

## Housing Rehab Program

**ENTITY:** City of San Juan

**PROJECT:** Reconstruction of a single family housing unit located at: 437 E. 4<sup>th</sup> St., San Juan, 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 June 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

<b>Ernesto &amp; Minerva Avila</b>	Family of two (2)	
<b>SJ#75-21-01</b>	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:	2
	Square Feet:	1261
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 39,000.00
	<b>Deferred Loan-Elderly</b>	

Existing Dwelling: 3 bedrooms frame home, built in 1979

**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: 7/30/21

City: San Juan

If County Wide, Precinct #: 1

Name of Applicant: Ernesto Avila

Inspector: Adrian Perez

Address: 437 E. 4<sup>th</sup> St.

Year House was built: 1979

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## EXTERIOR

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

Notes: The original foundation of home is on piers, added rear section of home is concrete; cracks in foundation in added rear section ; floor joist might be damaged due to rotting; added rear section of home floor is uneven and slanted downward.

Dimension

Estimated Cost: \$3,000

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

Notes: The siding on exterior walls of home has slight discoloration, chipped paint in some areas, cracks observed in some areas around the home.

Dimensions

Estimated Cost: \$2,500

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

Notes: The majority of windows in home are old and in poor shape; many do not open or close properly.

Qty 12

Estimated Cost: \$2,500

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

Notes: Entry door of home is old and in poor shape; discoloration seen in all interior doors of home; rear door of home gets stuck does not open or close properly; screen door in rear of home is old and screen is torn; needs to be replaced.

Qty 8

Estimated Cost: \$1,500

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

Notes: The trim around the home has severe discoloration and in some areas of decomposition. Wood in some areas is missing, cracked, and rotten caused by the elements and age.

Estimated Cost: \$1,000

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?

Notes: The roof appears to be old and needs to be replaced; several water stains inside of home caused by leakage from ceiling.

Dimension Estimated Cost: \$4,000

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

Notes: Front and back porch steps old and cracked; cracked foundation in front porch area.

Estimated Cost: \$1,000

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 as intended.

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?

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

Notes: Estimated Cost \$

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

Notes: Waterline is in good working order; good water pressure observed in time of inspection.

Estimated Cost

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

Notes:

Estimated Cost: \$800

12. **Other observations about all Exterior Plumbing / Drains / Sewer:**  
Plumbing pipes are exposed throughout the entire house.

Estimated Cost: \$1,500

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 house has exposed electrical lines, cables, and extension cords around home.

Notes: Electrical hazard

Estimated Cost: \$4,000

## INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: The entire home's flooring needs to be replaced; several areas of home vinyl flooring are ripped, torn, and cracked you can see the floorboards in several areas of home. Rooms that have tiles are missing as well.

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

**Is Floor Repairable** Yes [ ] No [X]

Notes:

Dimensions Estimated Cost: \$3,500

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

Notes: Kitchen cabinets are old some cabinets missing handles; not enough room or space.

Dimension Estimated Cost: \$2,500

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

Notes: The ceiling needs to be completely replaced; several areas of home have cracks, water stain damage due to water leakage; several areas of home did not have the proper drywall.

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: The entire walls of home needs to be repainted and replaced; several areas of discoloration, holes, and cracks seen throughout home. Restroom walls completely damaged.

Dimension Estimated Cost: \$4,000

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

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

Notes: Water heater is located in rear of home; looks a little worn and wiring could be replaced.

Estimated Cost: \$200

**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 pipes are old and in poor shape especially in restroom.

Estimated Cost: \$1,000

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: Drywall in added section of home appears not to be insulated; no sheetrock in added back room or in utility room.

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?

Notes: Spiders seen in time of inspection Yes [ ] No [X]  
Estimated Cost: \$500

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

Yes [ ]

No [X]

Location(s): Restroom, utility room, living room

Notes: Exposed electrical outlets and switches observed in home; some outlets and fixtures not working properly; electrical wiring needs to be re-inspected throughout the home.

