition of drip edge:
Comment:	Roof is 5/12 slope, roof shingles near the end of its life cycle. Many torn and missing. Replacement in near
	Chimney - flashing – chimney cap/spark arrestor - condition:
Comment:	N/A
	Soffit, fascia, venting, gutters, downspouts, splash blocks or means of diverting water at least five feet away from structure:
Comment:	Soffit and fascia in bad shape needs to be replaced. No means of diverting water away from the structure

Living Room	
--------------------	--

	Room Dimensions, including ceiling height:
--	--

Comment:	10'x10' with 8' ceiling height
	Ceiling material, water stains? condition:
Comment:	Sheetrock, water stains present and in poor condition.
	Wall material, paint? condition:
Comment:	Sheetrock, paint in poor condition, peeling and cracking.
	Floor covering material, condition:
Comment:	Ceramic tile, poor condition craked due to foundation shifting.
	Subfloor material, condition:
Comment:	3/4" plywood, poor condition.
	Interior door(s) dimensions, hardware, condition:
Comment:	N/A
	Window(s) dimensions, condition:
Comment:	N/A
	Number and location of 120V electrical receptacles, condition:
Comment:	N/A
	Ceiling light fixture present, switched at a wall, condition:
Comment:	Ceiling light fixture present switched at wall very poor condition.
	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	N/A
	Source of space heating and cooling, condition:
Comment:	Central air present but not working
Dining Room	
	Room Dimensions, including ceiling height:
Comment:	Dining room located in the kitchen area. 6'x10'
	Ceiling material, water stains? condition:
Comment:	Sheetrock, water stains present and in poor condition.
	Wall material, paint? condition:
Comment:	Sheetrock, paint in poor condition, peeling and cracking.
	Floor covering material, condition:
Comment:	Vynal tiles, very poor condition many coming unglued.
	Subfloor material, condition:
Comment:	3/4" plywood decking, poor condition.
	Interior door(s) dimensions, hardware, condition:
Comment:	N/A
	Window(s) dimensions, condition:
Comment:	Window above kitchen sink in poor condition. Needs to be replaced.
	Number and location of 120V electrical receptacles, condition:
Comment:	N/A
	Ceiling light fixture present, switched at a wall, condition:
Comment:	Ceiling light in kichen present needs to be replaced very poor condition.
	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	N/A
	Source of space heating and cooling, condition:
Comment:	N/A
Hallways	
	Room Dimensions, including ceiling height:
Comment:	3'x8' with 8' ceiling
	Ceiling material, water stains? condition:
Comment:	Sheetrock, water stains present and in poor condition.
	Wall material, paint? condition:
Comment:	Sheetrock, paint in poor condition
	Floor covering material, condition:

Comment:	Vynal tile, poor condition coming unglued.
	Subfloor material, condition:
Comment:	3/4" plywood poor condition.
	Interior door(s) dimensions, hardware, condition:
Comment:	Interior doors are in poor condition many have no hardware.
	Window(s) dimensions, condition:
Comment:	N/A
	Number and location of 120V electrical receptacles, condition:
Comment:	N/A
	Ceiling light fixture present, switched at a wall, condition:
Comment:	Ceiling light is present, switched at wall poor condition
	Does this hallway have bedroom doors adjoining it? If so, are there working smoke alarms and, if applicable, a working carbon monoxide alarm or a combo smoke & CO alarm? Hardwired and interconnected or wirelessly interconnected?:
Comment:	Yes hallway has bedroom adjoining. No smoke alarms present in home.
	Source of space heating and cooling, condition:
Comment:	N/A
	Is there an attic access located in the hallway? Dimensions, type and condition:
Comment:	N/A
Master Bedroom	
	Room Dimensions, including ceiling height:
Comment:	11'x10' with 8' ceiling height
	Ceiling material, water stains? condition:
Comment:	Sheetrock, water stains present and in poor condition
	Wall material, paint? condition:
Comment:	Sheetrock, paint in poor condition holes and cracks present
	Floor covering material, condition:
Comment:	Vynal tile, condition is poor
	Subfloor material, condition:
Comment:	Plywood decking, weak and buckles under pressure
	Interior door(s) dimensions, hardware, condition:
Comment:	Interior door needs to be replaced, hardware in poor condition
	Window(s) dimensions, security bars, emergency egress compliant, condition:
Comment:	Metal window in master bedroom. Hard to operate and in poor condition
	Number and location of 120V electrical receptacles, condition:
Comment:	N/A
	Ceiling light fixture present, switched at a wall, condition:
Comment:	N/A
	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	Ceiling fan present, switched at wall poor condition
	Source of space heating and cooling, condition:
Comment:	N/A
	Closets, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	Small closet located in bedroom, no closet door
	Is there a hardwired or wireless interconnected smoke alarm in this bedroom? condition:
Comment:	No smoke alarms present
Master Bathroom	
	Room Dimensions, including ceiling height:
Comment:	No Master bathroom present
	Ceiling material, water stains? condition:
Comment:	N/A
	Wall material, paint? condition:

Comment:	N/A
	Floor covering material, condition:
Comment:	N/A
	Subfloor material, condition:
Comment:	N/A
	Interior door(s) dimensions, hardware, condition:
Comment:	N/A
	Bath tub, shower, dimensions, faucets, shower head, shower wand, condition:
Comment:	N/A
	Wall hung or pedestal lavatory or vanity sink, dimensions, faucet, condition:
Comment:	N/A
	Toilet, seat height, tank capacity, round or elongated, condition:
Comment:	N/A
	Grab bars present, number, dimension, location, condition:
Comment:	N/A
	Window(s) dimensions, location, safety glass, condition:
Comment:	N/A
	Number and location of 20 amp, GFCI protected electrical receptacles, condition:
Comment:	N/A
	Ceiling light fixture present, switched at a wall, condition:
Comment:	N/A
	Exhaust fan present, with or without working light kit and/or heater, switched at a wall, exhausted to exterior, insulated duct in attic, on a GFCI protected, dedicated circuit, condition:
Comment:	N/A
	Source of space heating and cooling, condition:
Comment:	N/A
	Are a medicine cabinet and/or mirror and towel bars present; condition:
Comment:	N/A
	Linen closet, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	N/A

Bathroom #2

	Room Dimensions, including ceiling height:
Comment:	5'x10' with 8'-0" ceiling height
	Ceiling material, water stains? condition ;
Comment:	Sheetrock, water stains present and in poor condition
	Wall material, paint? condition:
Comment:	sheetrock, paint in poor condition
	Floor covering material, condition:
Comment:	Ceramic tile flooring in poor condition. Cracked and loose.
	Subfloor material, condition:
Comment:	3/4" plywood in poor condition due to deterioration. Perimeter of toilet is weak
	Interior door(s) dimensions, hardware, condition:
Comment:	wood hollow door in poor condition
	Bath tub, shower, dimensions, faucets, shower head, shower wand, condition:
Comment:	Shower is in poor shape, shower head and faucets need to be replaced. Shower tile is cracked and coming
	Wall hung or pedestal lavatory or vanity sink, dimensions, faucet, condition:
Comment:	Vanity sink is old and broken, Needs to be replaced along with the faucets
	Toilet, seat height, tank capacity, round or elongated, condition:
Comment:	Round toilet, poor condition needs to be replaced. Flooring beneath the toilet is very soft and deteriorated
	Grab bars present, number, dimension, location, condition:
Comment:	No grab bars present
	Window(s) dimensions, location, safety glass, condition:

Comment:	Window present in Shower. Doesn't close stays open.
	Number and location of 20 amp, GFCI protected electrical receptacles, condition:
Comment:	N/A
	Ceiling light fixture present, switched at a wall, condition:
Comment:	Ceiling light fixture present. Broken and in poor condition.
	Exhaust fan present, with or without working light kit, switched at a wall, exhausted to exterior, insulated duct in attic, CFM, GFCI protected on dedicated circuit, condition:
Comment:	No exhaust fan present
	Source of space heating and cooling, condition:
Comment:	No source of heating or cooling in bathroom
	Are a medicine cabinet and/or mirror and towel bars present; condition:
Comment:	No medicine cabinet
	Linen closet, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	N/A
Bedroom #2	
	Room Dimensions, including ceiling height:
Comment:	10'x10' with 8' ceiling height
	Ceiling material, water stains? condition:
Comment:	Sheetrock, water stains present and in poor condition
	Wall material, paint? condition:
Comment:	Sheetrock, paint in poor condition
	Floor covering material, condition:
Comment:	VCT flooring in poor condition
	Subfloor material, condition:
Comment:	3/4" plywood in poor condition due to deterioration many soft spots
	Interior door(s) dimensions, hardware, condition:
Comment:	Wood hollow door in fair condition, hardware in condition
	Window(s) dimensions, security bars, emergency egress compliant, condition:
Comment:	3'x5' metal window in fair condition
	Number and location of 120V electrical receptacles, condition:
Comment:	N/A
	Ceiling light fixture present, switched at a wall, condition:
Comment:	Ceiling light fixture is present, switched at wall and in poor condition
	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	N/A
	Source of space heating and cooling, condition:
Comment:	N/A
	Closets, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	Closet present with fabric door. No light fixture
	Is there a hardwired or wireless interconnected smoke alarm in this bedroom? condition:
Comment:	No smoke alarms present
Bedroom #3	
	Room Dimensions, including ceiling height:
Comment:	10'x10' with 8' ceiling heights
	Ceiling material, water stains? condition:
Comment:	Sheetrock water stains present
	Wall material, paint? condition:
Comment:	Sheetrock paint in poor condition with holes and cracks
	Floor covering material, condition:
Comment:	VCT flooring in poor condition
	Subfloor material, condition:
Comment:	3/4" plywood in poor condition due to deterioration many soft spots

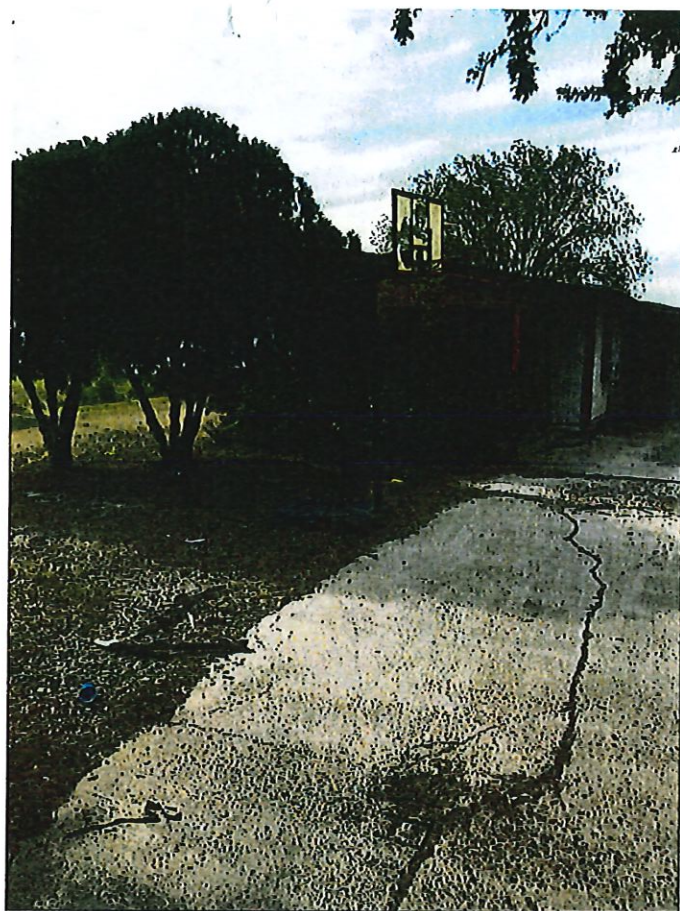
	Interior door(s) dimensions, hardware, condition:
Comment:	Door and hardware needs to be replaced
	Window(s) dimensions, security bars, emergency egress compliant, condition:
Comment:	Window is in fair condition operates as intended
	Number and location of 120V electrical receptacles, condition:
Comment:	N/A
	Ceiling light fixture present, switched at a wall, condition:
Comment:	Ceiling light hanging from wall, powered by extension cord.
	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	No ceiling fan present
	Source of space heating and cooling, condition:
Comment:	N/A
	Closets, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	Closet present, door and hardware needs to be replaced
	Is there a hardwired or wireless interconnected smoke alarm in this bedroom? condition:
Comment:	No smoke alarms present
Bedroom #4	
	Room Dimensions, including ceiling height:
Comment:	N/A
	Ceiling material, water stains? condition:
Comment:	N/A
	Wall material, paint? condition:
Comment:	N/A
	Floor covering material, condition:
Comment:	N/A
	Subfloor material, condition:
Comment:	N/A
	Interior door(s) dimensions, hardware, condition:
Comment:	N/A
	Window(s) dimensions, security bars, emergency egress compliant, condition:
Comment:	N/A
	Number and location of 120V electrical receptacles, Check all switched and receptacles for proper functioning. Condition?:
Comment:	N/A
	Ceiling light fixture present, switched at a wall, condition:
Comment:	N/A
	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	N/A
	Source of space heating and cooling, condition:
Comment:	N/A
	Closets, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	N/A
	Is there a hardwired or wireless interconnected smoke alarm in this bedroom? condition:
Comment:	N/A
Kitchen	
	Room Dimensions, including ceiling height:
Comment:	10'x12' with 8' ceiling height
	Ceiling material, water stains? condition:
Comment:	Sheetrock, water stains present and in poor condition
	Wall material, paint? condition:
Comment:	Sheetrock, paint in poor condition crack and holes in walls
	Floor covering material, condition:

Comment:	Vynal tile poor condition many pieces missing, wood decking exposed.
	Subfloor material, condition:
Comment:	3/4" plywood in poor condition due to deterioration
	Interior door(s) dimensions, hardware, condition:
Comment:	No interior doors open space
	Window(s) dimensions, condition:
Comment:	3'x5' window in kitchen fair condition
	Kitchen sink and faucet, water supply lines and valves, drain and P-trap, condition:
Comment:	Sink in poor condition, faucet, water supply lines and valves in very poor condition, leaks
	Refrigerator - type, size, age, condition, on a dedicated circuit:
Comment:	Full size refrigerator, fair condition, does have its own electrical outlet
	Free-standing freezer - type, size, age, condition, on a dedicated circuit:
Comment:	N/A
	Range/oven - fuel source, age, anti-tip mechanism installed, condition:
Comment:	Range-Electric fairly good condition
	Cooktop - fuel source, age, condition:
Comment:	N/A
	Range vent hood, vented to the exterior, duct work in attic properly insulated, CFMs? condition:
Comment:	range vent hood present and vented to exterior
	Wall oven - fuel source, age, condition:
Comment:	N/A
	Microwave - location, condition, on a dedicated circuit
Comment:	Microwave located near range.
	Dishwasher - properly plumbed, hardwired or plugged into a GFCI protected receptacle, condition:
Comment:	N/A
	Garbage Disposer - properly plumbed, hardwired or plugged into a GFCI protected receptacle, condition:
Comment:	N/A
	Base cabinets, drawers, doors, hardware, countertop, total linear feet, condition:
Comment:	8 linear ft of base cabinets. Doors and hardware in poor condition
	Wall cabinets, doors, hardware, total linear feet, condition:
Comment:	8 linear ft of wall cabinets. Doors and hardware in poor condition
	GFCI protected receptacles above the countertop, number, location, amperage, condition:
Comment:	No GFCI receptacles present in kitchen area
Laundry/Utility Room	
	Room Dimensions, including ceiling height:
Comment:	No laundry room / Utility room present.
	Ceiling material, water stains? condition:
Comment:	N/A
	Wall material, paint? condition:
Comment:	N/A
	Floor covering material, condition:
Comment:	N/A
	Subfloor material, condition:
Comment:	N/A
	Interior door(s) dimensions, hardware, condition:
Comment:	N/A
	Window(s) dimensions, condition:
Comment:	N/A
	Washer, location, properly plumbed and vented, condition:
Comment:	N/A
	Dryer, location, fuel source, properly vented to the exterior, condition:
Comment:	N/A

