

Housing Rehab Program

ENTITY: City of San Juan

PROJECT: Reconstruction of a single family housing unit located at: 301 Carroll Lane San Juan Texas.

FUNDING YEAR: HOME 2018

SYNOPSIS:

The family is being recommended for applicant approval under the Owner-Occupied Housing Rehabilitation Program. The applicant has been on the waitlist since October 2016 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

Roumaldo & Laura Guerra	Family of seven (7)	
SJ#75-20-01	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-Elderly
	Number of Bedrooms:	3
	Square Feet:	1261
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 58,450.00
	Deferred Loan-Elderly	

Existing Dwelling: 2 bedrooms frame home, built in 1985

RECOMMENDATION:

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

INITIAL INSPECTION

Date: July 18, 2019

City: San Juan

If County Wide, Precinct #:

Name of Applicant: Rumaldo Guerra

Inspector: Robert Cavazos

Address: 301 Carroll Ln San Juan Tx.

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? No

The Foundation is a pier and beam system. The wood Joists are uneven and in some places broken from dry rot making the floor a tripping hazard. The floor joists need to be leveled and inspected for deterioration due to moisture and termites.

Dimensions 25'-0"x 20'-0"

Estimated Cost \$ 2,500

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

Are the exterior surfaces sound and free from hazards? No

The exterior wall siding is in bad shape. There are many areas where the wood siding has deteriorated due to moisture or termites. Wood siding needs to be replaced and sealed to prevent future deterioration.

Estimated Cost \$ 2,500

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

Are the windows in good working order? No

The windows are not in good working order and need to be replaced. Windows are aluminum and many are cracked and do not open. There are 11 windows on the home.

Estimated Cost \$ 1,650

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

What are the conditions of the exterior doors?

The front and rear exterior doors need to be replaced. The door frames is damaged and cracked due to the shifting of the house.

Estimated Cost \$ 800

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

What are the conditions of the overhand and trim?

There is no soffit present. The trim needs to be replaced due to deterioration.

Estimated Cost \$ 1,850

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

Is the roof sound and free from hazards? NO

The roofing shingles and paper felt need to be replaced. The plywood decking needs to be inspected for deterioration due to water stains in the house.

Dimensions 25'-0"x 20'-0

Estimated Cost \$ 2,250

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

The front and side Stairs are not to code causing a tripping /fall hazard.

Estimated Cost \$ 500

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

Estimated Cost \$ 500

9. **Septic Tank: No** Good [] Repair [] Replace []
Sewage Connected to Septic System? N/A
of years with current Septic System:

Is plumbing free from sewer back up? No

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

Is water pressure good? No

The water pressure was observed in the kitchen and bathroom and the pressure was un-acceptable. Water lines are exposed and brittle and should be replaced.

Estimated Cost \$300

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

Estimated Cost \$0

INTERIOR

12. Describe **Flooring Conditions** for Entire Dwelling:

The flooring for the entire house needs to be replaced. In several areas in the house the VCT has worn through to floor boards.

Estimated Cost \$ 1,500

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

Are the kitchen cabinets in good shape and are they serving their purpose?

The kitchen cabinets are in need of replacement. Cabinets in rough shape and not enough food prep surface. Repair is needed under the sink where water damage has taken place.

Estimated Cost \$ 2,500

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

The ceiling coverings have small cracks around the perimeter walls due to foundation movement. There are several areas where water damage has stained the ceiling. There are also signs of termites and rodent infestation.

Estimated Cost \$ 1,000

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

The wall coverings and trim are in need of repair. There are holes in walls and cracks due to foundation movement. Door frames and trims are broken and do not close properly.

Estimated Cost \$ 1,200

16. **Water Heater:** Good Repair Replace

Is hot water heater located and equipped in a safe manner and free of hazards? NO

The water closet needs major repairs.

Estimated Cost \$ 250

17. **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? No

Estimated Cost \$ 800

18. **Insulation:** Good Repair Replace

Are the attic and walls appropriately insulated for regional conditions? No

There is no insulation in the attic or walls as per inspection.

Estimated Cost \$ 1,200

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

Estimated Cost \$ 700

20. **Infestation –** Yes No

Is the unit free from rats or severe infestation by mice or vermin? No there are many areas where termite burrows are present. Owner states house is in fact infested with termites and rodents.

