

Housing Rehab Program

ENTITY: Countywide Area

PROJECT: Reconstruction of a single family housing unit located at: 1913 N. Rhode Island St., Mission, Texas

FUNDING YEAR: HOME 2020

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 2017 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

Felipe & Maria Serna	Family of two (2)	
CW#85-21-17	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-Elderly
	Number of Bedrooms:	2
	Square Feet:	1261
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 39,000.00
	Deferred Loan-Elderly	

Existing Dwelling: 3 bedrooms frame home, built in 1986

RECOMMENDATION:

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

INITIAL HOME INSPECTION

Date: 7/26/21

City: Alton

If County Wide, Precinct #: 3

Name of Applicant: Felipe Serna

Inspector: Adrian Perez

Address: 1913 N. Rhode Island St

Year House was built: 1986

EXTERIOR

1. **Foundation Condition:** Good [] Repair [X] Replace []
Foundation Type: Piers [] Concrete [X]
Is the foundation sound and free from hazards?

Notes: Foundation appears to be in good shape, but towards the rear of home where they added a section concrete has lifted up from the ground.

Dimension

Estimated Cost: \$3,000

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

Notes: Exterior siding of home has several areas of black stains some discoloration on stucco and area where they added section to rear of home boards are cracked, broken, warped, and chipped paint.

Dimensions

Estimated Cost: \$2,500

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

Notes: The windows in entire home are old and in poor shape, couples are cracked and one has a board covering it, most windows do not have screens and several do not open or close properly.

Qty 8

Estimated Cost: \$2,000

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

Notes: All doors with entry to home need to be replaced. They are old and in poor shape; have frame damage and do not open and close properly; some interior doors also need to be replaced.

Qty 5

Estimated Cost: \$1,500

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

Notes: Trim around entire home needs to be replaced, several areas of discoloration and deterioration, rotten, cracked, and broken boards; soft and damaged soffits can be observed.

Dimension Estimated Cost: \$1,500

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

Is the roof sound and free from hazards?

Notes: The roof looks to be in very good shape and was replaced within the last 3 years.

Dimension Estimated Cost

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

Notes: No stairs, rails, or ramps located at this home; soffits on back porch could be painted.

Estimated Cost: \$1000

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

Notes: Sewer is currently connected to the city mainline and is functioning properly.

Dimension Estimated Cost

9. **Septic Tank:**
- | | | |
|----------|------------|-------------|
| Good [] | Repair [] | Replace [] |
|----------|------------|-------------|
- Sewage Connected to Septic System**
of years with current Septic System:

Is plumbing free from sewer back up? Yes, plumbing is free from sewer backup.

Yard Line & Drain Field:

Good []	Repair [X]	Replace []
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Notes: Yard line could be relocated or buried; currently caused stagnant water on left side of home

Estimated Cost \$500

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

Notes: Waterline is in good working order, good water pressure observed throughout home.

Estimated Cost

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

Notes: The propane is located on side of home; location/plumbing of tank is not to code.

Estimated Cost: \$2,000

12. **Other observations about all Exterior Plumbing / Drains / Sewer:**
Plumbing is exposed throughout the entire home; some areas of stagnant water observed.

Estimated Cost: \$2,000

13. **Electrical Lines:** Good [] Repair [] Replace [X]

Electrical Hazards – is the exterior of unit free from electrical hazards?

Yes [] No [X]

Location(s): The entire exterior of home has exposed electrical line and extension cords along walls and overhead trims.

Notes: Electrical hazard

Estimated Cost: \$3,500

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: The home flooring seems to be in pretty good shape other than a few cracks, soft spots on tile; entire home does not have floor trimming due to being damaged by water. The added rear section of home has no flooring only concrete flooring observed in the restroom, shower, and utility/storage room.

Describe Specific Floor **Problem Areas**: Rear added section of home.

Is Floor Repairable Yes [X] No []

Notes:

Dimensions Estimated Cost: \$3,000

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

Notes: Kitchen cabinets are old and in poor shape; some cabinets missing drawers and countertops are discolored and there's not enough space and room for kitchen storage.

Dimension Estimated Cost: \$2,500

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

Notes: Several areas of home have water stains, plastered covering areas on ceiling due to water damage; a few cracks observed

Dimension Estimated Cost: \$2,500

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

Notes: Walls coverings are in pretty good shape, a few cracks, however added rear section of home there is discoloration and walls for restroom and shower did not fully reach the ceiling leaving exposed areas along the ceiling.

Dimension Estimated Cost: \$2,500

18. **Water Heater:** Good [] Repair [] Replace [X]

Is hot water heater located and equipped in a safe manner and free of hazards?

Notes: Home is equipped with two water heaters, one is located at rear of home and the other in right side of home; both have severe corrosion and need to be replaced.

Estimated Cost: \$1,500

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?

Notes: Plumbing in home is old and in poor shape; needs to be replaced

Estimated Cost: \$1,500

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: Added rear portion of home does not appear to be insulated; concrete walls and floor. Insulation needs to be added.

Dimension Estimated Cost: \$2,000

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 [X] No []

Notes: No signs of vermin or insects observed in time of inspection.

