

Housing Rehab Program

ENTITY: City of Alton

PROJECT: Reconstruction of a single family housing unit located at: 1403 E Filmore Ave. Alton, 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 August 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

Maria C. Velasquez Family of three (3)

A#10-21-01	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:	1376
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 43,850.00
	Deferred Loan-Elderly	

Existing Dwelling: 3 bedrooms frame home, built in 1974

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: 7/26/2021

City: Alton

If County Wide, Precinct #: 3

Name of Applicant: Maria C. Velasquez

Inspector: Adrian Perez

Address: 1403 E. Filmore Ave.

Year House was built: 1974

EXTERIOR

1. **Foundation Condition:** Good [] Repair [] Replace [X]
Foundation Type: Piers [X] Concrete []
Is the foundation sound and free from hazards? No, several areas around the foundation covered with sharp and bent aluminum siding.

Notes: Floor joist are sagging in several areas of the house causing some rooms to slant downward. Floor joist might be damaged due to rotting from the weather elements.

Dimension

Estimated Cost: \$4,000

2. **Exterior Walls:** Good [] Repair [] Replace [X]
Are the exterior surfaces sound and free from hazards? No, electrical wires/cable wires, concrete blocks along with sharp aluminum siding all along exterior walls of home.

Notes: Siding of exterior walls has several areas of severe decomposition and discoloration has occurred. There are areas of rotten boards, holes, and cracks throughout siding of home.

Dimensions

Estimated Cost: \$6,000

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

Notes: The windows in the entire house need to be replaced. Several are cracked; missing screens and did not open and close properly.

Qty 12

Estimated Cost: \$2,500

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

Notes: All doors of the home need to be replaced, frames seem to be damaged and all doors do not open and close properly.

Qty 3

Estimated Cost: \$1,500

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

Notes: Overhang trim has several areas of severe decomposition and discoloration, chipped paint; rotten and missing, warped boards throughout entire home.

Dimension Estimated Cost: \$1,500

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

Is the roof sound and free from hazards? Yes

Notes: Entire roof of home needs to be replaced; rear portion of home does not have any shingles and is covered by a tarp. Front portion of home missing several shingles and is warped in some areas.

Dimension Estimated Cost: \$7,000

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

Notes: Broken/cracked boards, nails sitting out and rails are wobbly in some places on front porch ramp

Estimated Cost: \$1,000

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

Notes:

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

Yard Line & Drain Field: Good [] Repair [] Replace []

Notes:

Estimated Cost \$

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

Notes: Waterline not in good working, resulting in low water pressure observed in home.

Estimated Cost: \$2,000

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

Notes: Propane tank is disconnected at right side of home due to not having a working stove in the home and propane tank is not to code.

Estimated Cost: \$2,000

12. **Other observations about all Exterior Plumbing / Drains / Sewer:**

Notes: Plumbing pipes/water pipes exposed throughout side and rear portion of home

Estimated Cost: \$1,500

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

Electrical Hazards – is the exterior of unit free from electrical hazards? NO

Location(s): Mainly the rear portion of home has exposed electrical lines along with wiring from central AC unit on left side of home that no longer works.

Notes: Electrical hazard

Estimated Cost: \$3,500

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: The entire original home needs to be floored. Several areas of home broken/cracked tiles, rooms that are carpeted, carpets are moist and damp due to water leakage from ceiling. Added section of home is concrete flooring

Describe Specific Floor **Problem Areas**: Entire original home has floor issues.

Is Floor Repairable Yes [] No [X]

Notes:

Dimensions Estimated Cost: \$6,000

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

Notes: Kitchen cabinets are old and in poor shape, missing cabinets due to removing stove from kitchen, not enough cabinet and countertop space.

Dimension Estimated Cost: \$2,500

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

Notes: The ceiling in entire original home needs to be replaced due to water damage. Missing sections of ceiling are found in one of the bedrooms, utility rooms, and living area where the roof is in full view. Added home's ceiling is in pretty good shape.

Dimension Estimated Cost: \$4,000

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

Notes: There are cracks, holes, discoloration, missing trim found throughout entire home.

Dimension Estimated Cost: \$4,000

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

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

Notes: Water heater is located under missing section of ceiling in utility room.

Plumbing: Good [] Repair [] Replace [X]

Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?

Notes: Plumbing under kitchen sink needs to be replaced.