Estimated Cost \$ 500

21. **Electrical Hazards –** Yes No

Are the rooms free from electrical hazards? No

There were several plugs throughout the house that were not working. Several ceiling light fixtures in the house were also not working. Electrical needs to be inspected for electrical shorts.

Estimated Cost \$ 1,200

22. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation): Recommend 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 \$ 24,100

Current Value of Structure \$ 5,544

50% Value \$ 2,772



Inspector

9-17-19

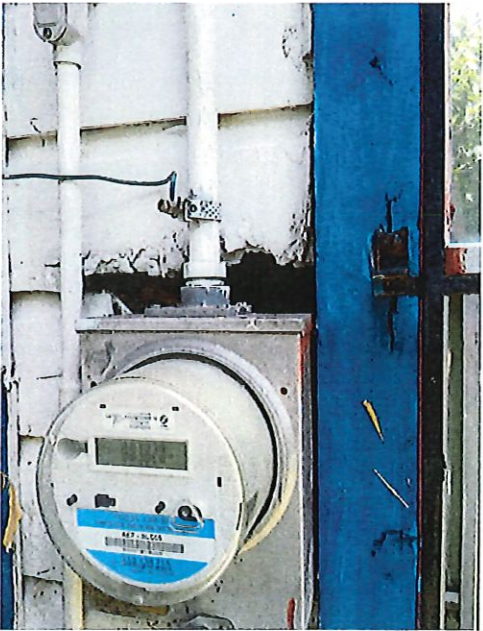
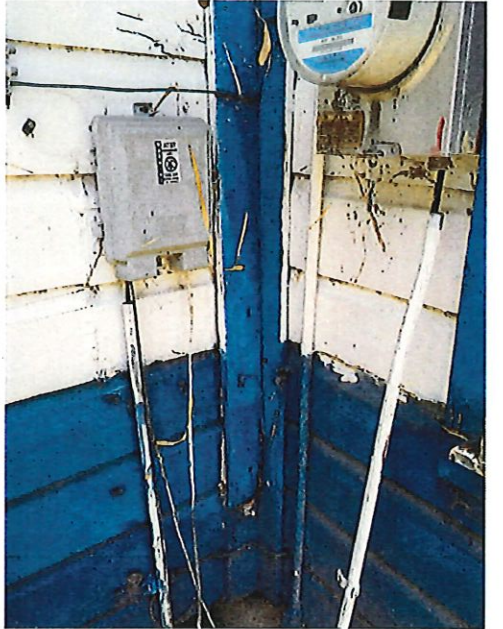
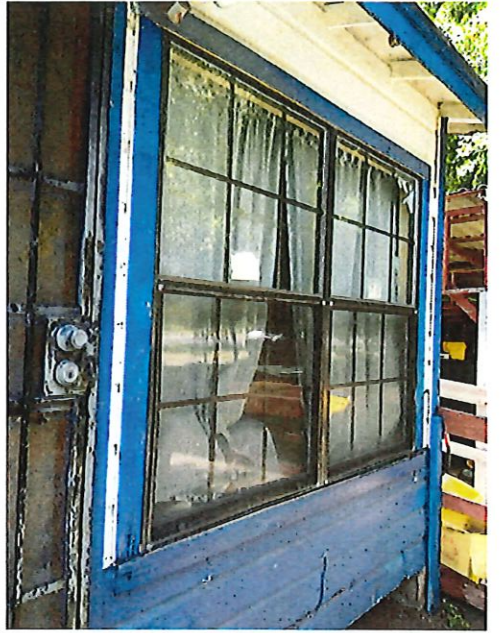
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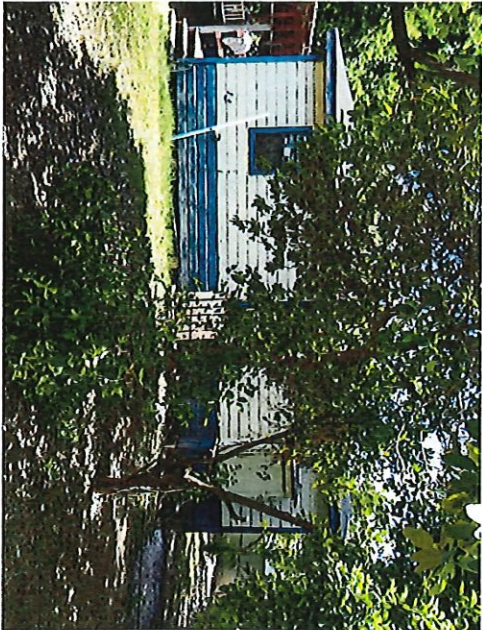