Estimated Cost

22. **Electrical Hazards** – are the rooms free from electrical hazards?

Yes [] No [X]

Location(s): Utility/storage room

Notes: Exposed electrical outlets observed in some sections of the home; electrical wiring needs to be inspected.

Dimension

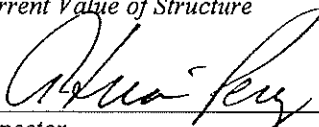
Estimated Cost: \$2,500

23. **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 \$37,500

Current Value of Structure \$55,329



Inspector



Division Director Approval

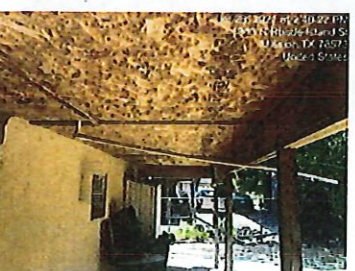
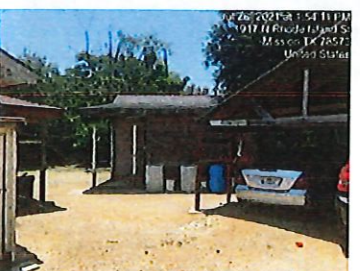
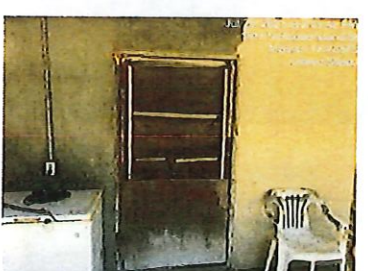
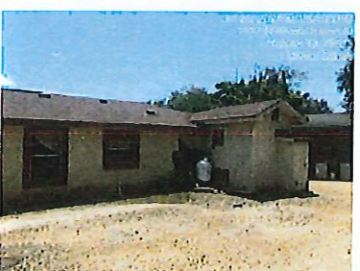
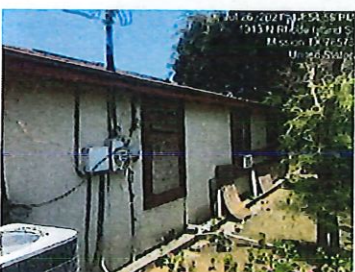
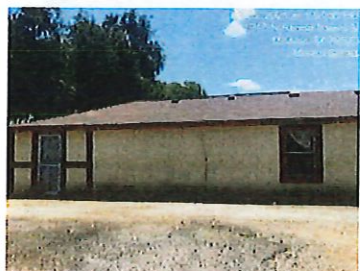
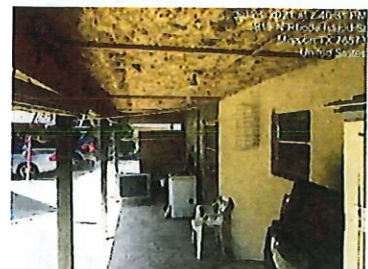
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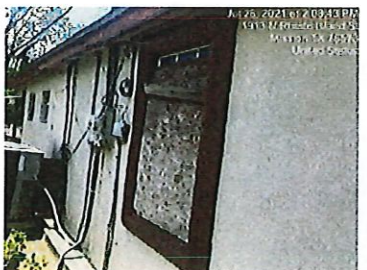
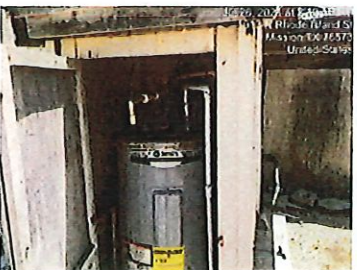
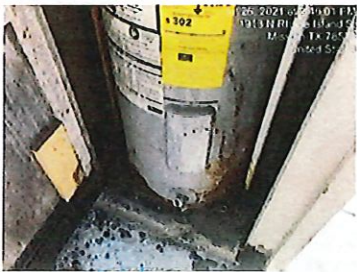
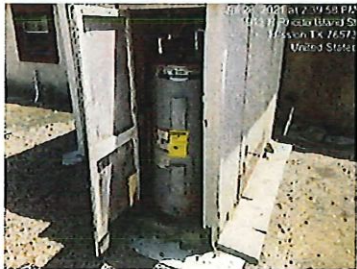
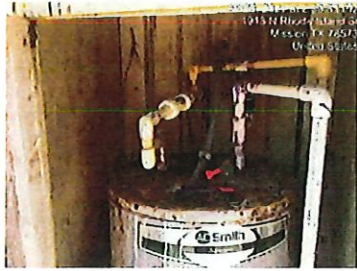
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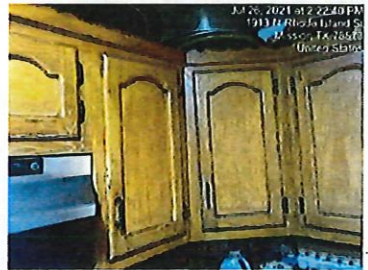
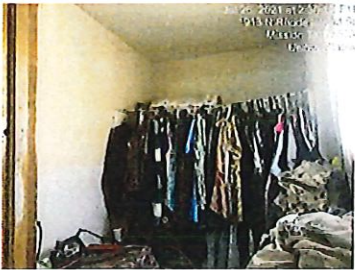
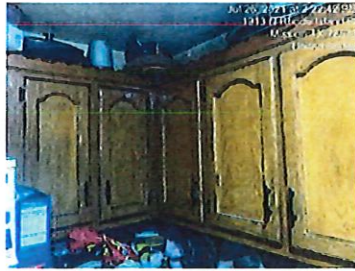
Date