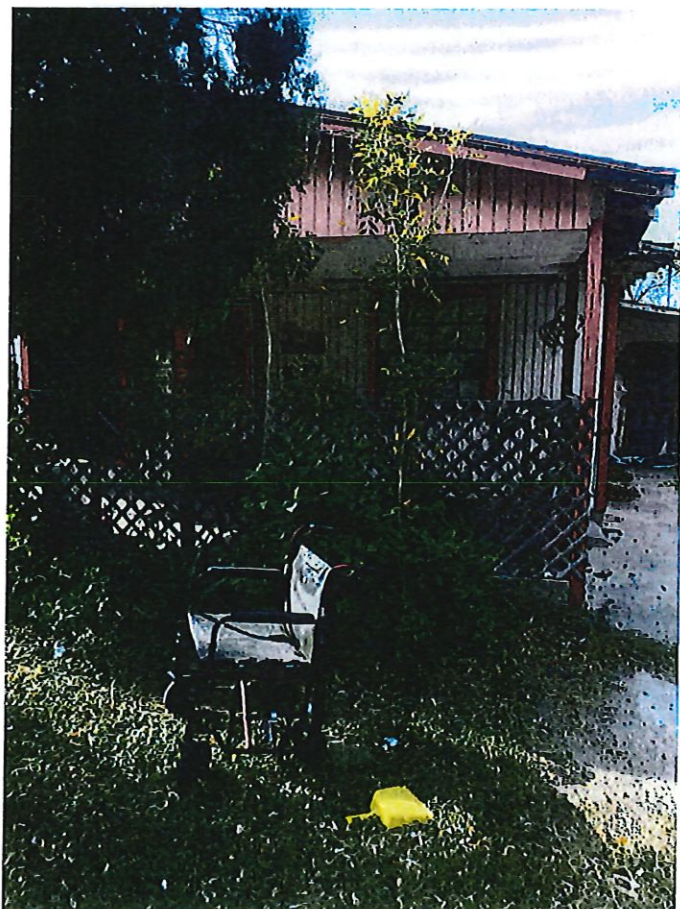
	Water heater properly sized for household?, functioning as intended? What is the temperature setting? location, fuel source, externally sourced combustion and dilution air, vented to exterior if gas fueled, TP&R valve properly installed, overflow drained to the exterior?
Comment:	Electric water heater located at the exterior of house in water closet. Poor condition
	Is there a door between the utility room and an attached garage? Is it a fire rated door?
Comment:	N/A
	If there are gas fueled appliances in the utility room, is there an interconnected CO alarm present?
Comment:	N/A
Garage/Carport	
	Is the garage or carport attached to the home or detached? Condition:
Comment:	Carport was attached to home but no longer has a roof structure.
	If the garage is attached to the home, is it separated by a properly rated fire blocking and fire door?:
Comment:	N/A
	Does the garage/carport have a GFCI protected electrical receptacle? Light fixture? Garage door opener?
Comment:	N/A
	Are appliances such as washer, dryer, freezer, water heater located in the garage or carport?
Comment:	N/A
Space Heating/Cooling	
	Central heating and cooling system – electric, natural gas or propane heating, tonnage or BTUs, age, condition,
Comment:	No central air or heating
	Duct system – in conditioned or unconditioned space, properly sealed, condition:
Comment:	N/A
	Evaporative cooling system – location, size, age, condition:
Comment:	N/A
	Wall furnace – natural gas or propane convection system:
Comment:	N/A
	Window or through the wall AC units – location, size (BTUs), age, condition, power source, adequately insulated and supported?
Comment:	N/A
	Space heaters – location, size, type - electric, natural gas or propane, unvented or vent free with Oxygen Depletion Sensor, condition:
Comment:	N/A
	Thermostat – standard or programmable, condition:
Comment:	N/A
	Fireplace, wood stove, chimney – condition:
Comment:	N/A
Insulation	
	Exterior Walls – type and amount in inches or R-value, condition:
Comment:	No insulation in walls
	Attic - type and amount in inches or R-value, condition:
Comment:	No insulation in attics
	Attic access location, dimension, ladder present, insulated - type & amount in inches or R-value, condition:
Comment:	No attic access
	Weatherstripping on doors and windows, condition:
Comment:	No weatherstripping on doors or windows



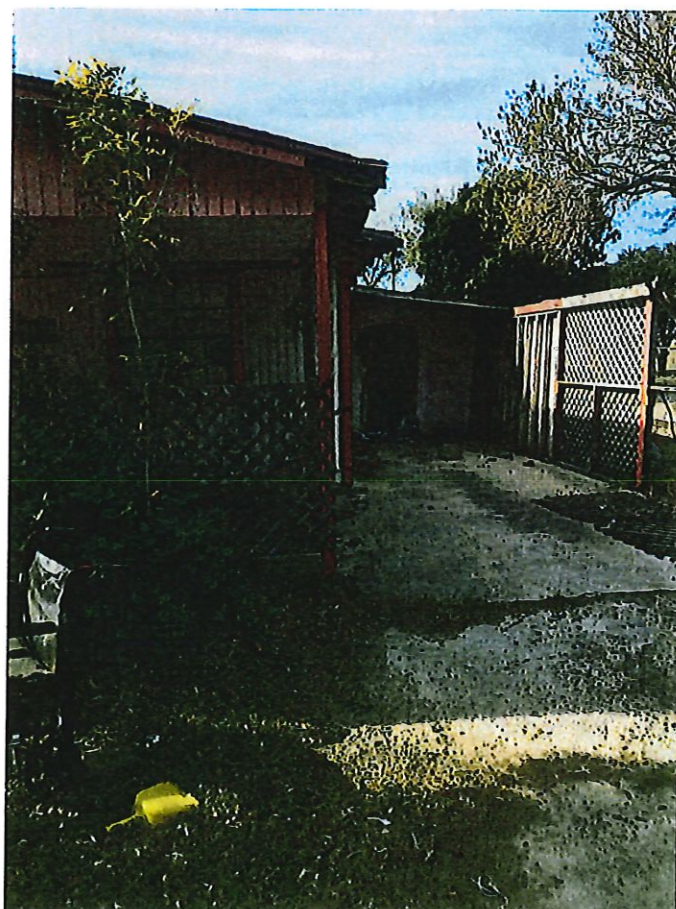
North Side of House where
Car port was attached.



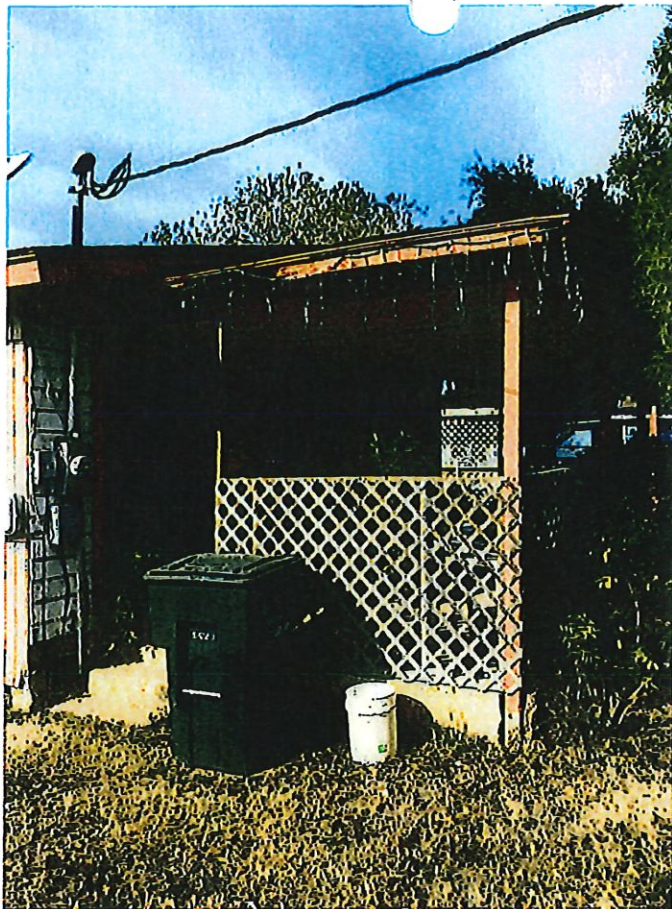
Concrete Driveway Has large
crack



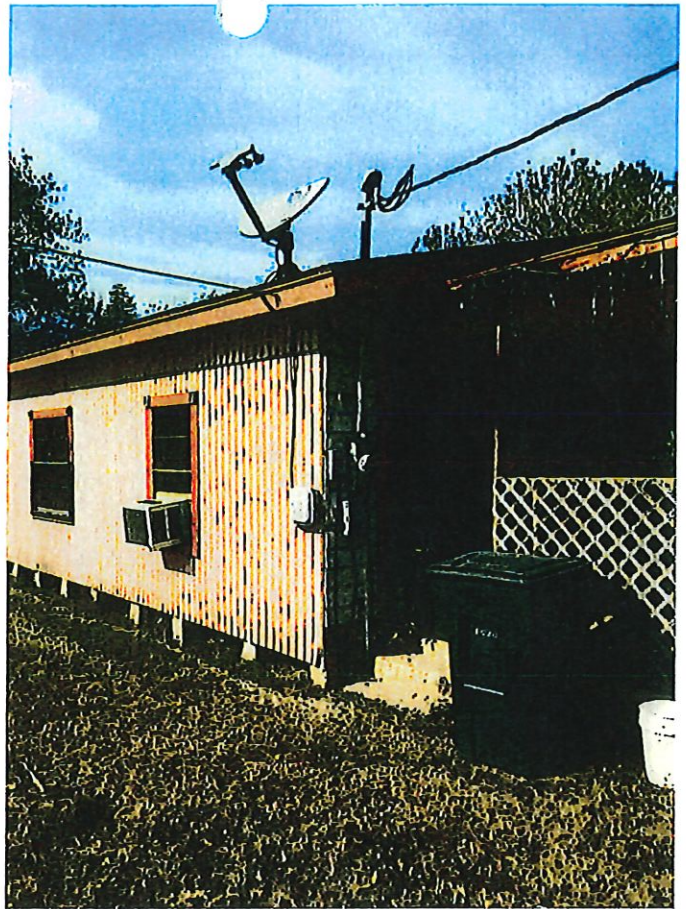
front view of House
"East Side"



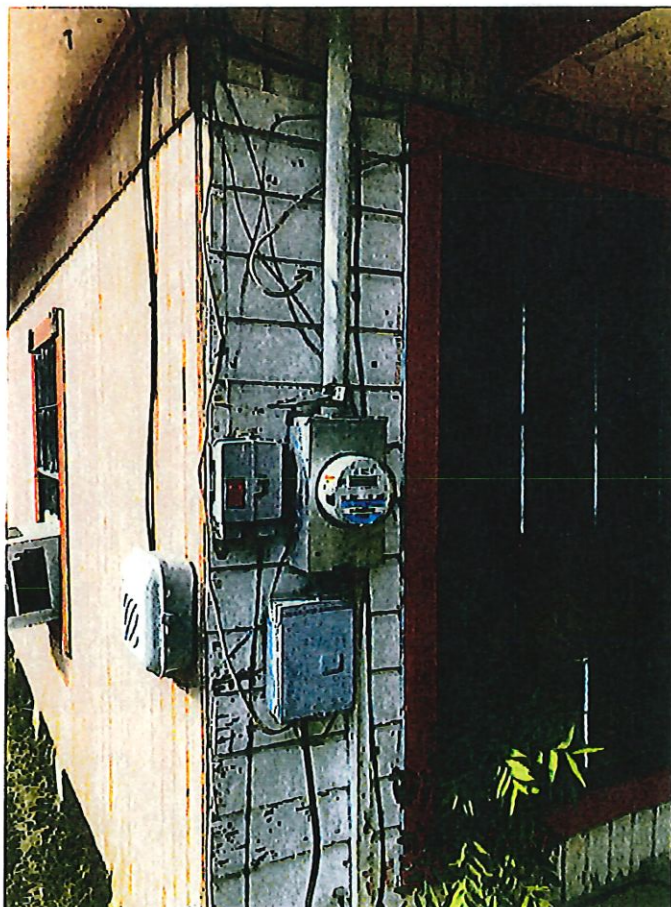
front view of Carport



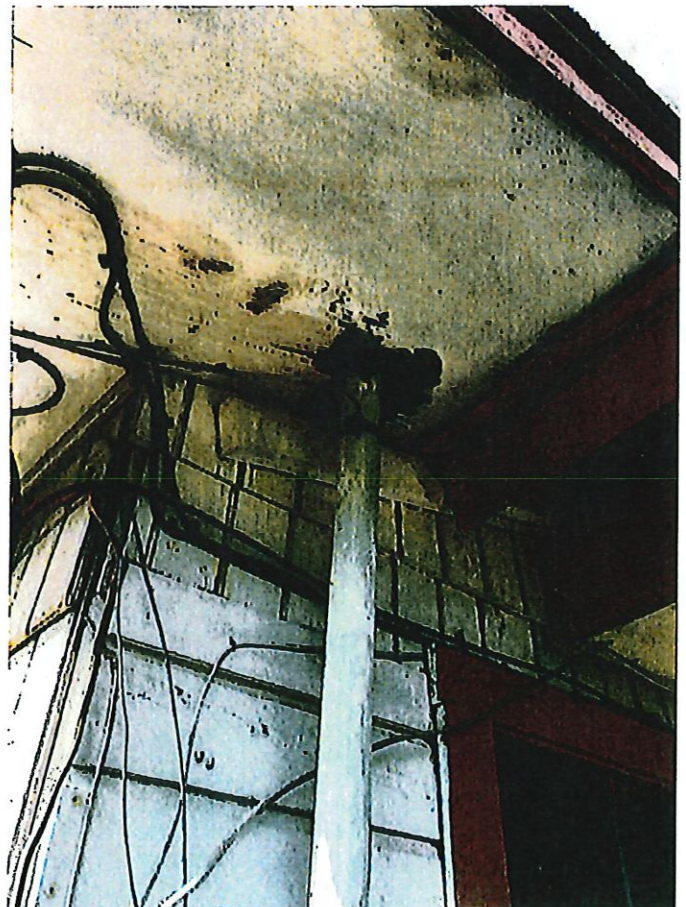
South side view of front porch



South Side view of Home.



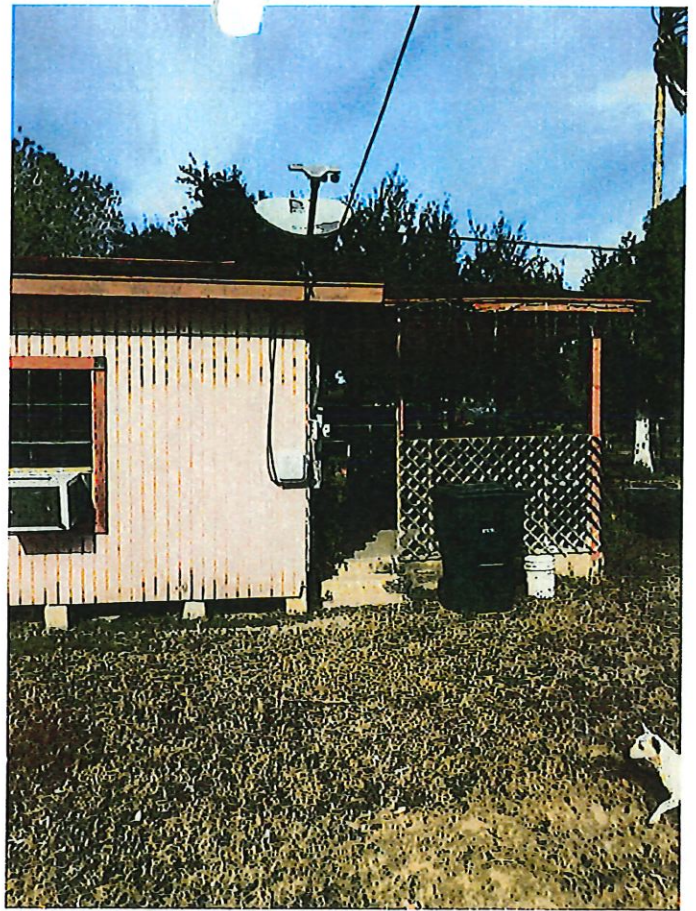
Electrical meter located in front of Home