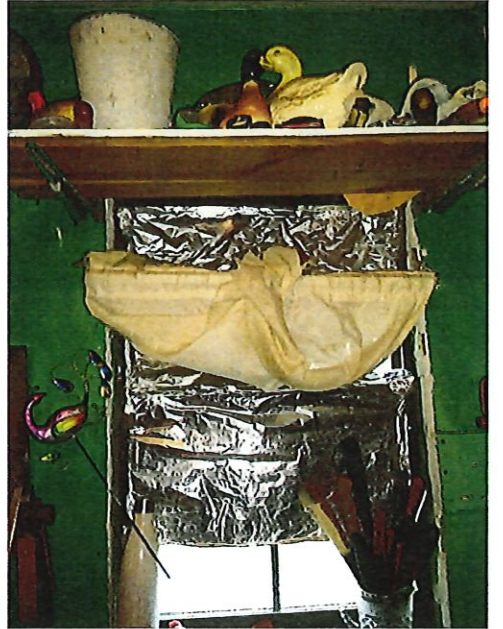
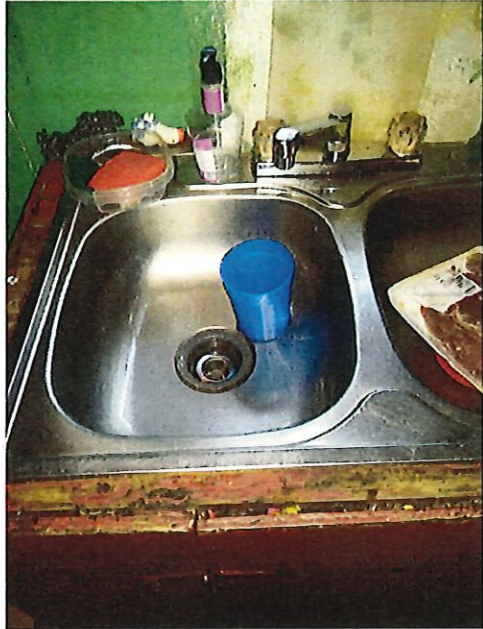
Housing Division Manager Approval
9/17/19