Dimension


Estimated Cost: \$2,000

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      \$36,500

Current Value of Structure      \$37,769

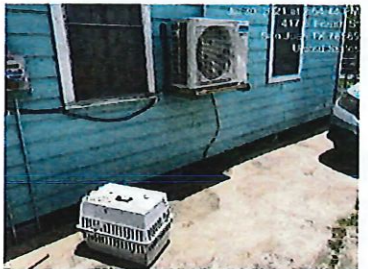
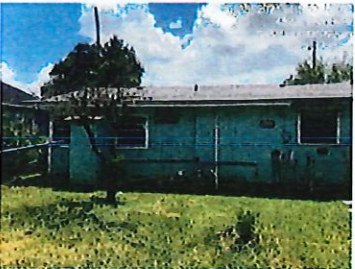
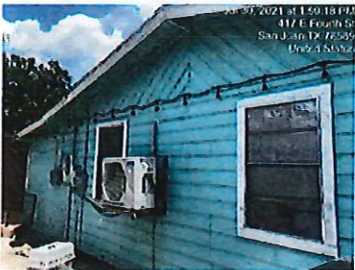
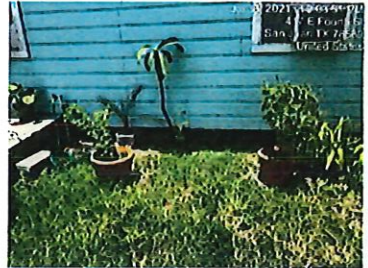
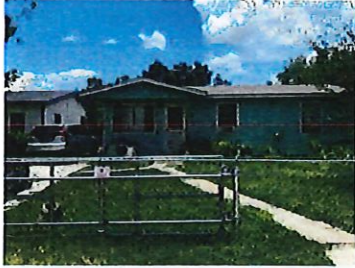
  
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Inspector

7/30/2021  
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Date

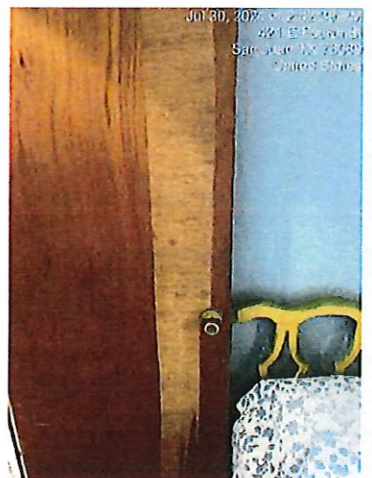
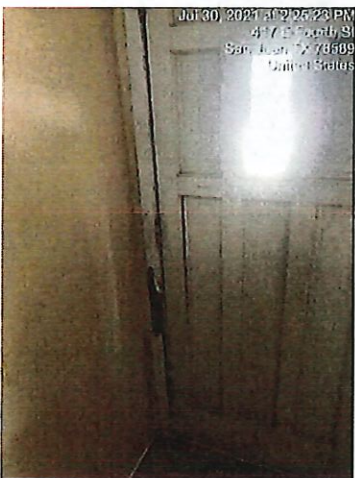
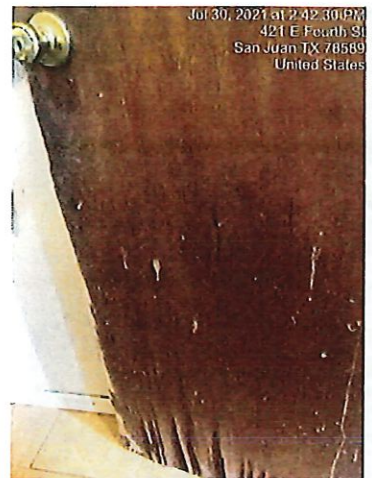
  