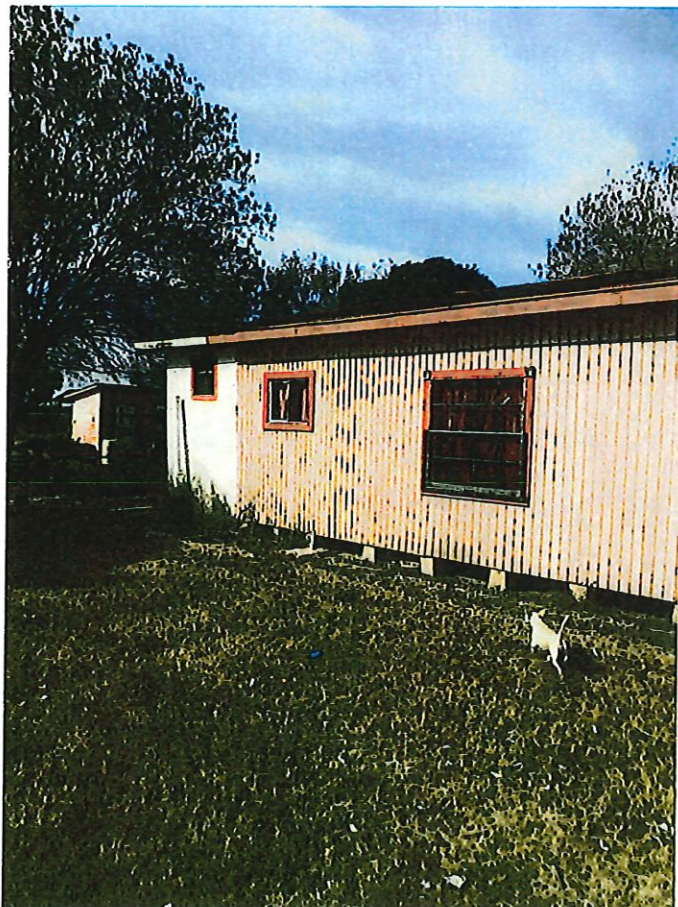
Deterioration Due to moisture



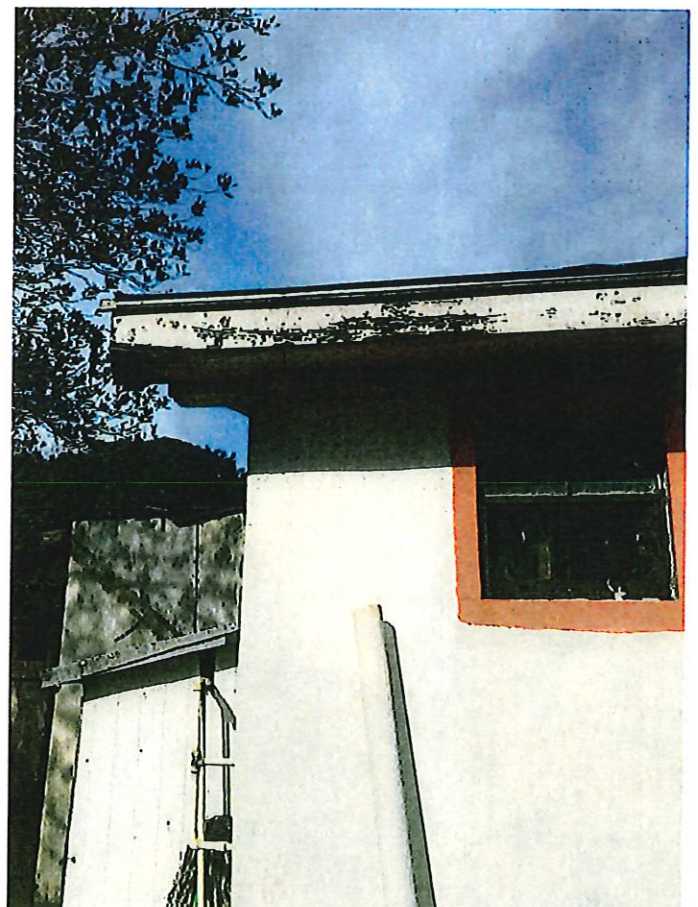
Electrical Meter



South Side View of Home



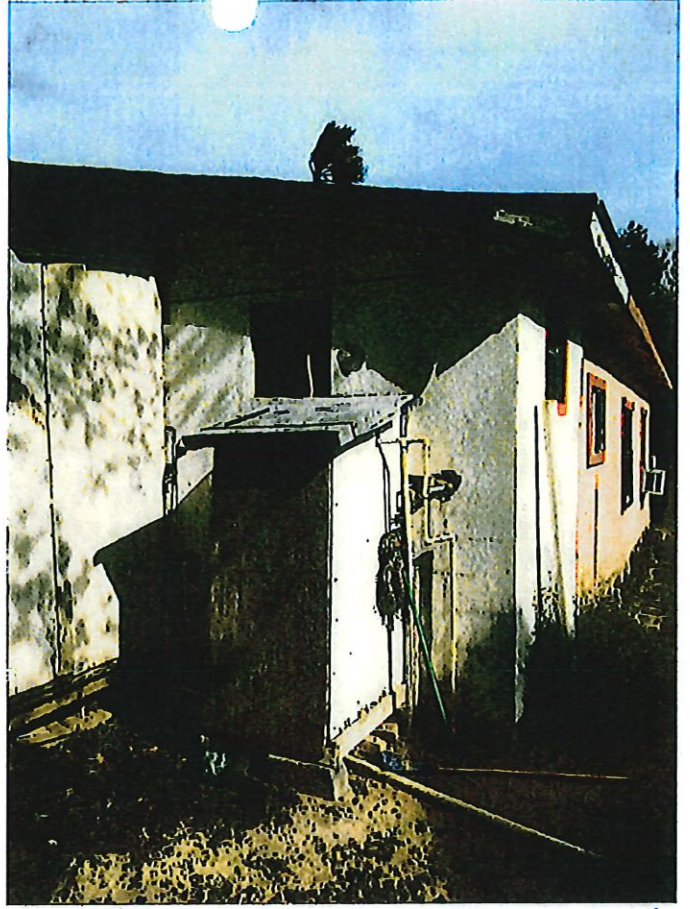
South side view of Home



Trim and Soffit Deterioration



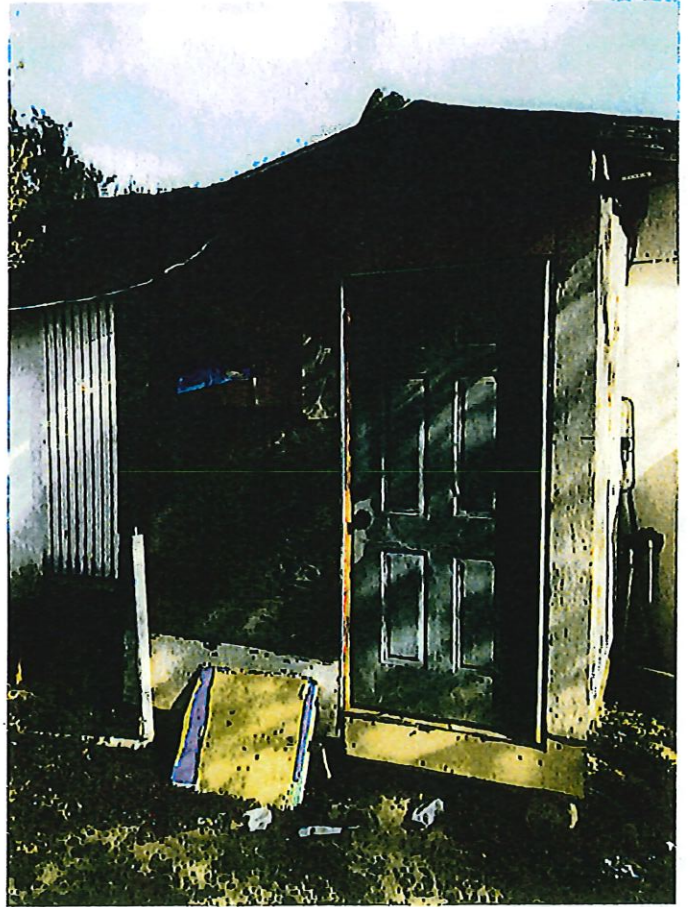
Exposed plumbing draining to the yard.



Outdoor water heater closet fair condition



Rear of House "west side" Storage



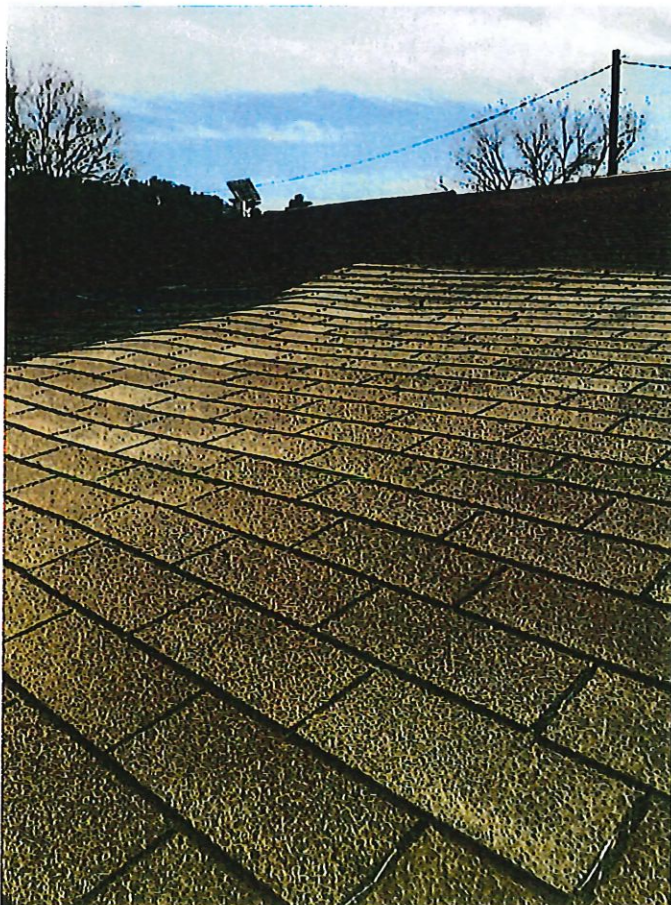
Storage Shed



Exposed plumbing Located
At rear of House



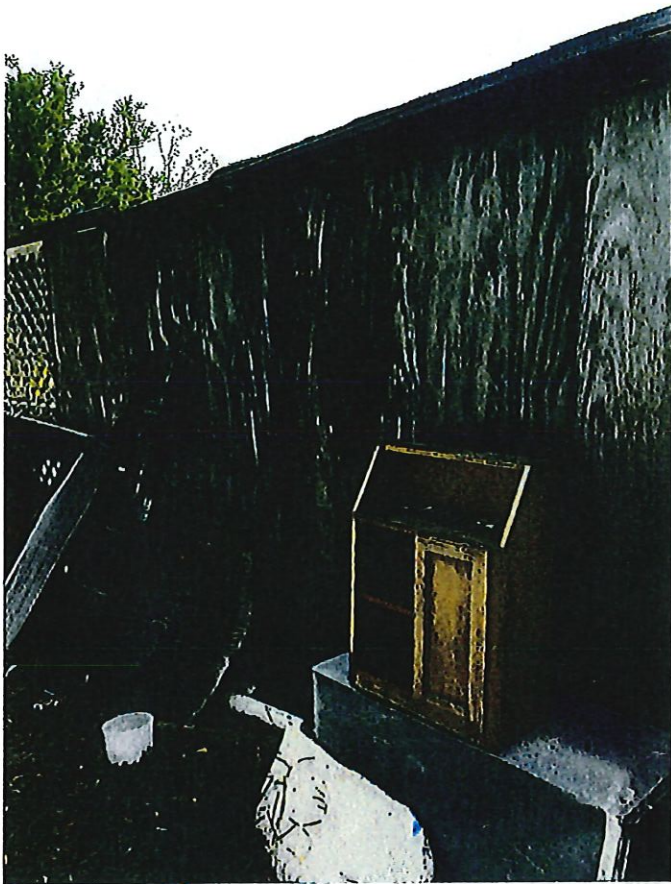
North Side of Home. Trim
And Soffit Damage



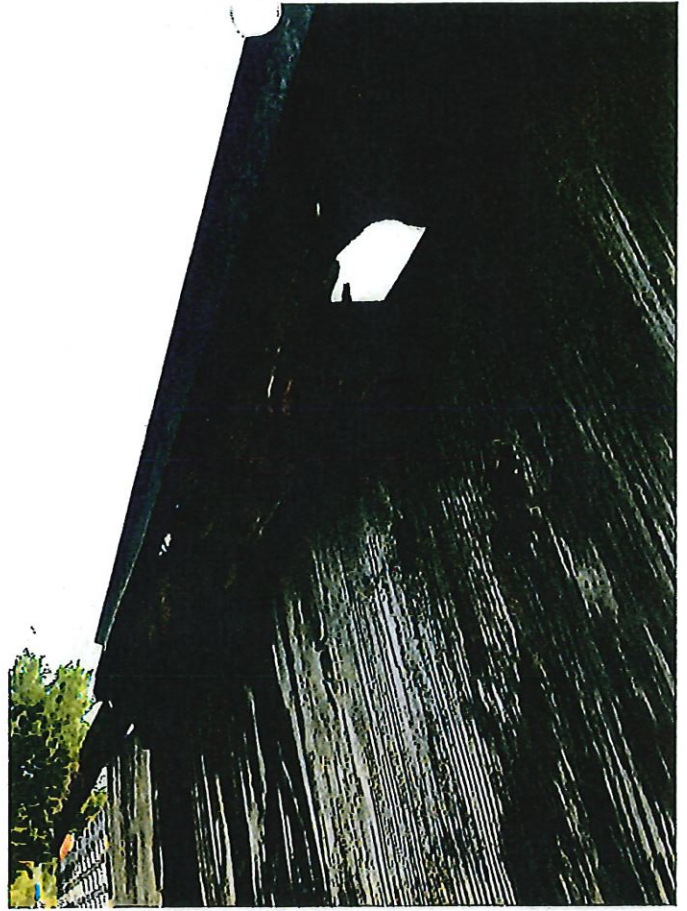
North Edge of Home. Owner
replaced Small Section of Shingles



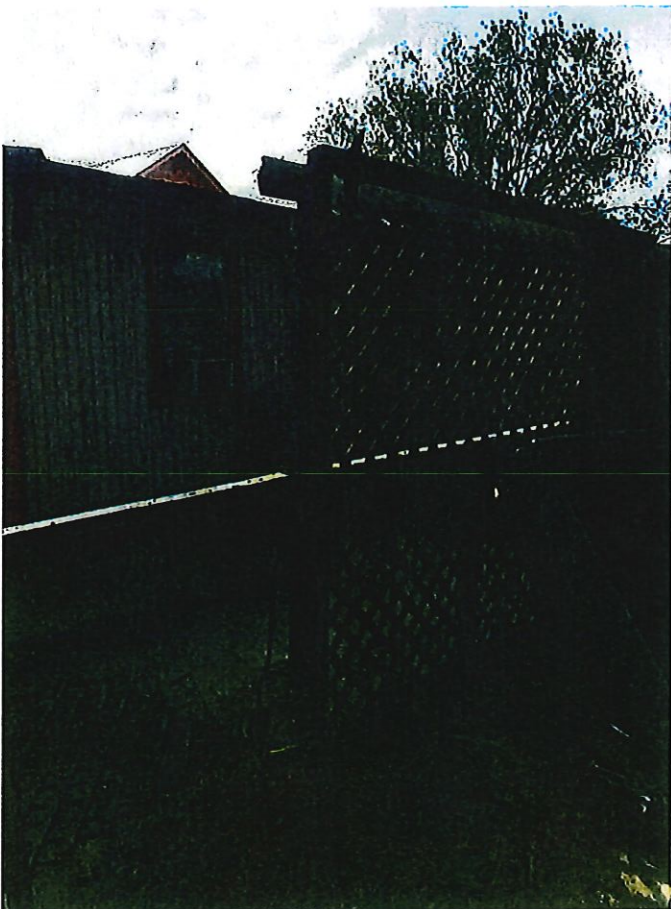
2x6 Rim board, Trim and
Soffit severely damaged



North side of carport, Exposed plywood weathered and rotted



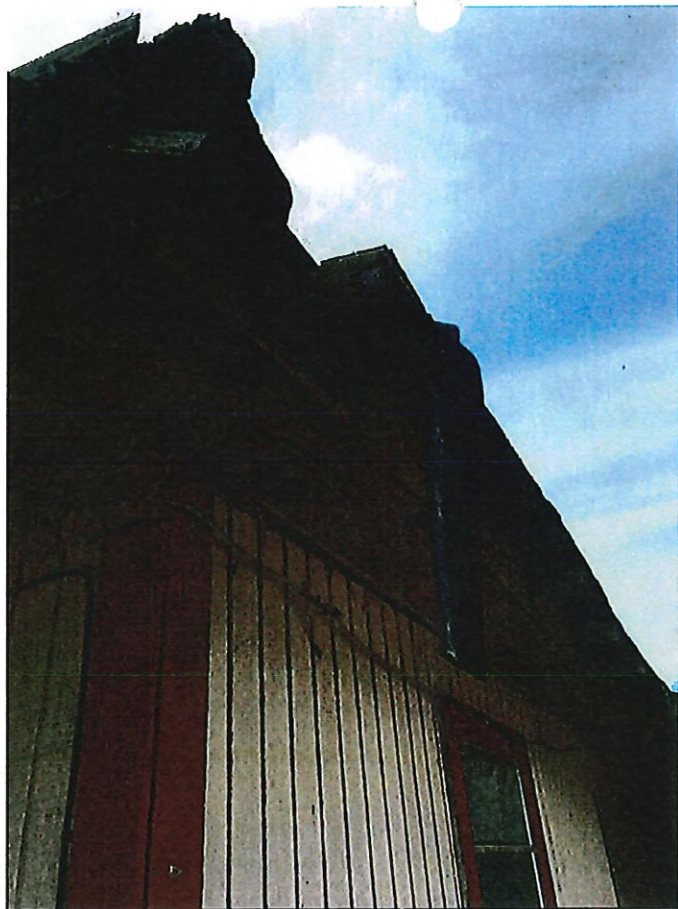
carport roof decking, severely deteriorated



Existing carport on north side off home. Roof no longer attached



front porch, concrete floor is cracked.