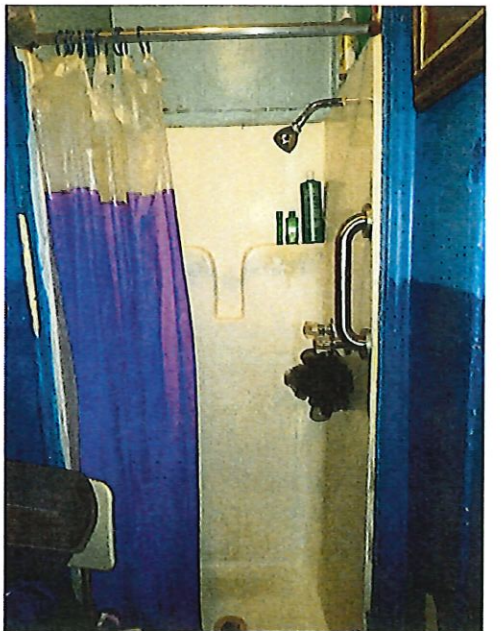
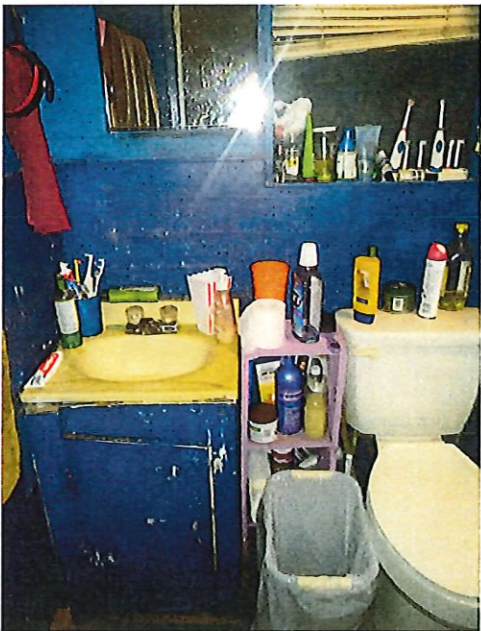
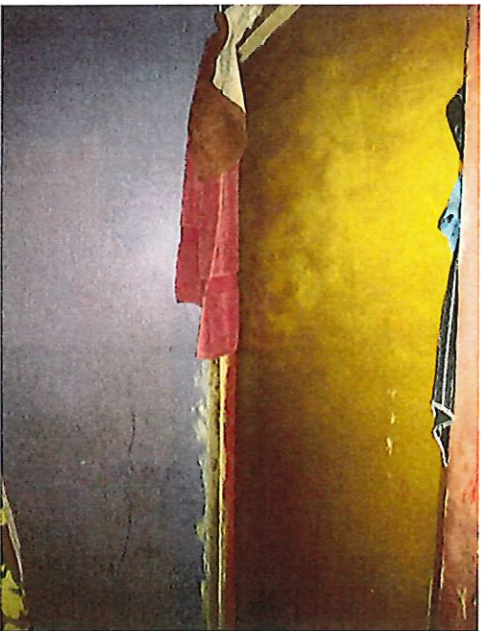
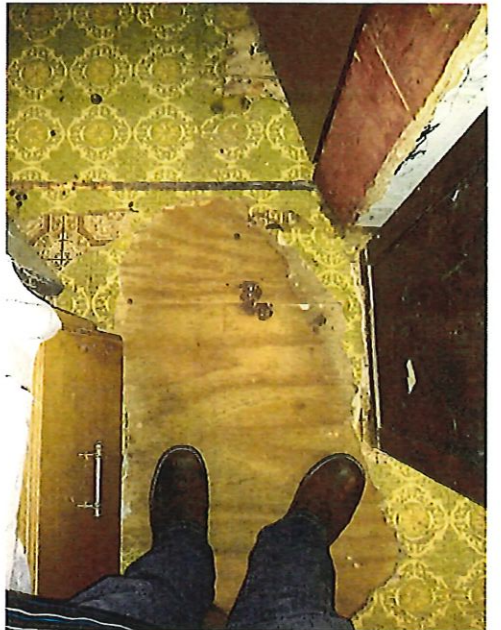
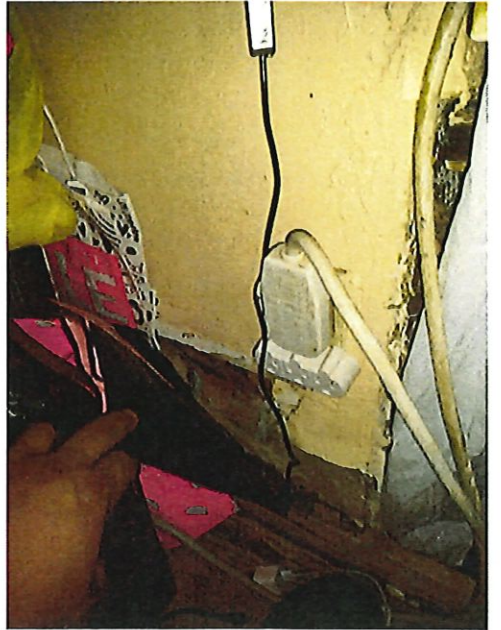
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