

# Housing Rehab Program

**ENTITY:** Countywide Area

**PROJECT:** Reconstruction of a single family housing unit located at: 561 San Antonio Circle Alamo, 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 November 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

<b>Prisciliano &amp; Ernestina Lopez</b> <b>CW#85-21-04</b>	Family of two (2) Does applicant meet Deferred Loan Requirements: Title Search: Flood Zone: Insurance: Structures: Taxes: Assets & Deposits: Debt to Income Ratio: Payback  Number of Bedrooms: Square Feet: Does total annual household income exceed limits: HUD Income Limits: <b>Deferred Loan-Elderly</b>	Yes No Abstract or Liens No – Zone B N/A 1 current N/A N/A No - Deferred Loan- Elderly  2 950 No \$ 37,700.00
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Existing Dwelling: 3 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: December 21, 2020

City: Mission

If County Wide, Precinct #:

Name of Applicant: Prisciliano Lopez

Inspector: Robert Cavazos

Address: 561 San Antonio Cir. Alamo Tx.

Year House was built: 1985

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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? No

The Foundation is made up of pier and beam. The foundation needs to be replaced due to severe deterioration.

Dimensions 40'-0"x 27'-0"

Estimated Cost \$ 5,000

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 ten windows on the home.

Estimated Cost \$ 1,500

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

What are the conditions of the exterior doors?

The front exterior doors need to be replaced. The door frame 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 \$ 2,000

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

Is the roof sound and free from hazards?

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 40'-0"x 27'-0

Estimated Cost \$ 4,800

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

The front stairs are old and broken.

Estimated Cost \$ 300

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

Estimated Cost \$ 500

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

Is plumbing free from sewer back up? No

Sewer lines are exposed and appear brittle due to exposure to the sun and other weather elements. Sewer line vents do not vent through roof and are cut short under soffit.

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

Is water pressure good? Yes

The water pressure was observed in the kitchen and bathroom and the pressure was acceptable.

Estimated Cost \$300

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

Estimated Cost \$400

## 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 come unglued. Exposed plywood in most of house.

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. In the living room the ceiling is completely off due to water damage

Estimated Cost \$ 1,200

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 [X]

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

The water heater is fairly old needs attention. The water heater shed is falling apart and has no door.

Estimated Cost \$ 500.00

17. **Plumbing:** Good [ ] Repair [X] 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 [X]

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

There is not continuous insulation in the attic or walls as per inspection.

Estimated Cost \$ 1,200

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 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 [X] 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      \$ 28,700

Current Value of Structure      \$10,516

50% Value      \$5,258



Inspector

2-21-21

Date



Division Director Approval

2/23/21

Date