Roof Deck, Shingles, Trim and Soffit Severely Deteriorated.



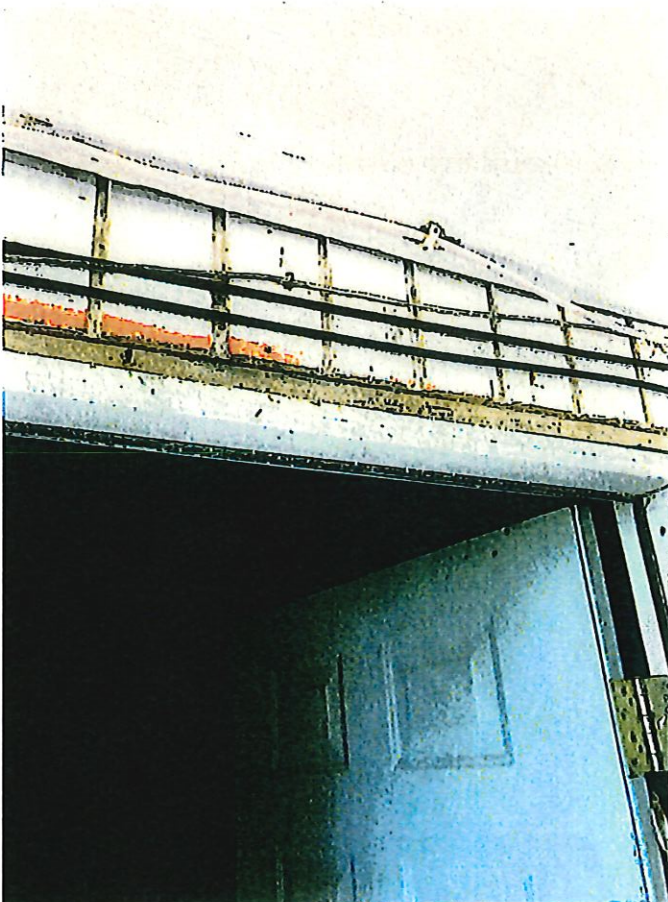
Plywood Soffit in porch area missing.



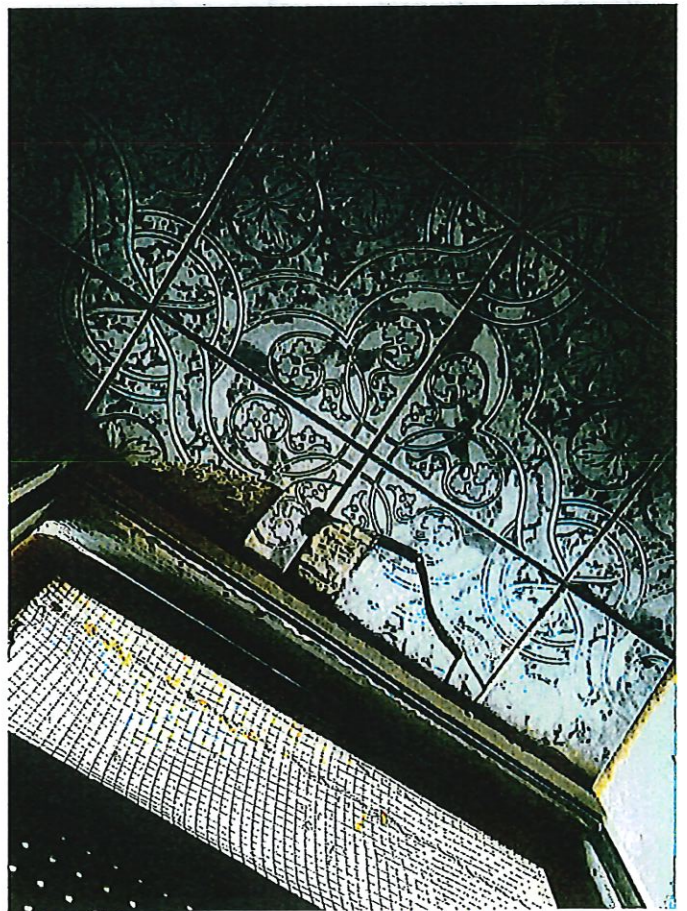
Crack located on front porch



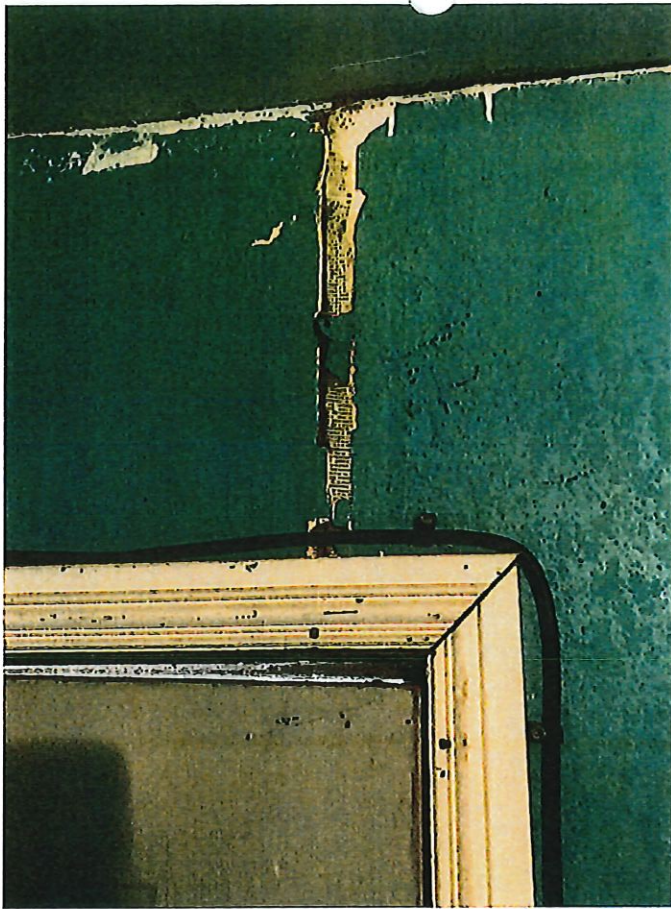
Large crack in front porch
By front door HAZZARD.



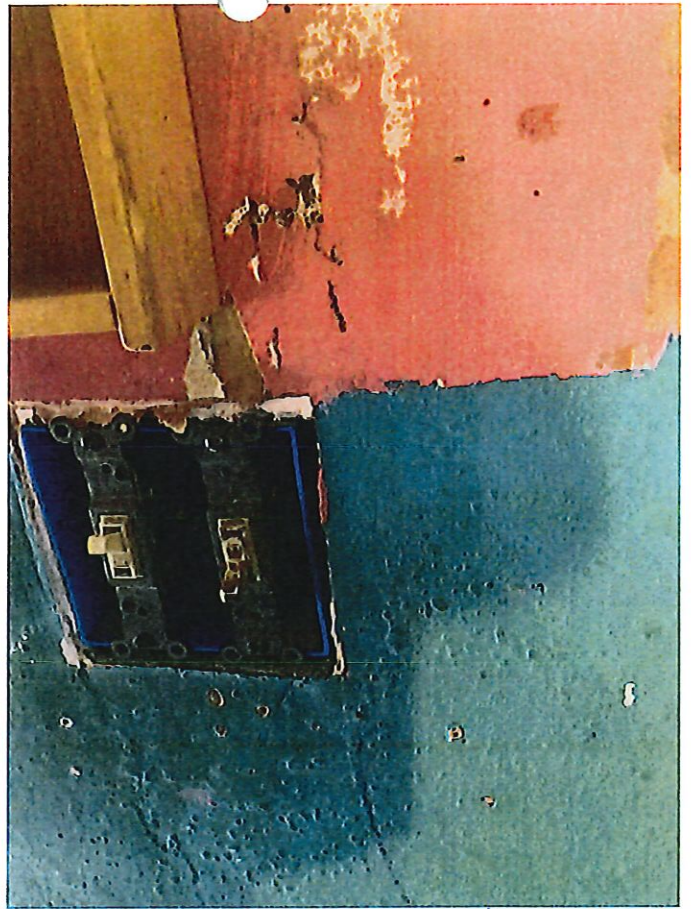
Exposed electrical wires above
front door



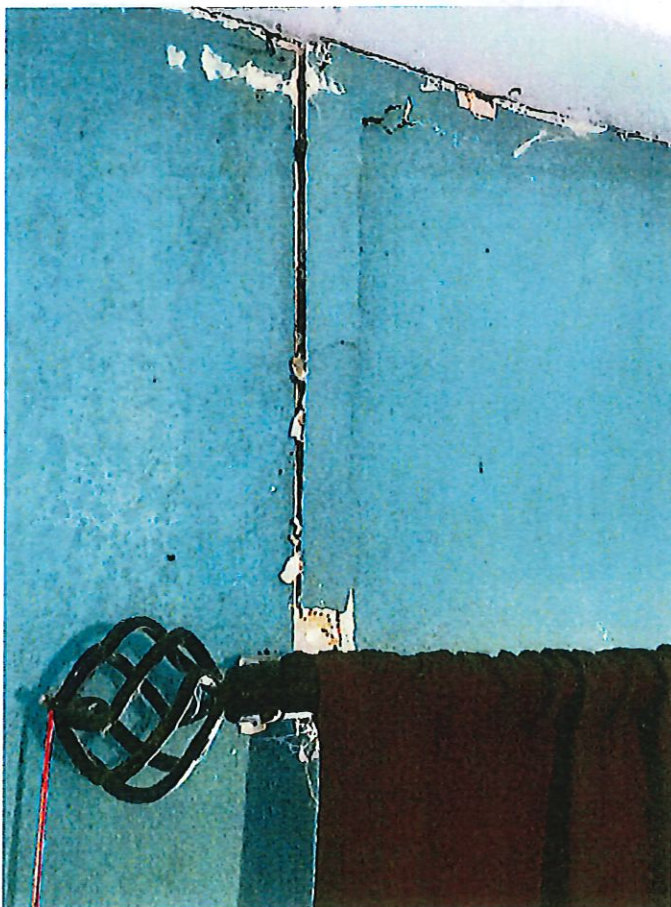
Cracked ceramic tile by front
door.



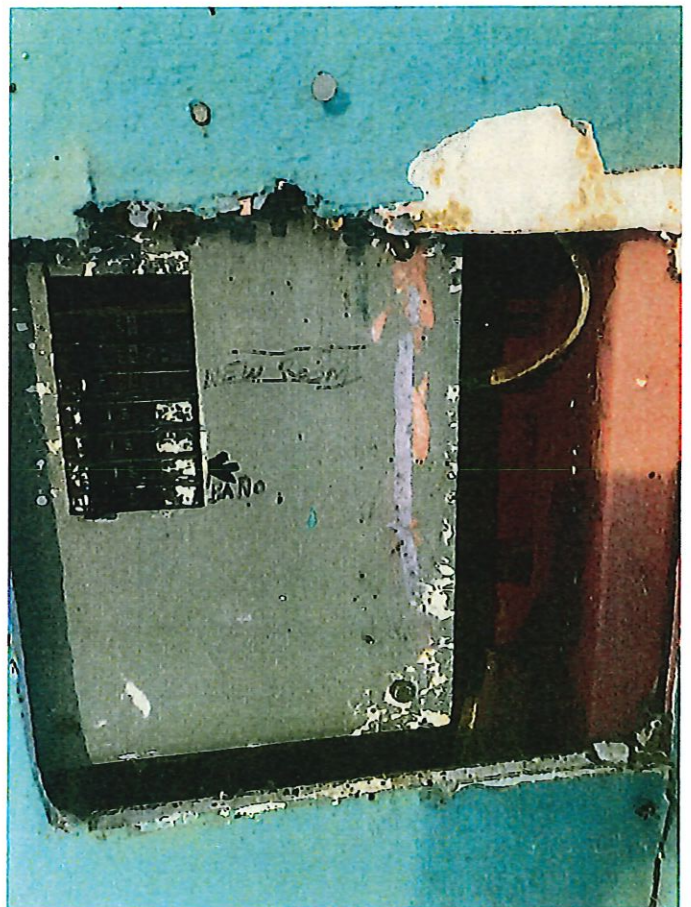
Crack above Door into bedroom #1. "Master bedroom"



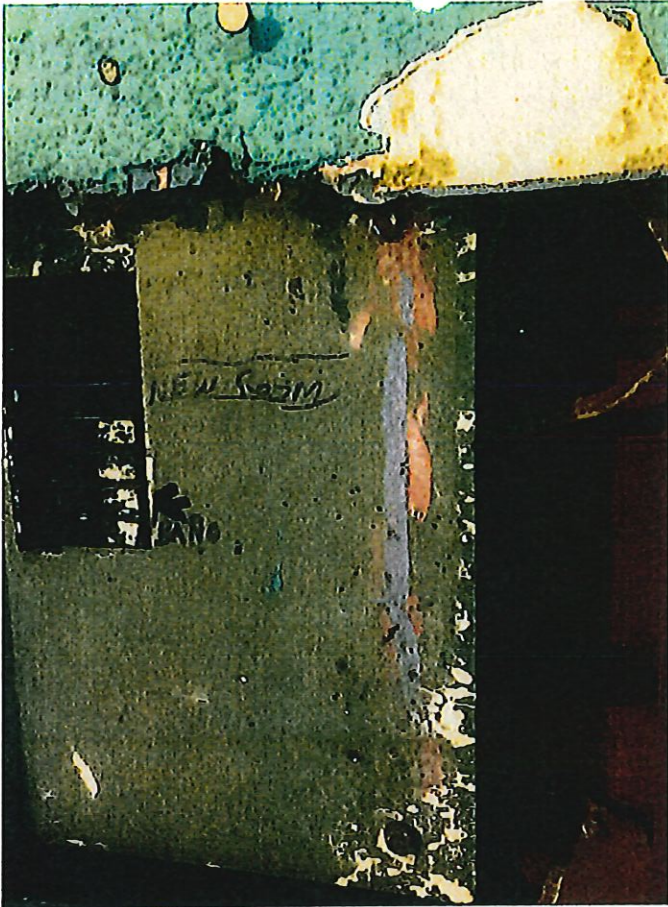
Exposed Light Switch in Master bedroom.



Large crack above window in Master bedroom



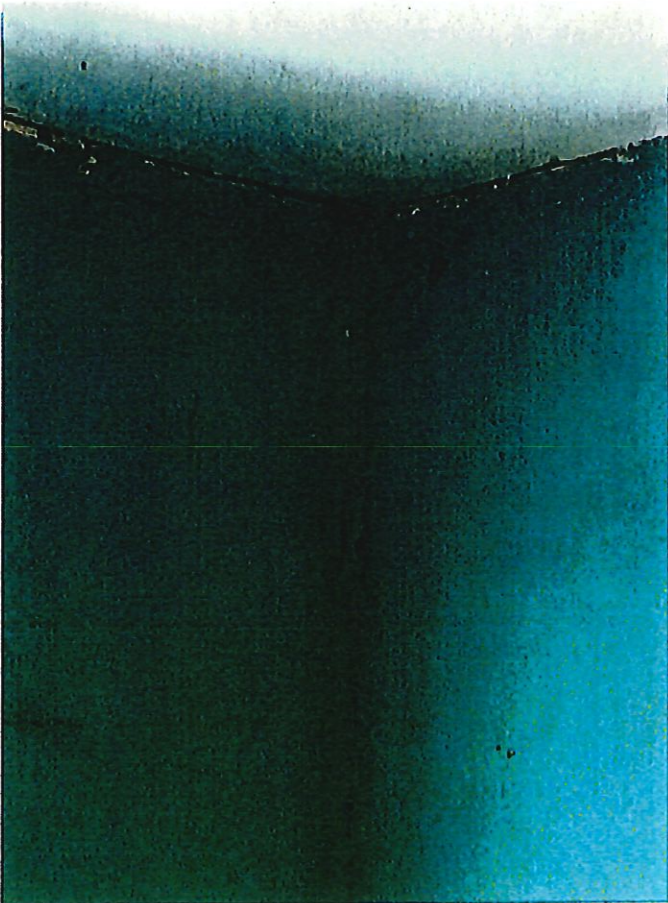
Panel Box located in Living room. not dated.