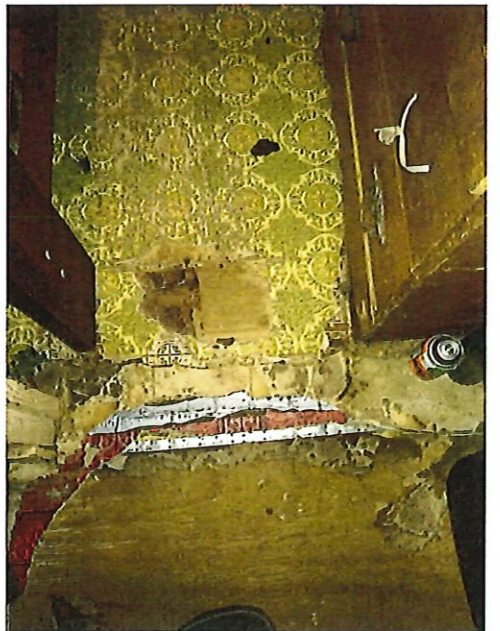
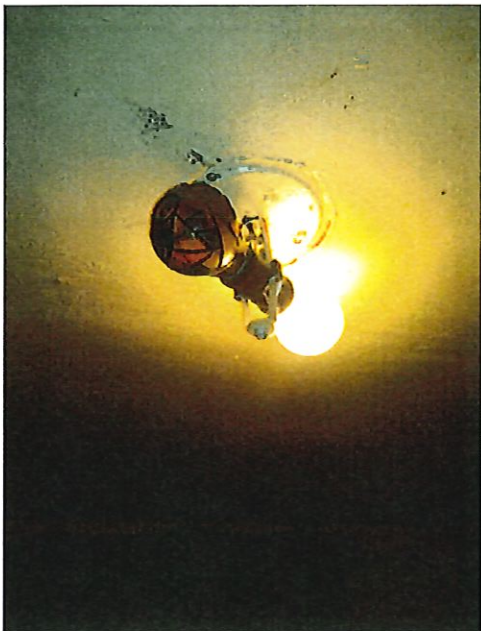
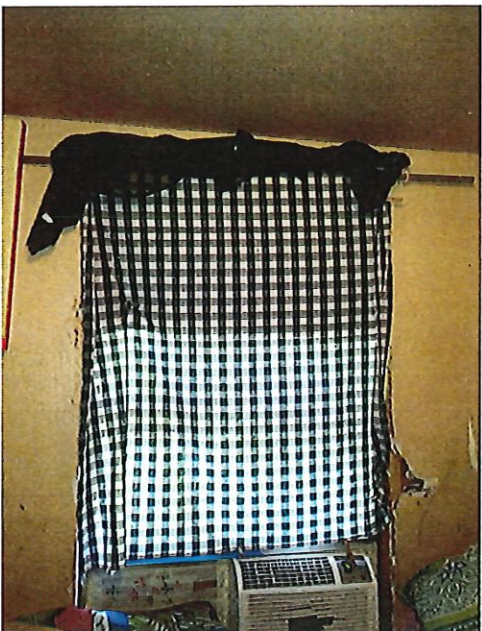
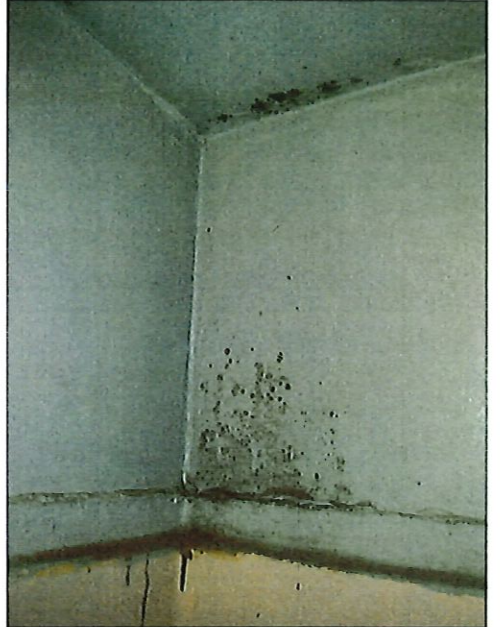
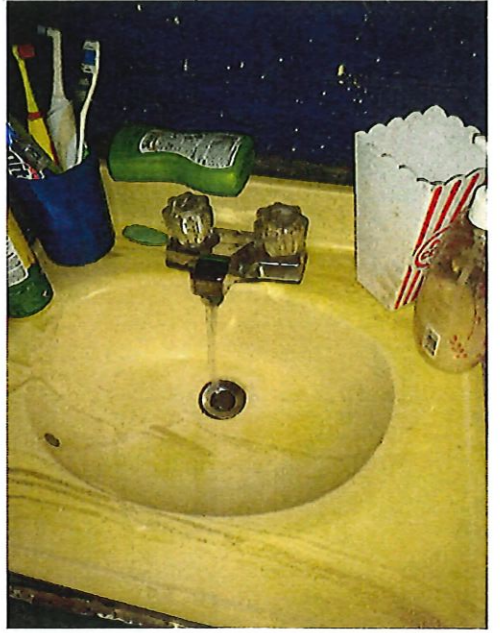
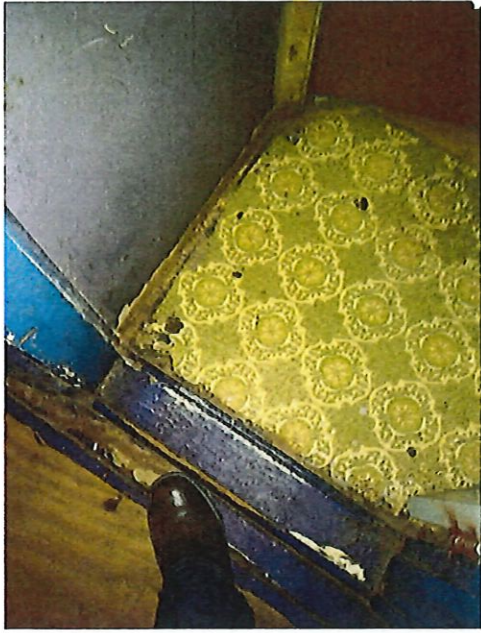