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Division Director Approval

7/30/2021  
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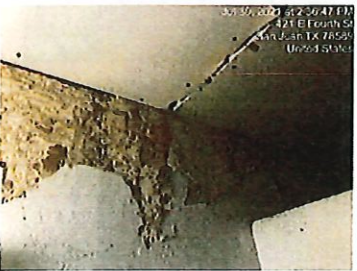
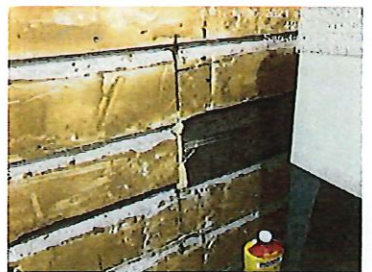
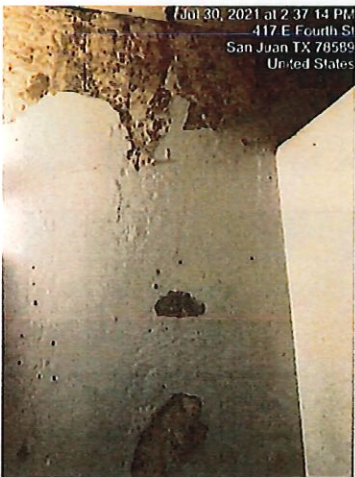
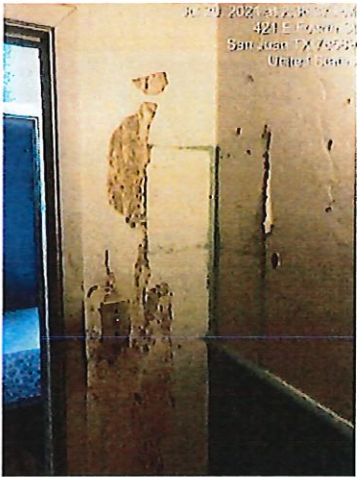
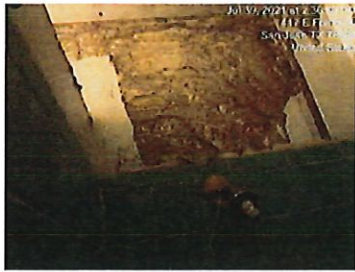
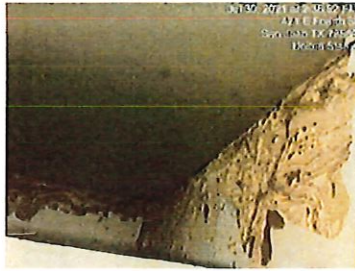
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SAN JUAN TX  
(INITIAL INSPECTON PICS)



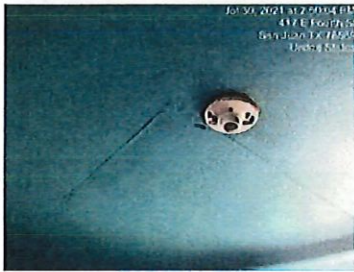
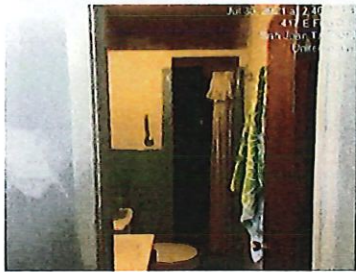
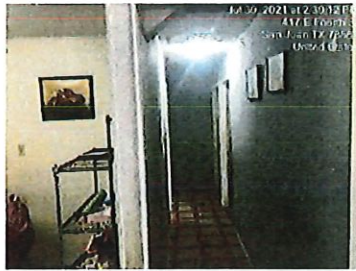




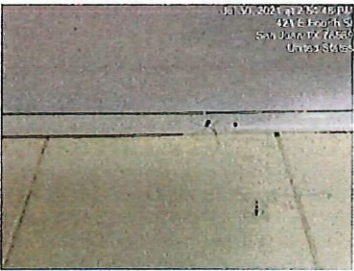
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INTERIOR PICTURES

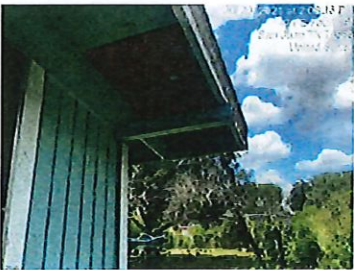
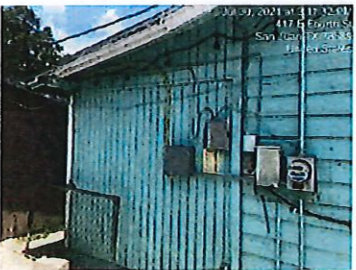
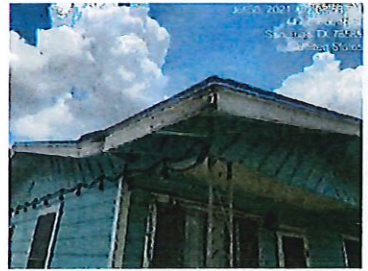
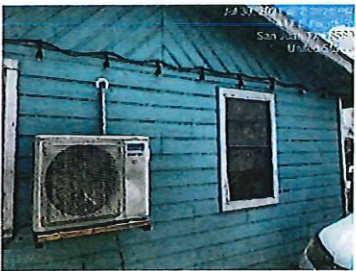
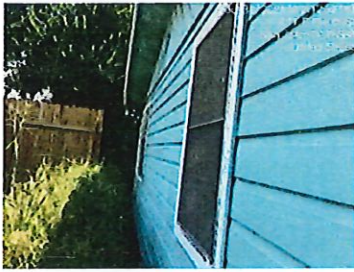