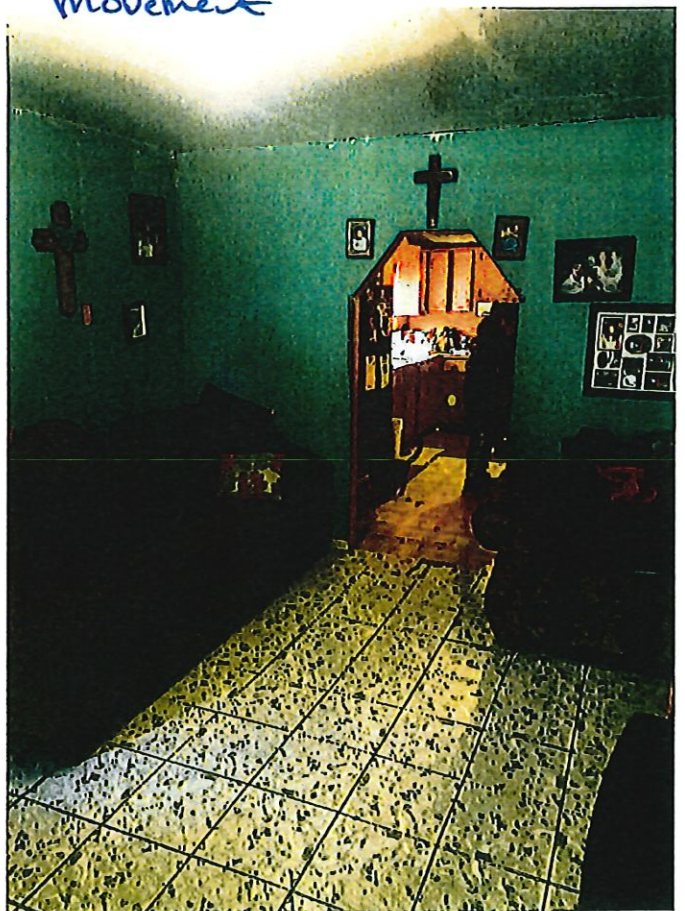
Panel Box. No insulation in walls.



Large crack next to panel box due to foundation movement

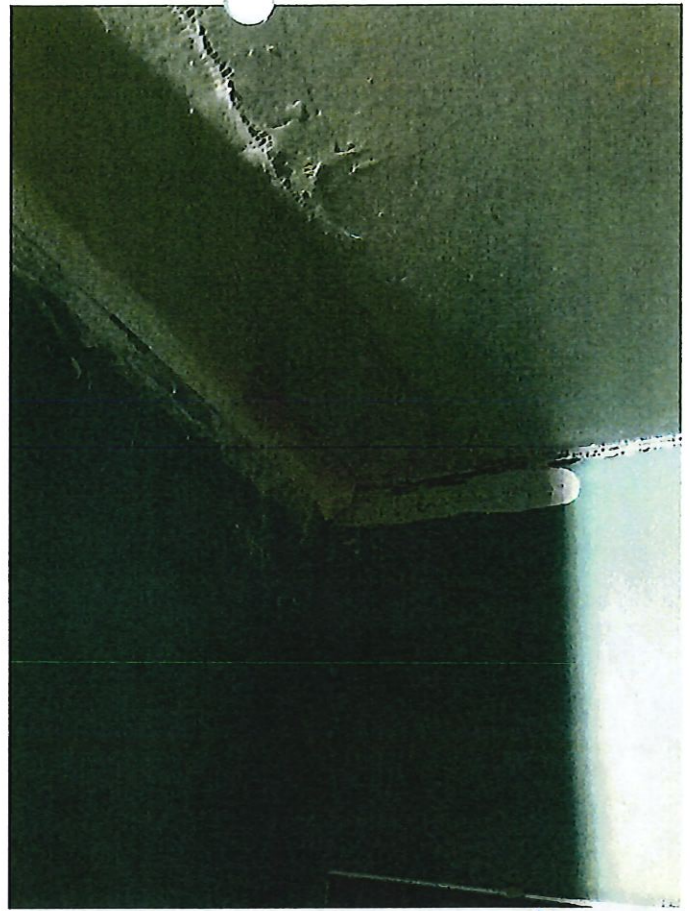


Large separation between wall & ceiling

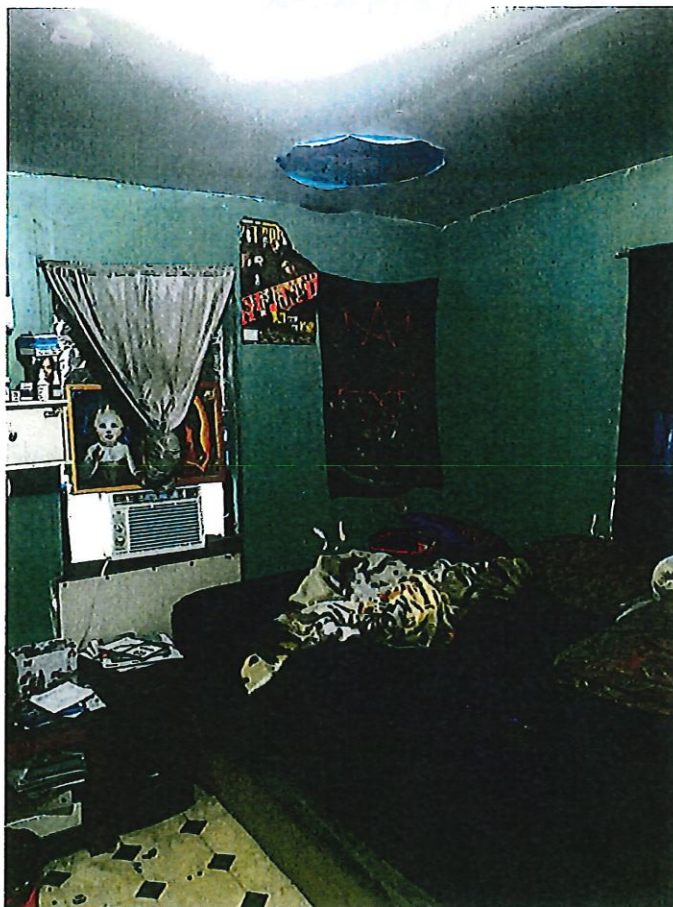




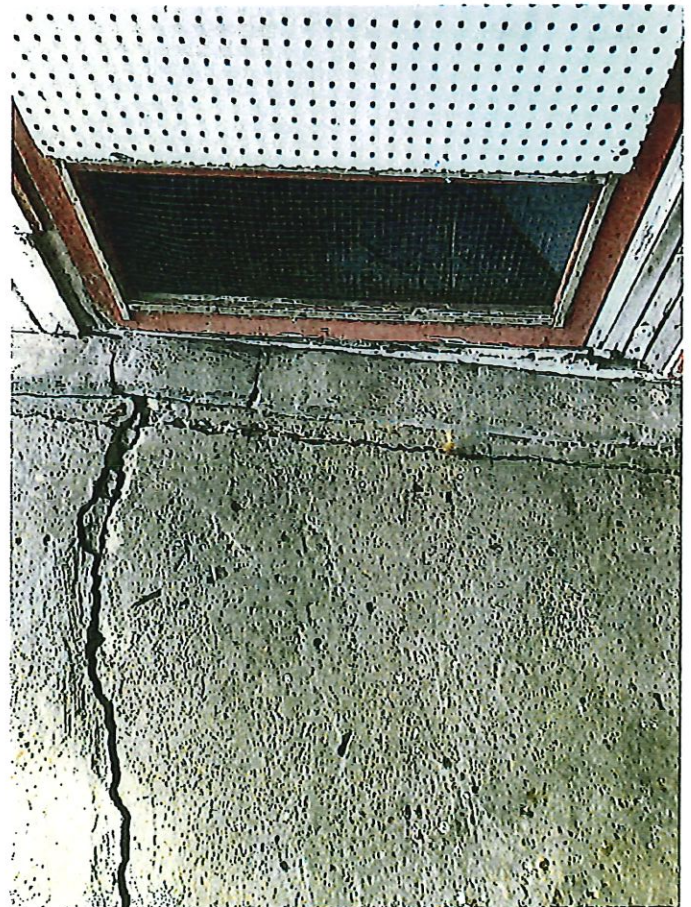
Large crack in wall by master Bedroom door.



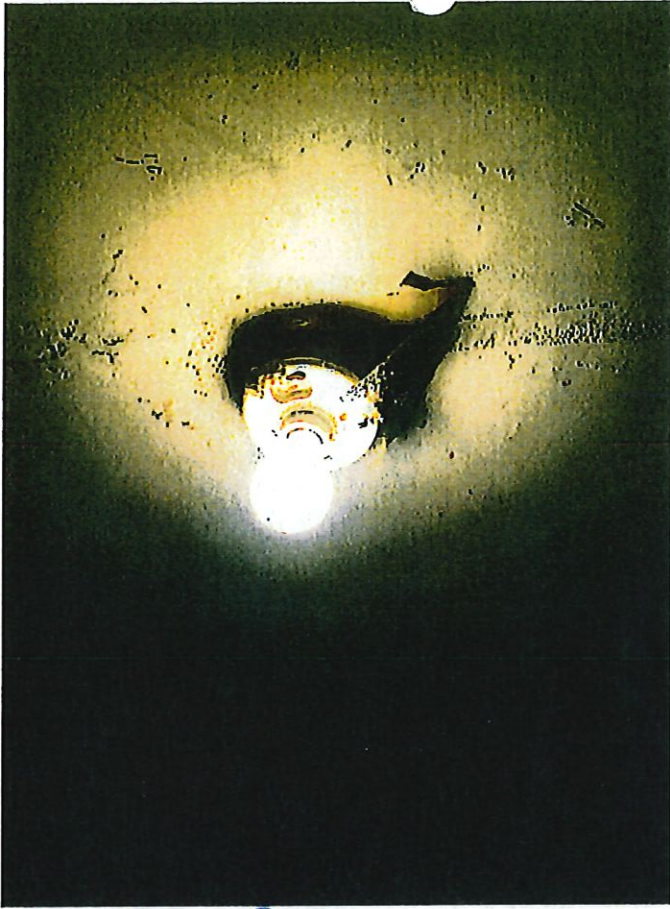
Cracks in ceiling and walls. Owner applied plaster



Master bedroom



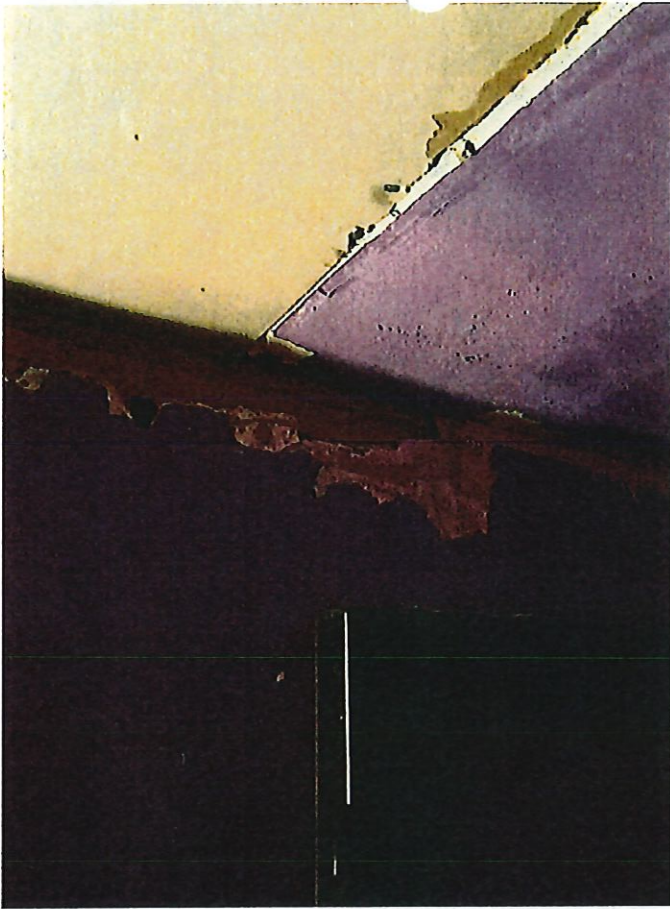
Large crack in foundation R... front door



Light fixture in
master bedroom needs
to be replaced.



Entry to master bedroom.
Tripping hazard.



Wall and Ceiling damage in Bedroom #2.



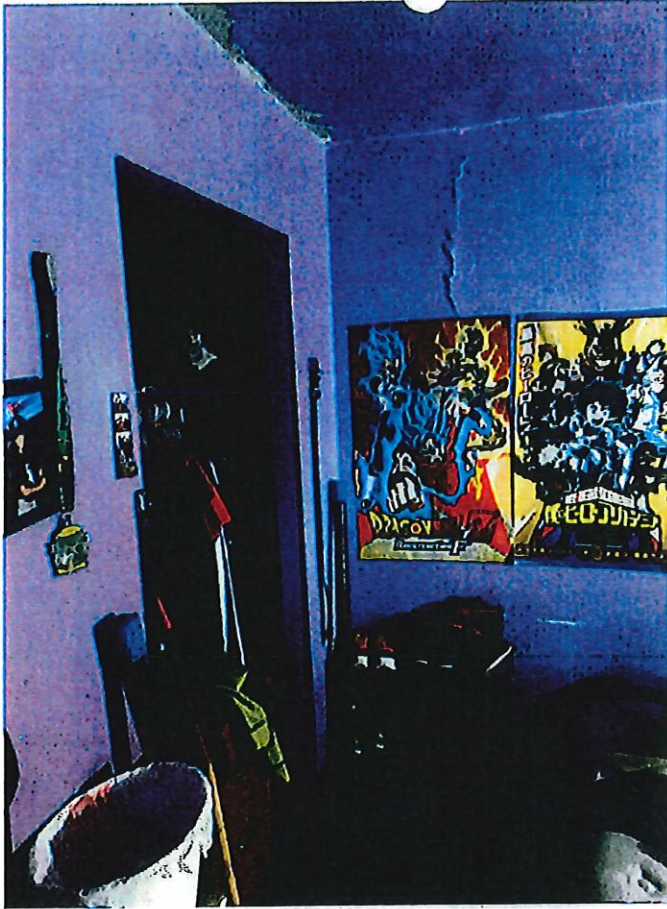
No flooring in bedroom #2. Exposed plywood decking.



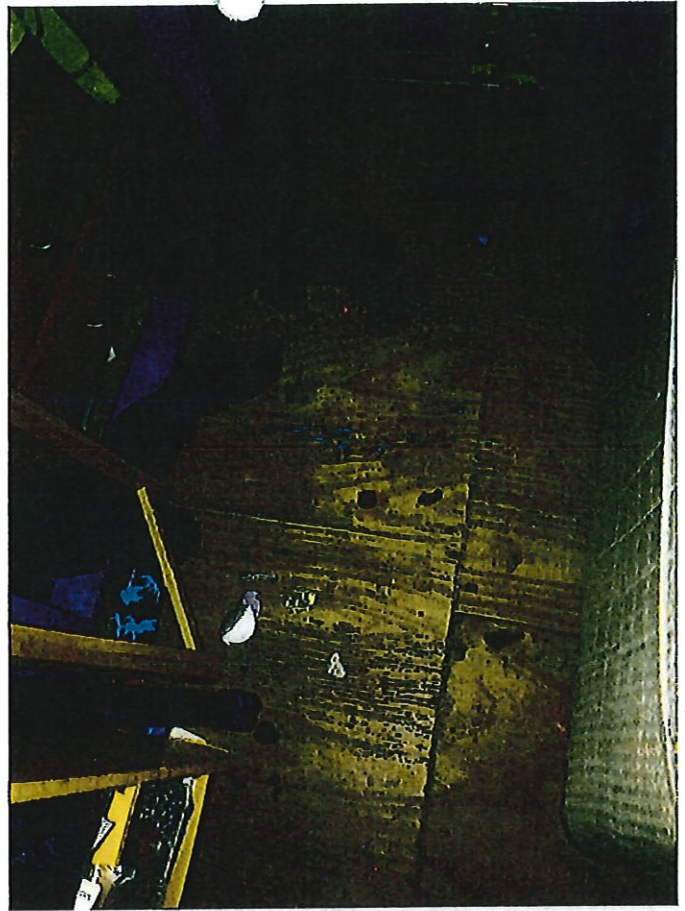
Entry to bedroom #2. Exposed Plywood decking.