1913 N. RHODE ISLAND
ALTON, TX-7/26/21
(INITIAL INSPECTION PICS)





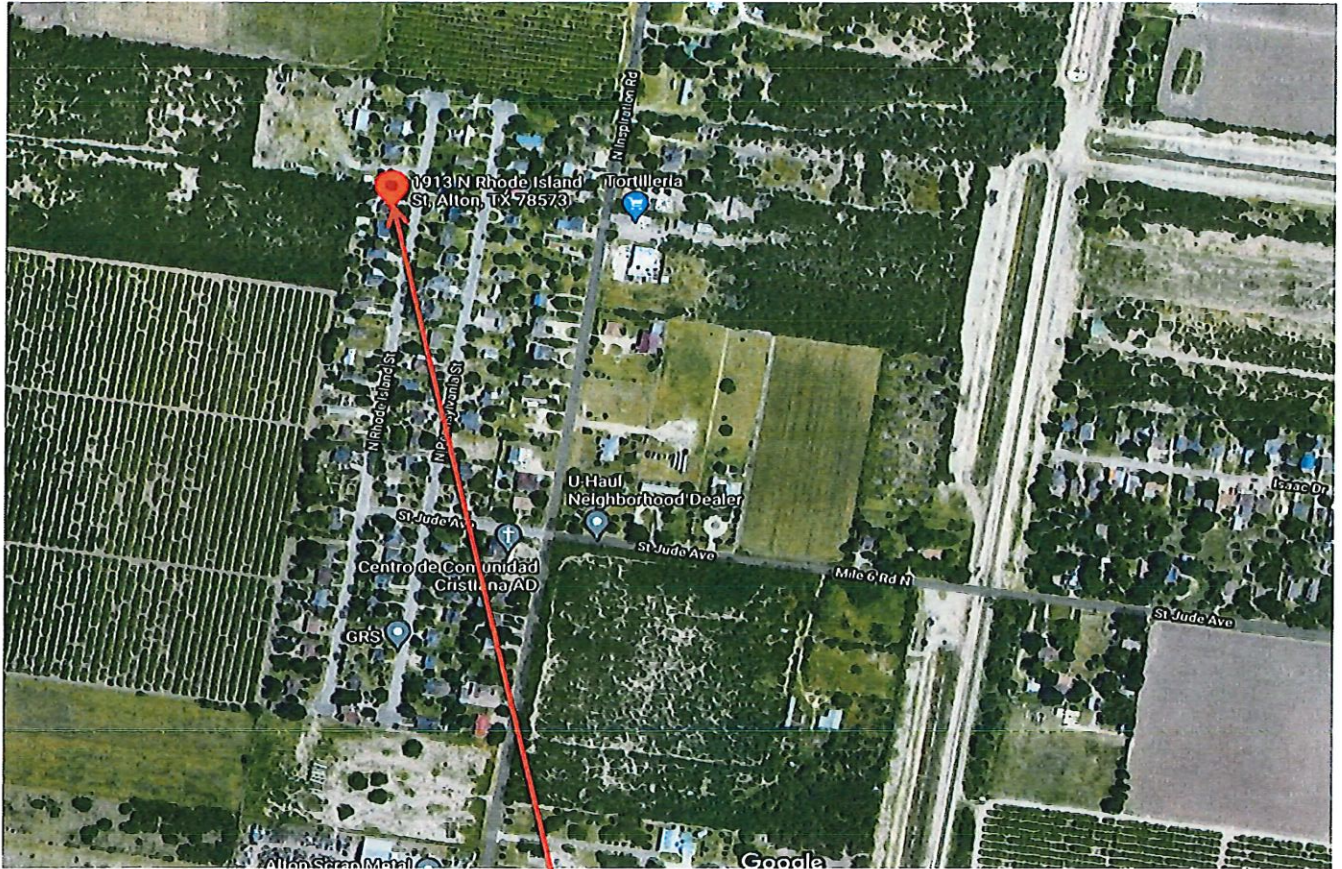
1913 N. RHODE ISLAND ST
EXTERIOR PICTURES



1913 N. RHODE ISLAND ST
INTERIOR PICTURES

SITE LOCATION MAP

1913 N. RHODE ISLAND ST./CASA DE LOS VECINOS LOT 77 ALTON, TX 78573



SUBJECT PROPERTY



Search Results (1) Search Type: Property Account # Search | Search Term: 133152 Export

Property ID	Options	Geo ID	Owner ID	Owner Name	Legal Description	Situs Address	Doing Business As	Appraised Value	Address 1
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