Estimated Cost: \$500

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

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

Notes: Where missing sections of ceiling were observed no insulation was present.

Dimension Estimated Cost: \$1,000

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 any vermin or insects observed during inspection.

Estimated Cost

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

Yes [] No [X]

Location(s): Bedrooms, kitchen

Notes: Exposed wires in kitchen, several switches without outlet covers.

Dimension Estimated Cost: \$1,500

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 \$48,500

Current Value of Structure \$30,000

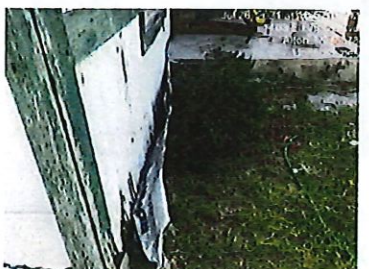
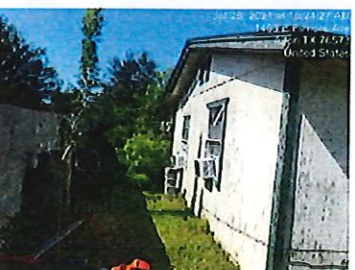
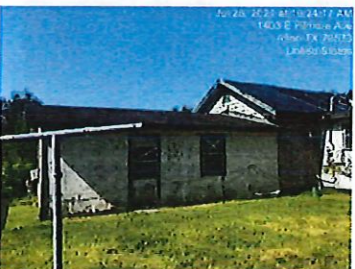
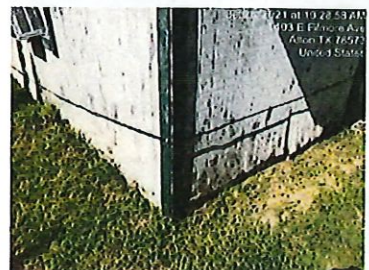
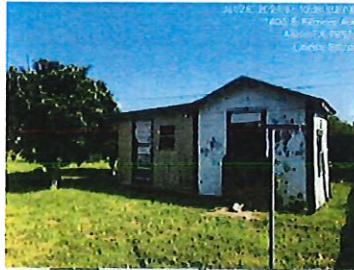
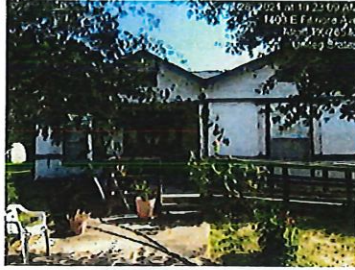
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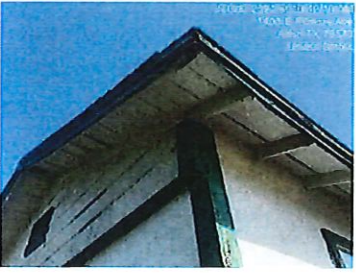
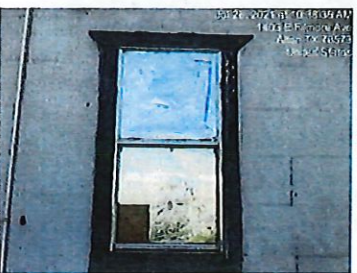
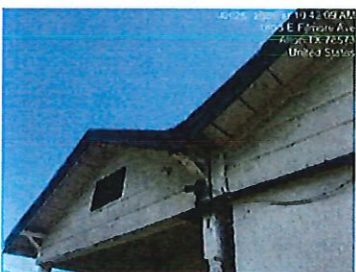
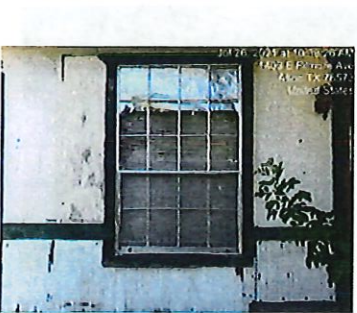
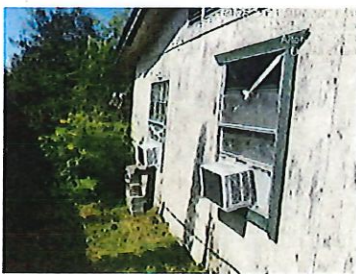
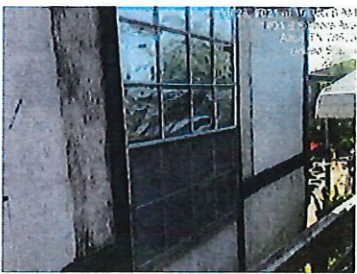
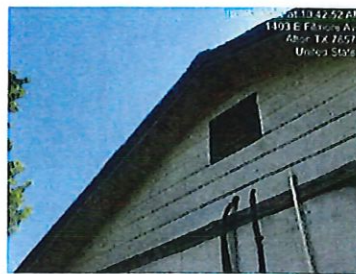
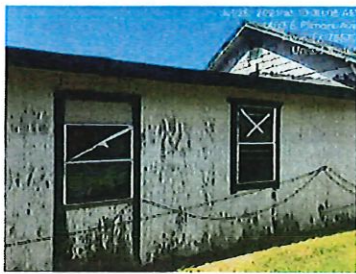
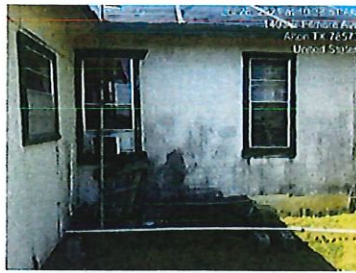
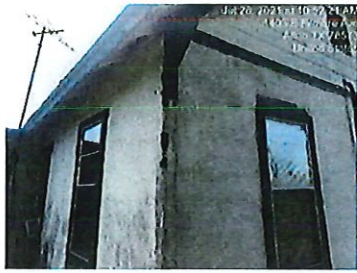
7/26/2021
Date