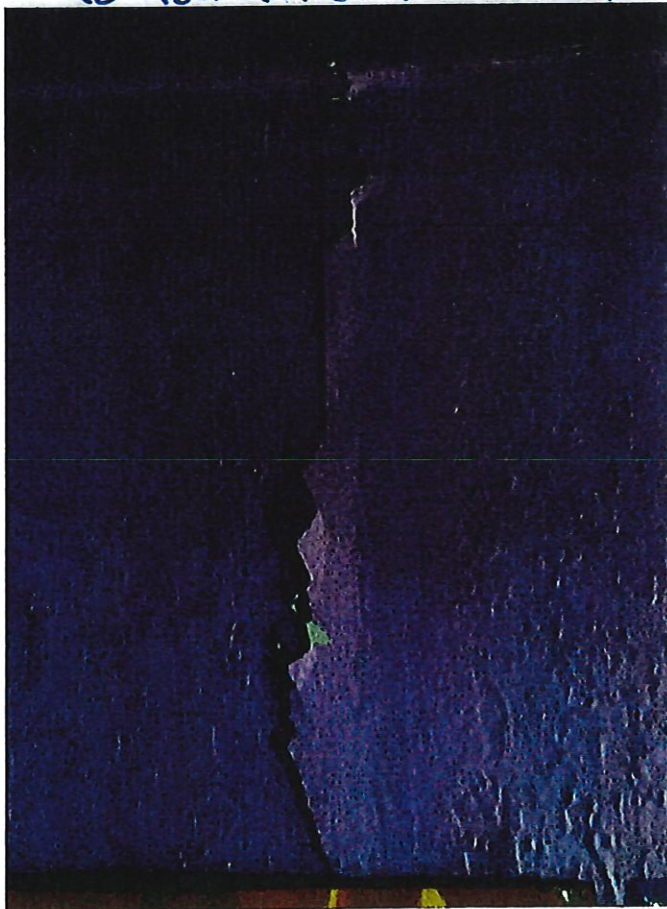
Bedroom #2.



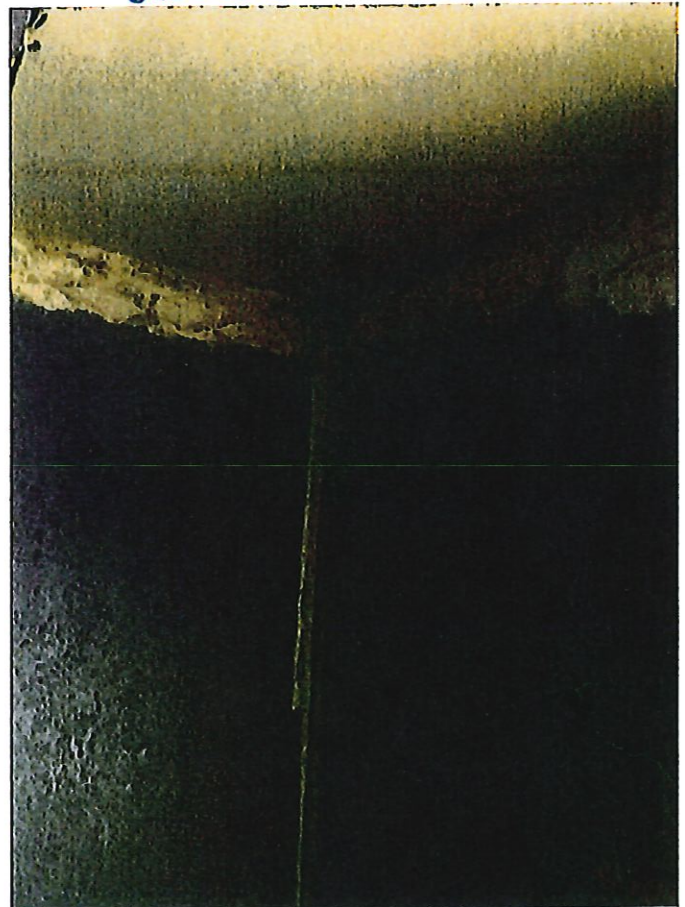
Bedroom #2. No closet door present, cracks in wall due to foundation movement



Bedroom #2. No flooring. Exposed nails on plywood decking



Large crack above window



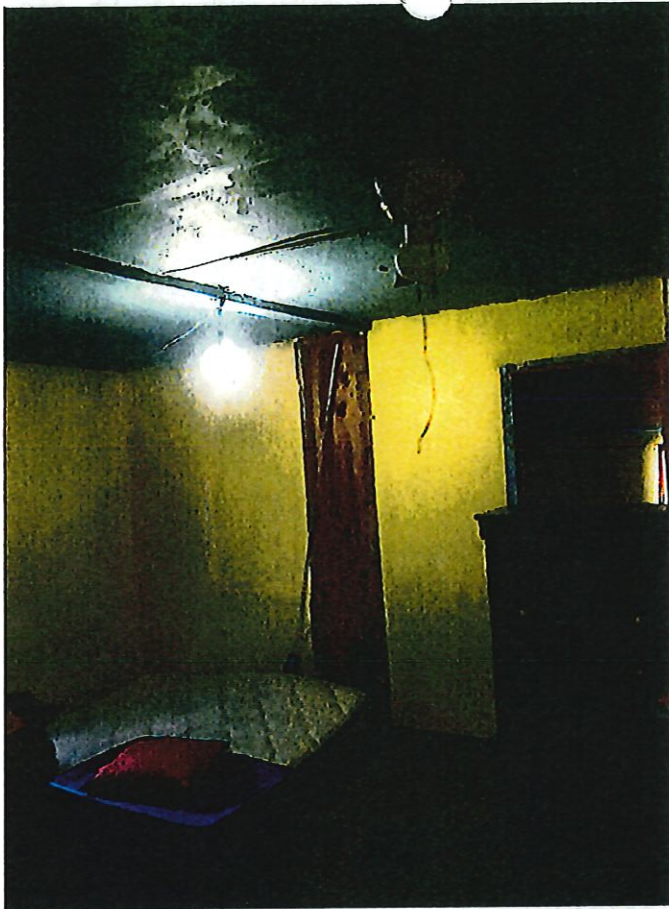
Wall separation in Bedroom #2.



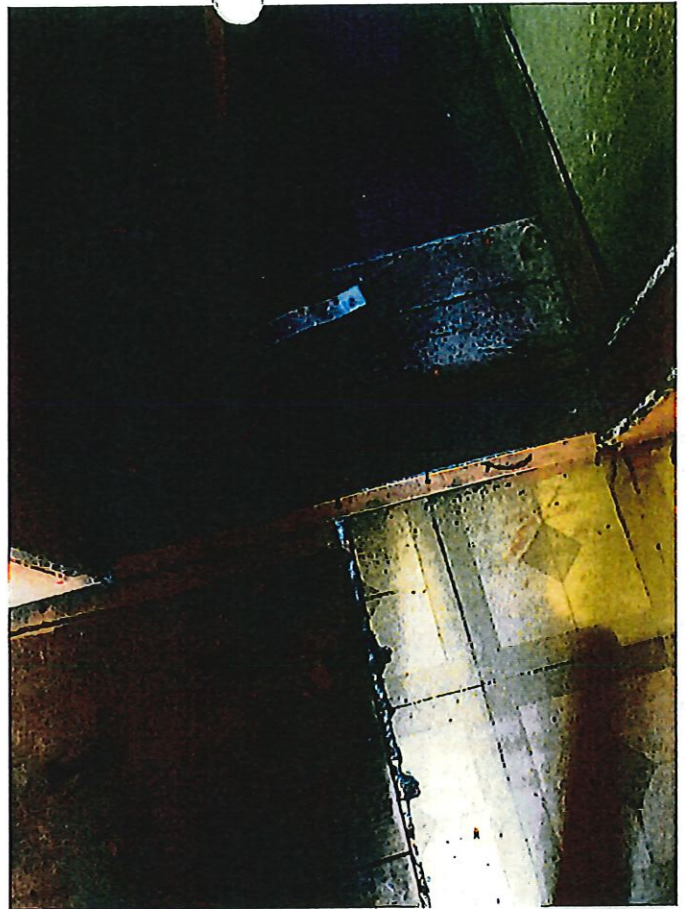
Window in Bedroom #2



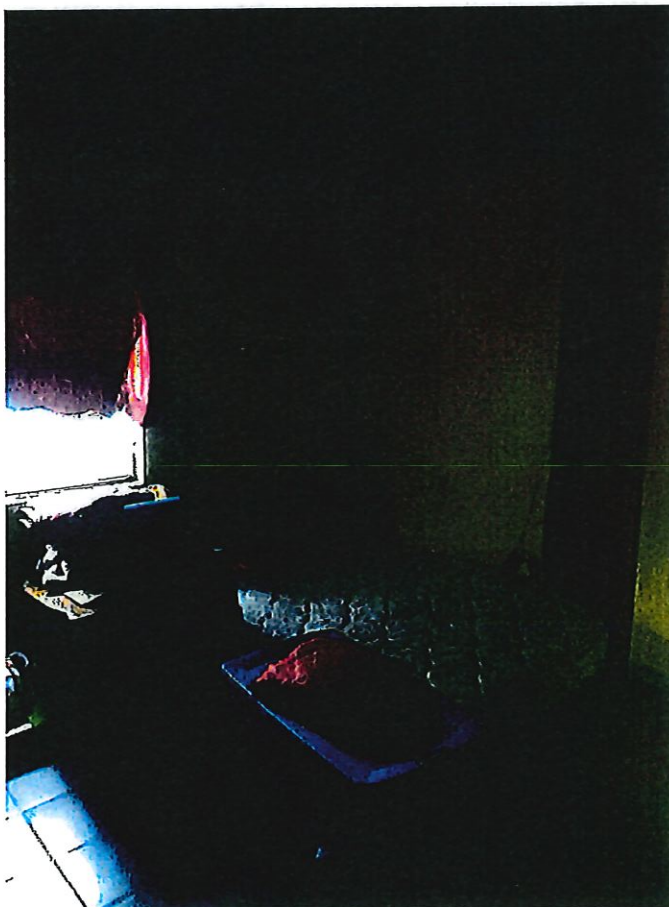
Window in bedroom # 2 does not open. window unit.



Ceiling fan not working. Hanging light plugged into wall.



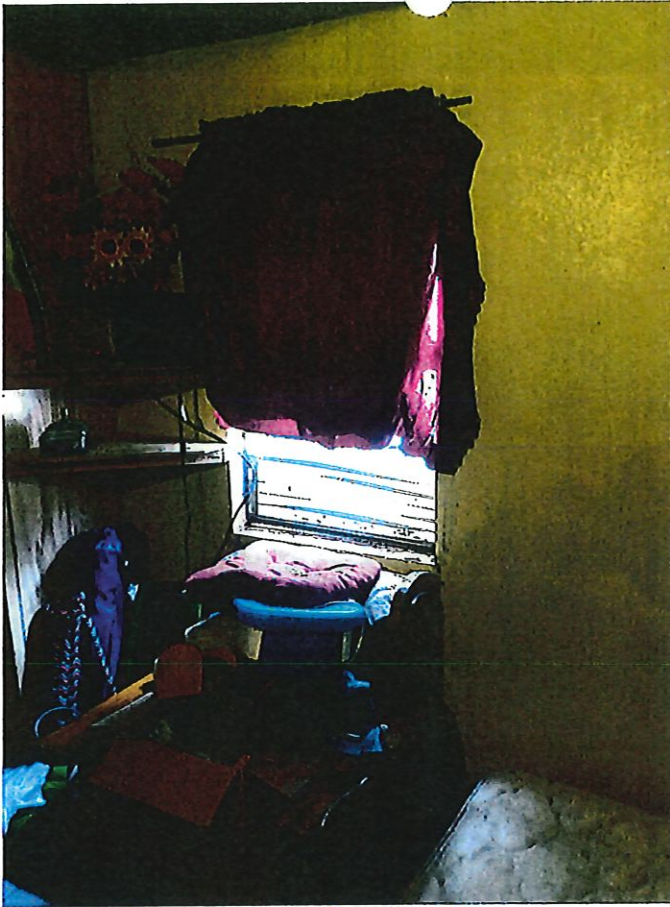
Entry to bedroom #3. Ceramic tile Broken



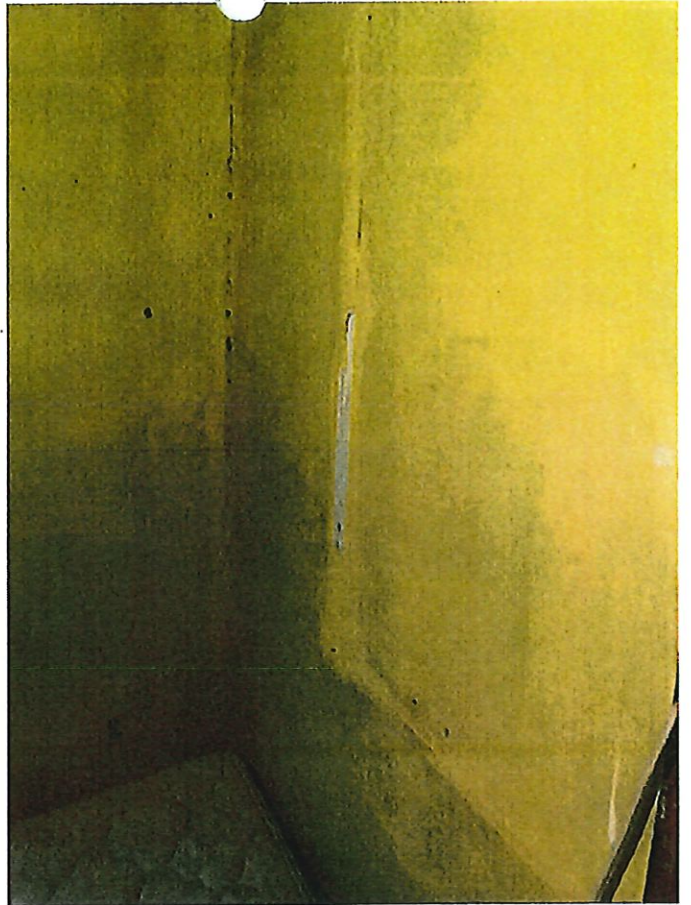
No working electrical fixtures
Hanging light with extension



Hanging light with extension cord.



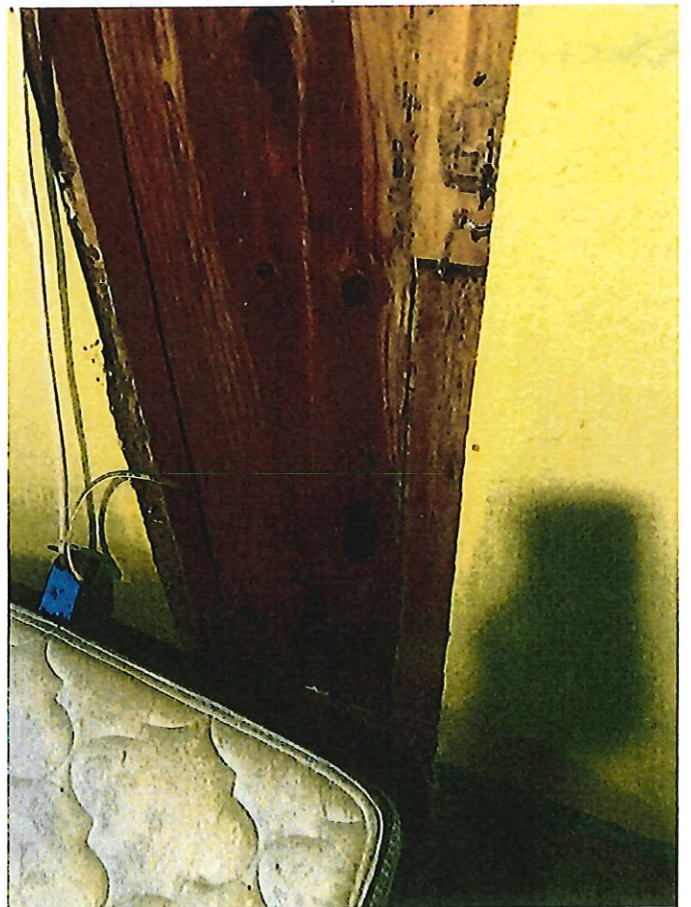
Window in Bedroom #3 Not working. Safety Hazard



Damage to walls in Bedroom #3.