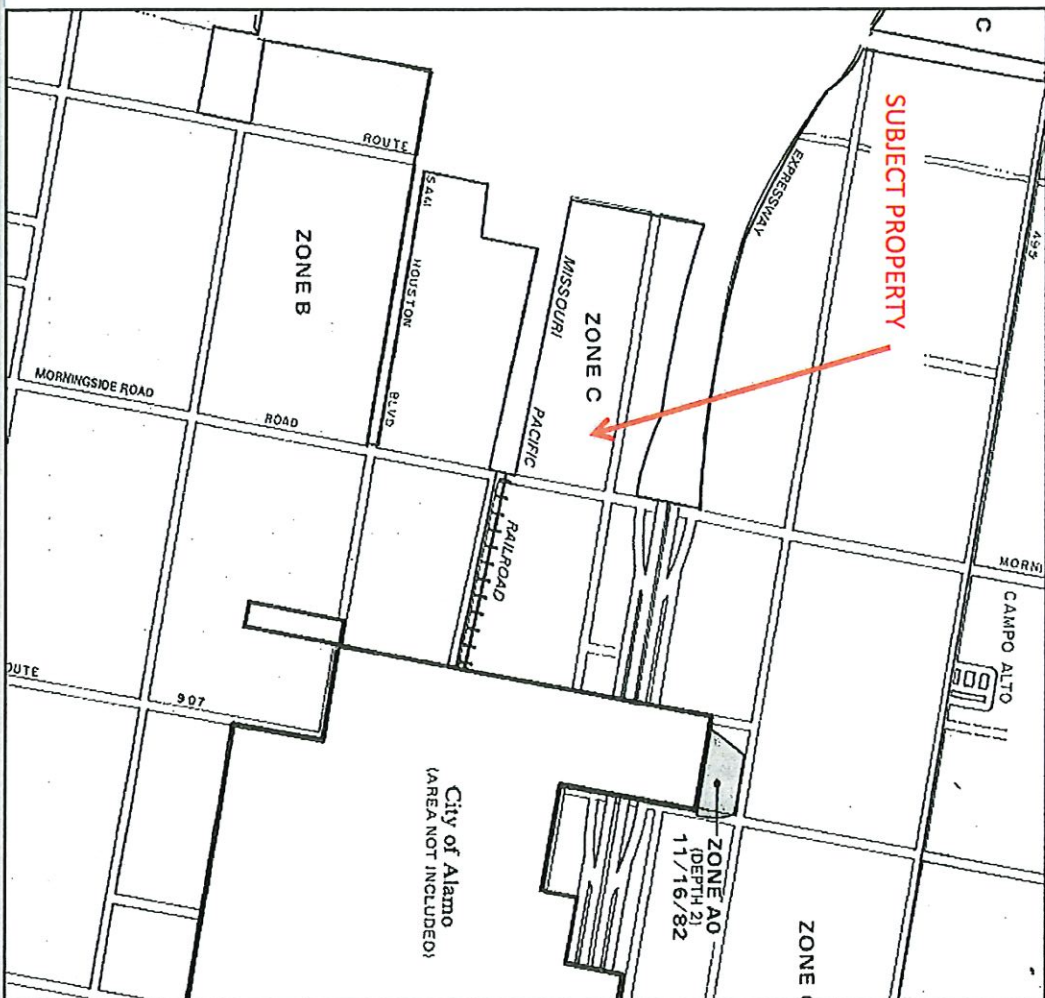








FEMA FLOOD MAP
 301 Carroll Lane, San Juan TX



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 of 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.fema.gov

Site Location Map

301 Carrol Lane, San Juan Texas