Division Director Approval

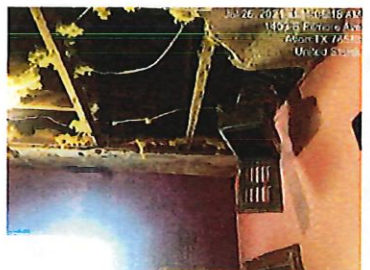
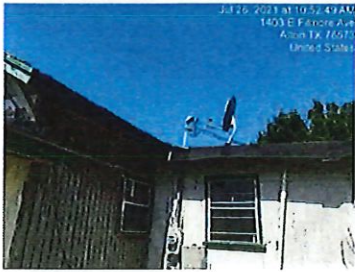
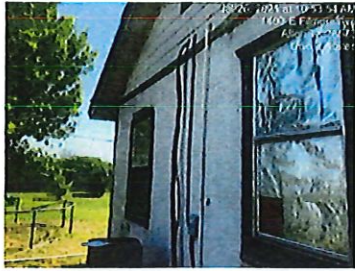
7/26/2021
Date

1403 E. FILMORE AVE.
ALTON, TX-7/26/21
(INITIAL INSPECTION PICS)

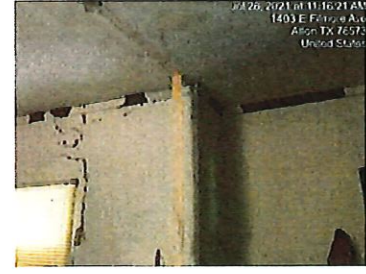
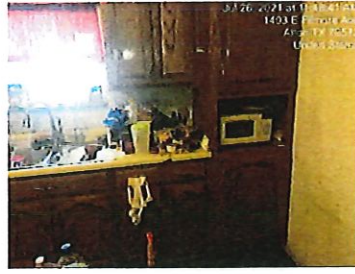
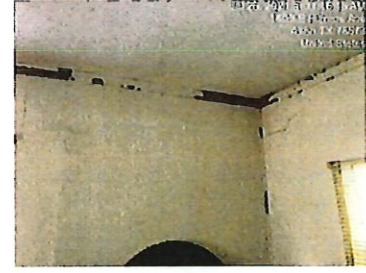
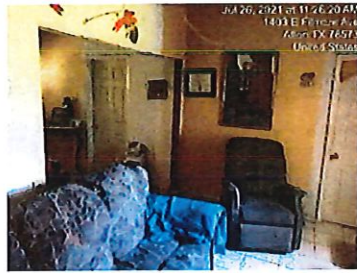
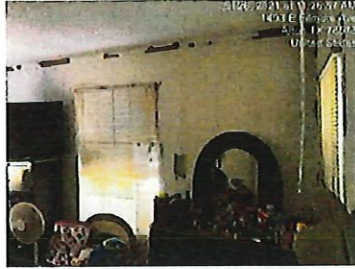
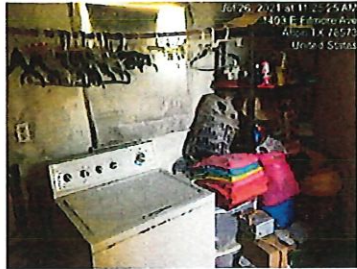