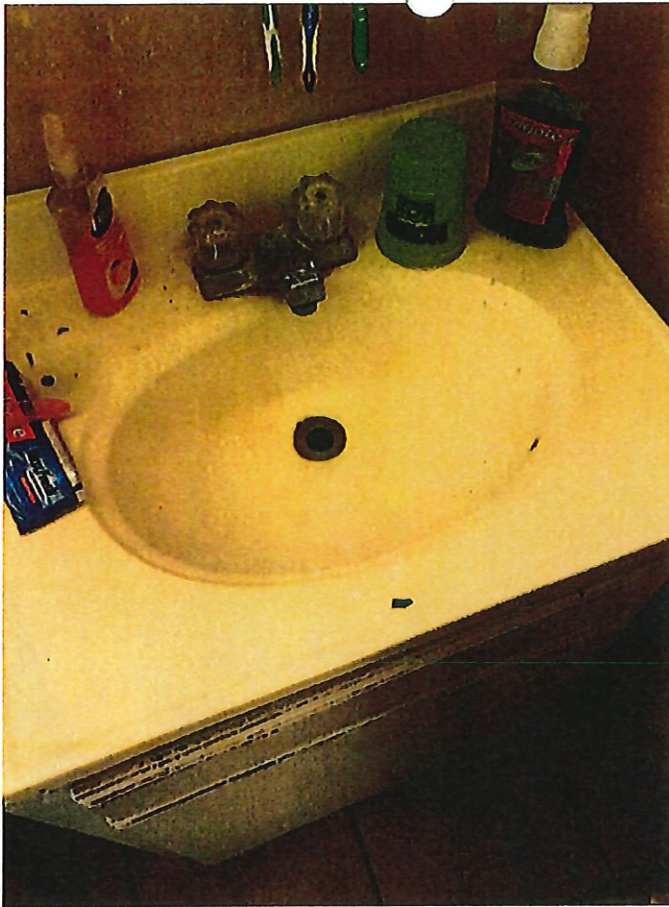
Exposed Electrical wiring and wall over next to bed.



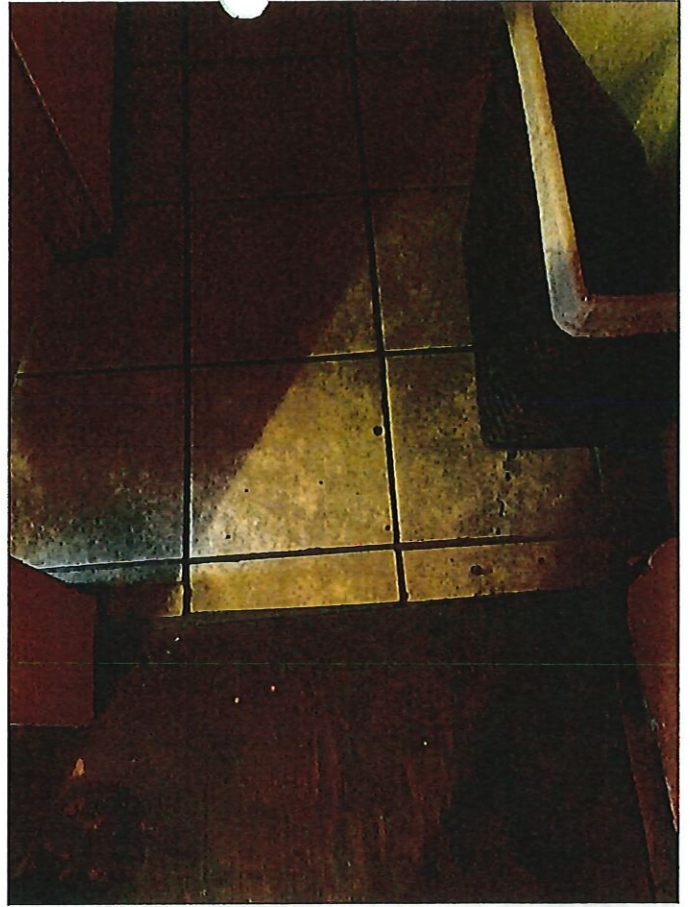
No insulation in walls.



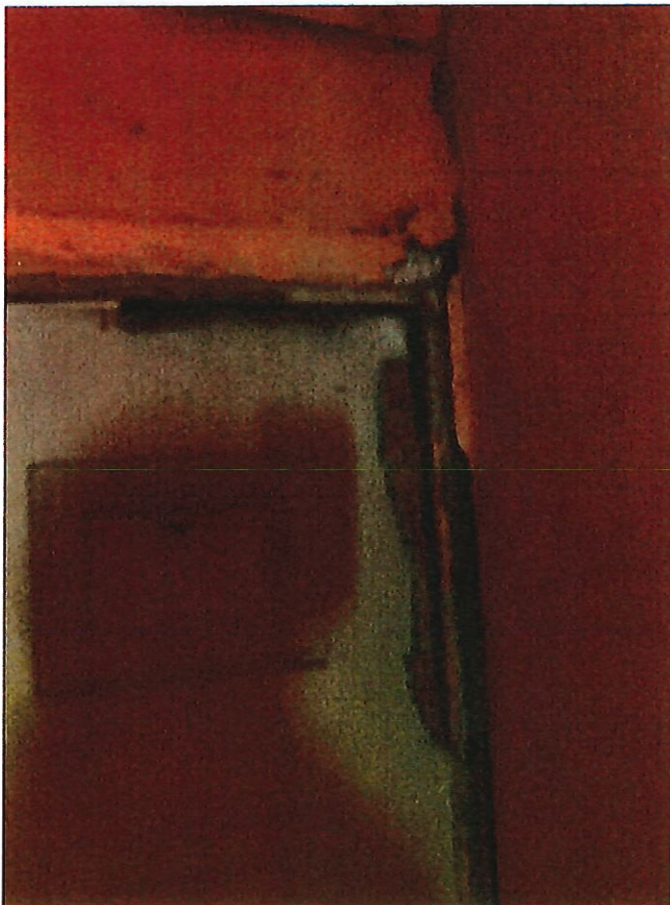
Termite Damage to top plate.
No insulation and exposed
Electrical wiring



Bathroom vanity. water pressure low and faucets are broken



Entry to Bathroom. tile floor is loose and cracked.



Damage to Door and door frame to Bathroom.



Damage to Bathroom Door



Ceramic tile in Bathroom Cracked due to Subfloor Movement



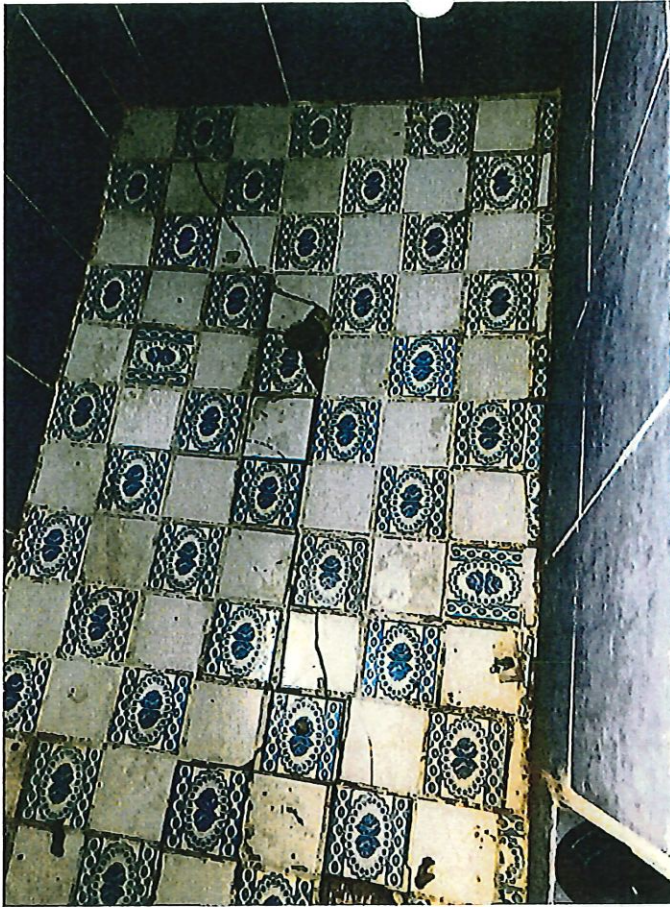
Toilet in Bathroom Not functioning properly. Low water pressure



Cracked ceramic tile beneath the Toilet.



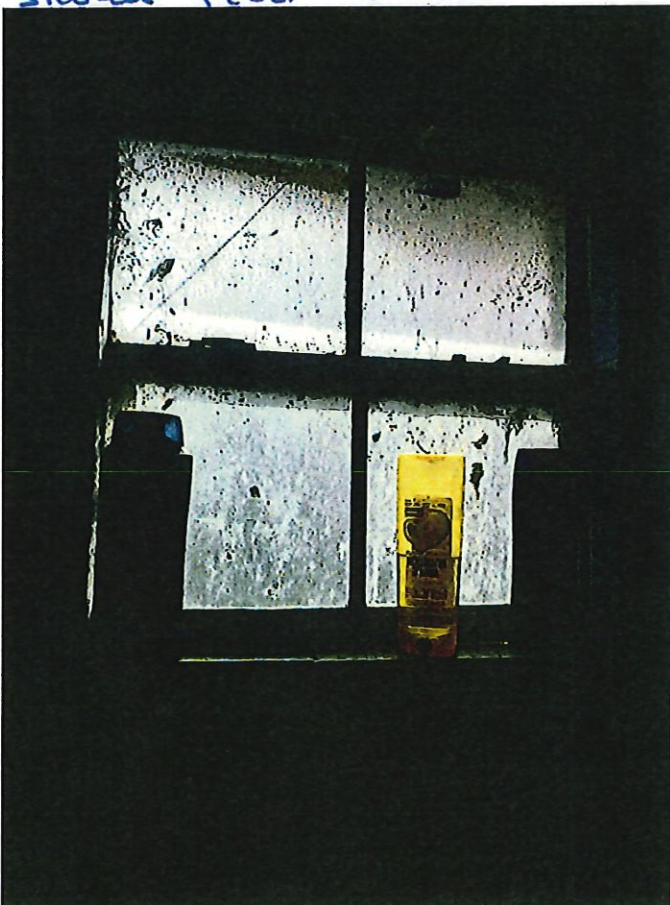
Broken tile in shower.



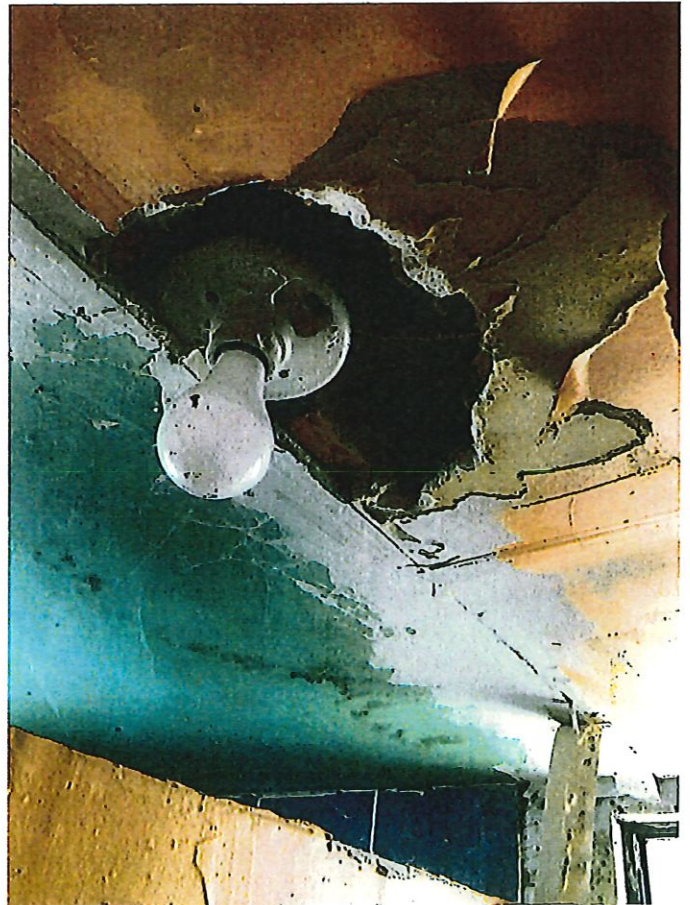
Broken tile in Shower. Shower Drain not working properly and Shows floor leak.



Shower head broken



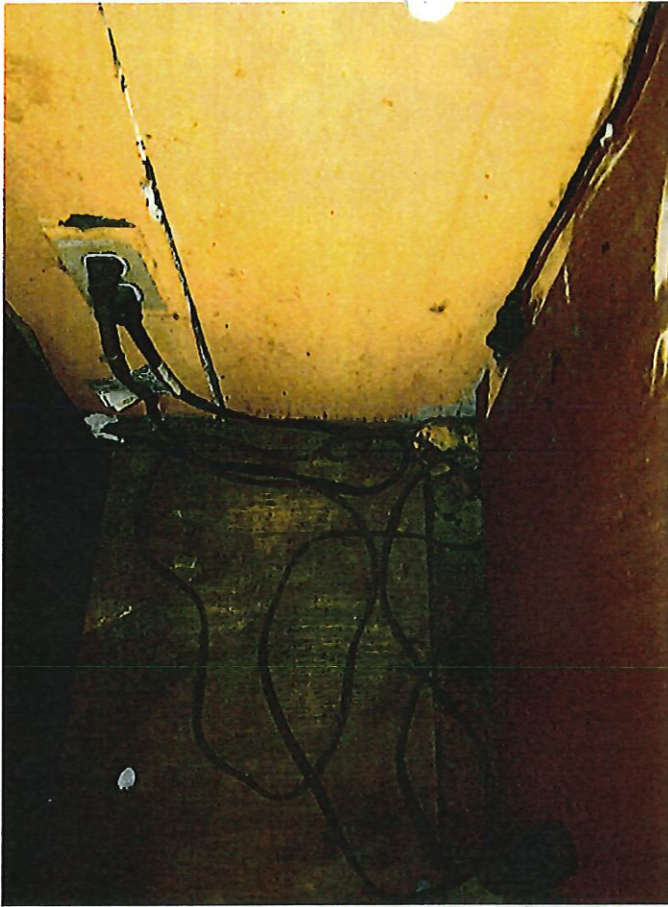
Window in shower Does not open



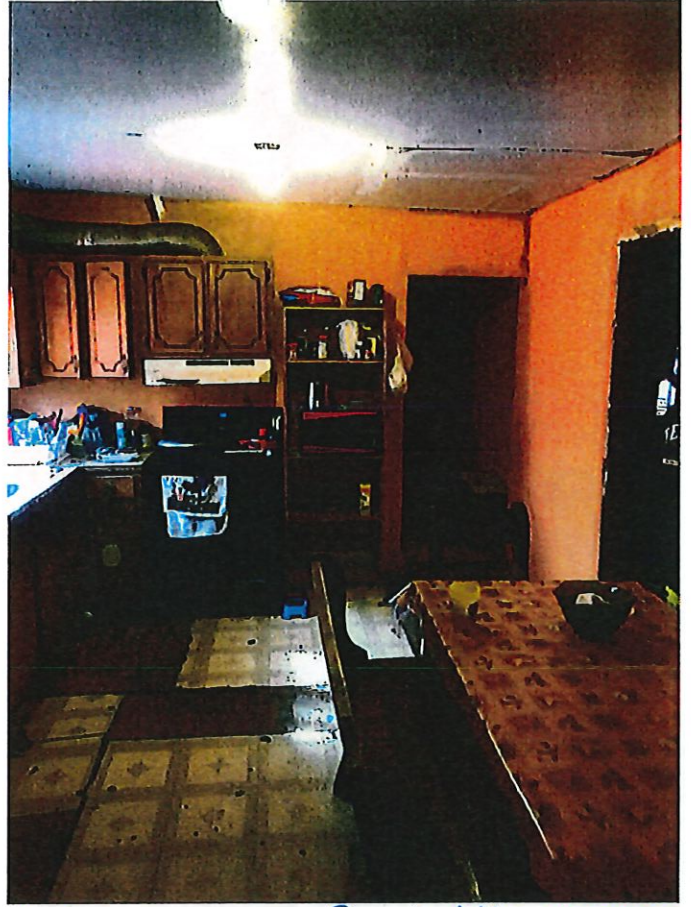
Light fixture in Bathroom Broken.