1403 E. FILMORE AVE.
EXTERIOR PICTURES



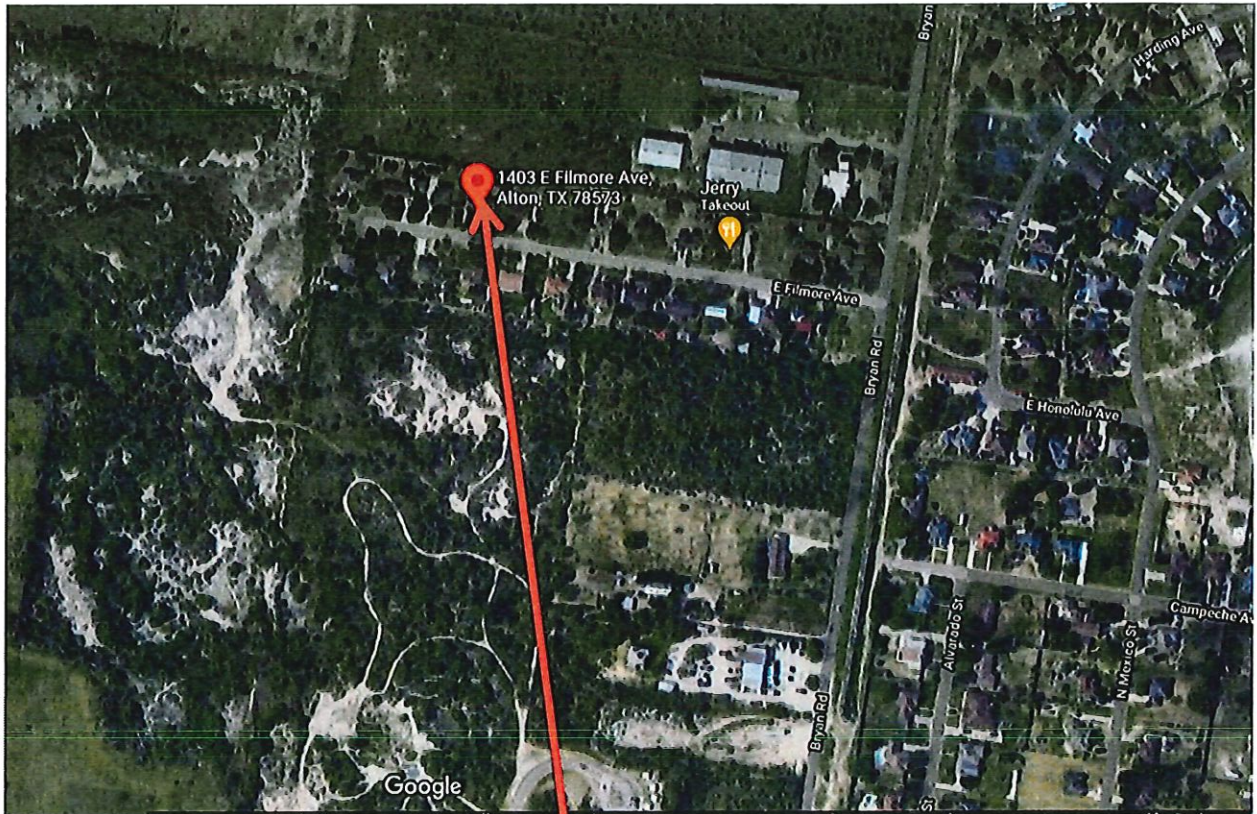
1403 E. FILMORE AVE.
INTERIOR PICTURES



1403 E. FILMORE AVE.
INTERIOR PICTURES

SITE LOCATION MAP

1403 E. FILMORE AVE./RANCHO CHAPARRAL LOT 19 MISSION, TX 78573



SUBJECT PROPERTY

Search Results 1 Search Type: Property Account # Search | Search Term: 267054 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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