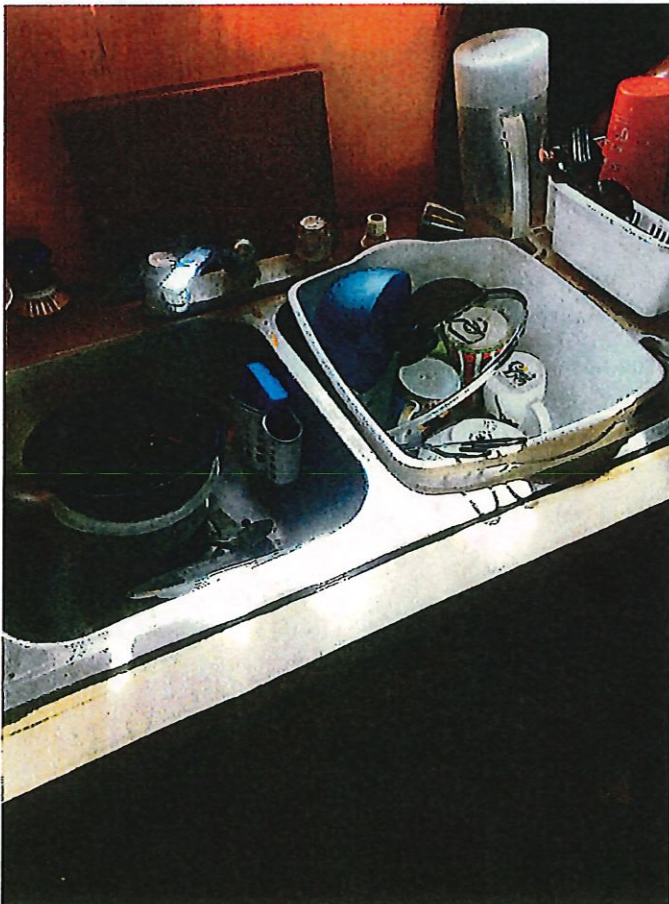
Looks like mold located
in Bathroom.



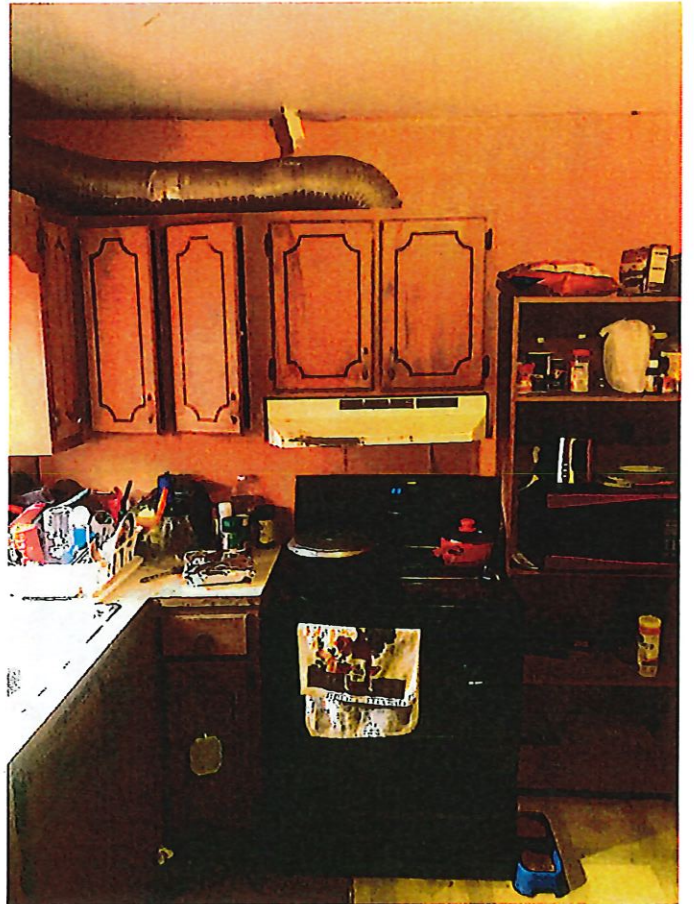
Wall damage, extension cords
Used for power source

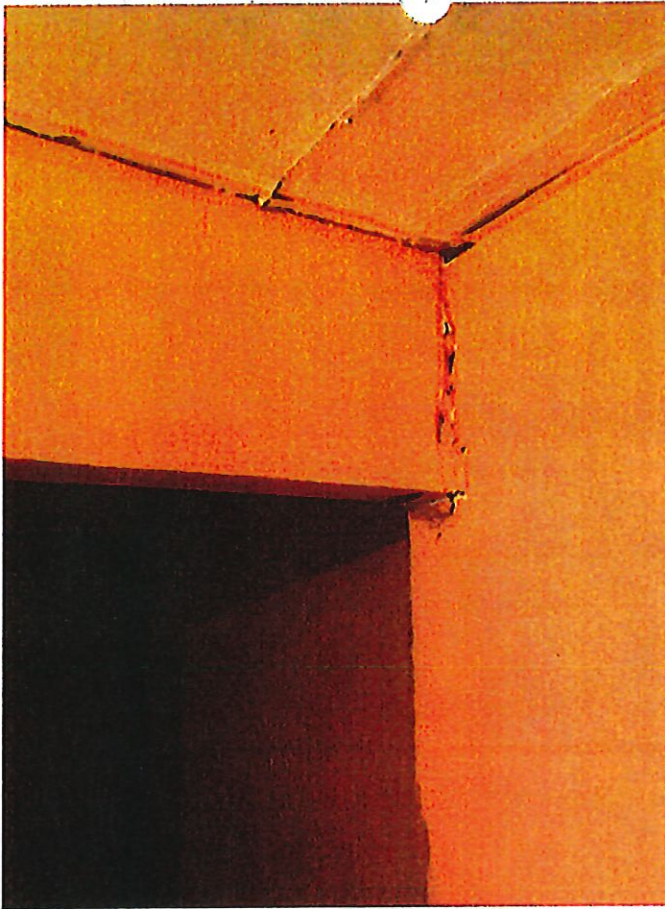


Kitchen area, floor tile missing,
Exposed plywood

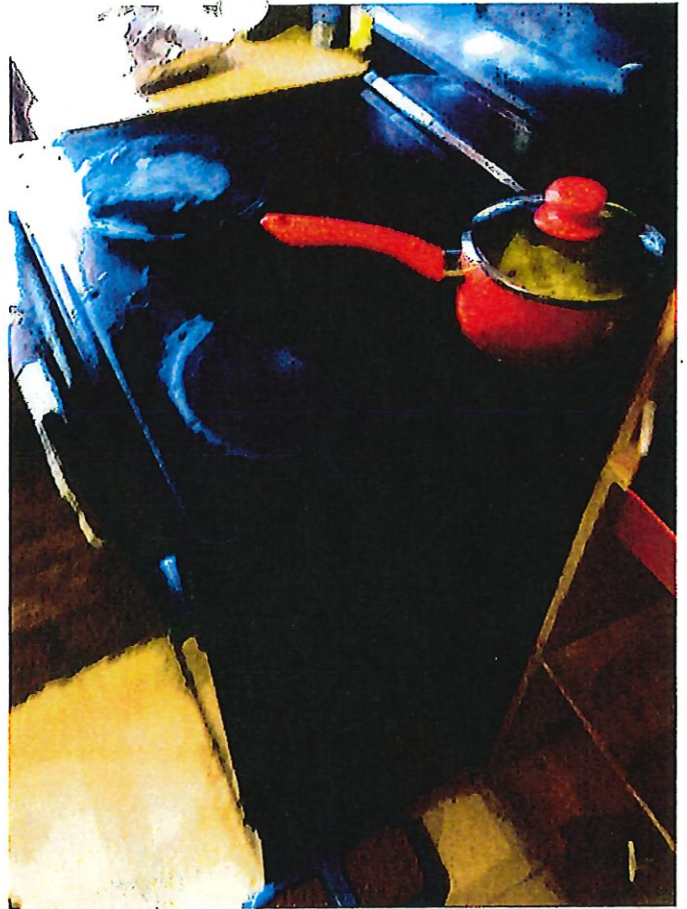


Kitchen Sink, low water processor
and leaks under cabinet

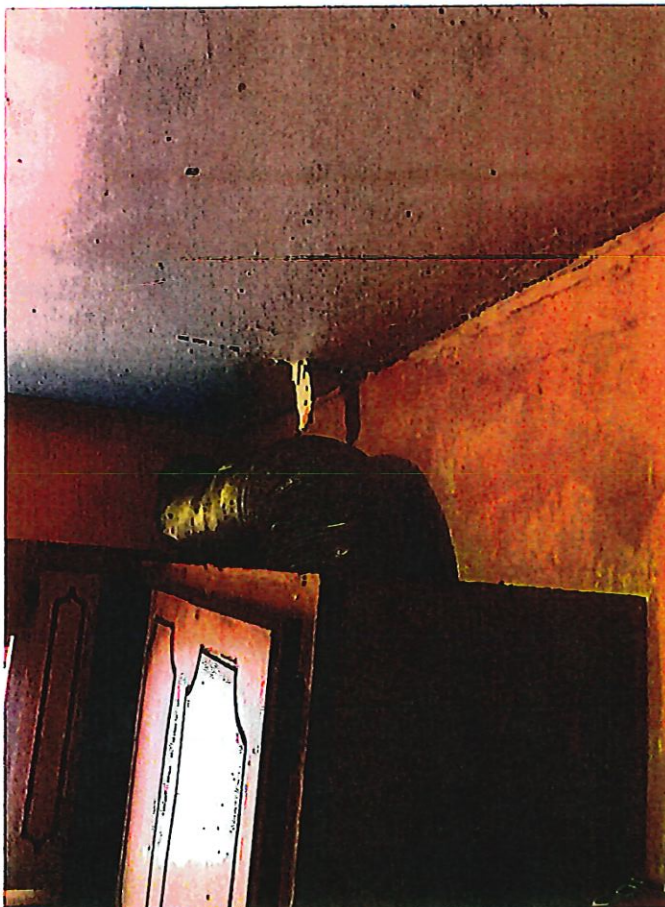




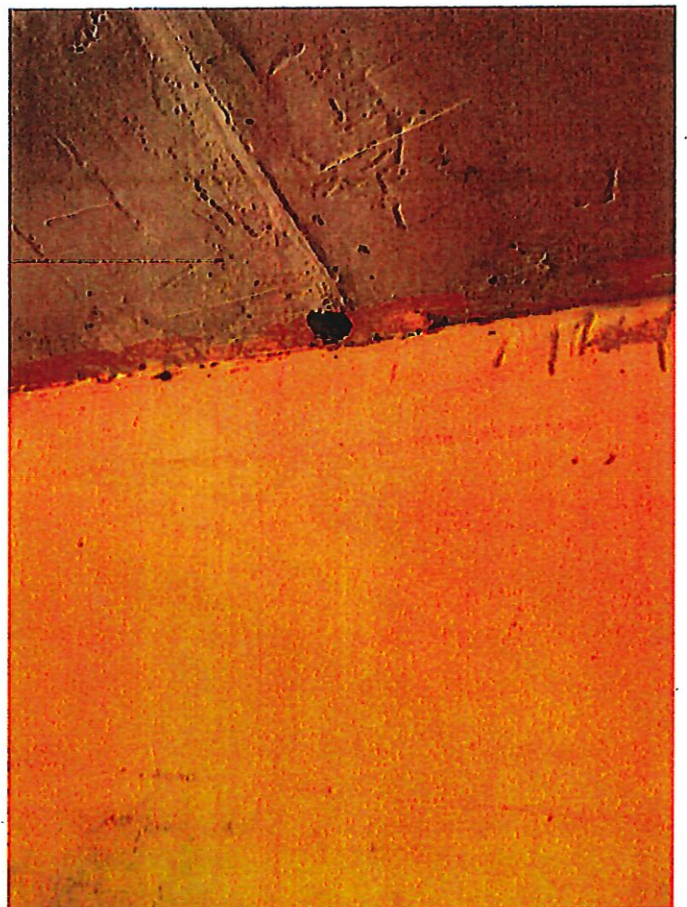
Ceiling & wall damage in Kitchen area.



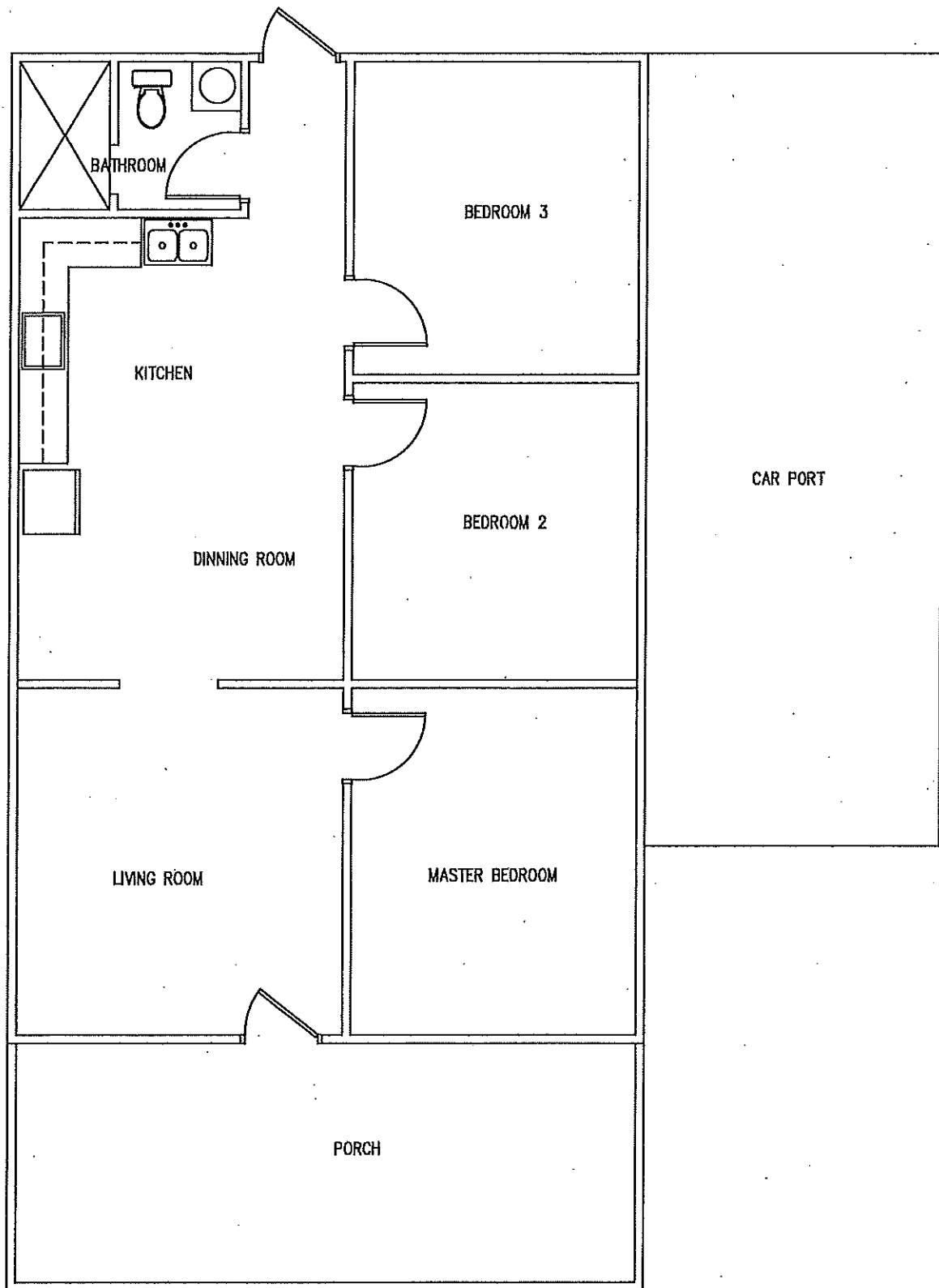
Stove in Kitchen has No Anti-TIP Device



flex tubing from Range Hood.



Wall and ceiling damage. Hole in ceiling.



EX. FLOOR PLAN