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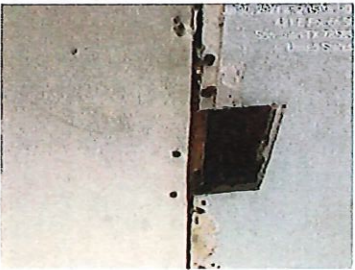
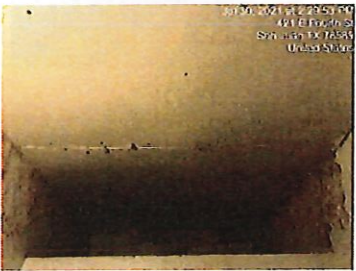
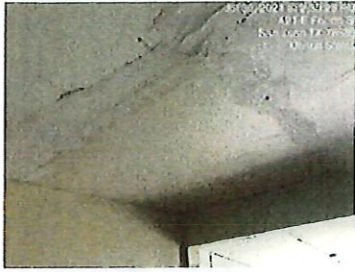


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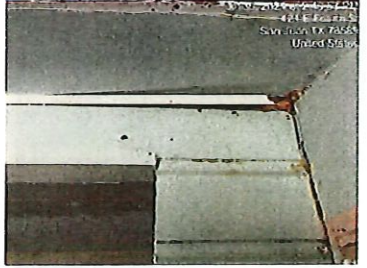
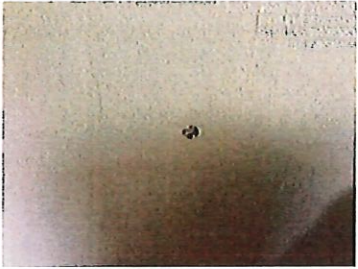
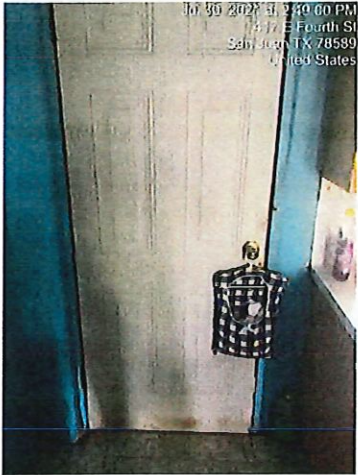




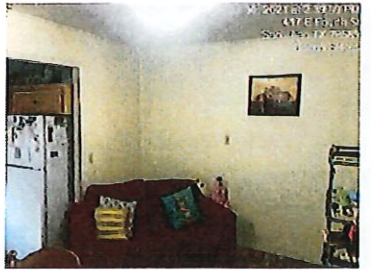
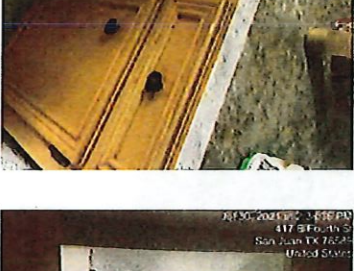
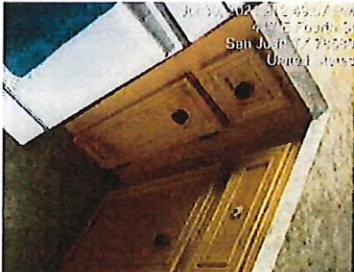
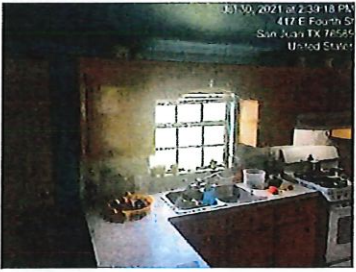
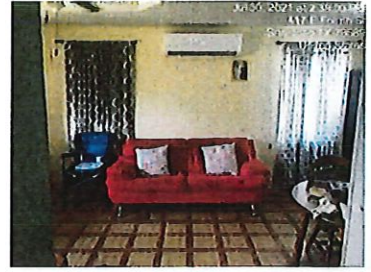
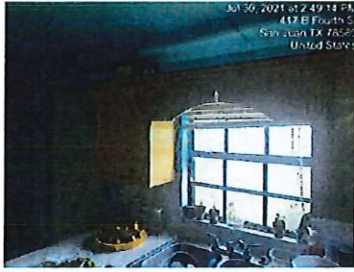
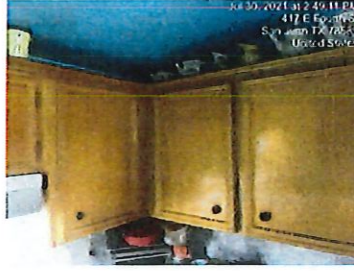
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EXTERIOR PICTURES



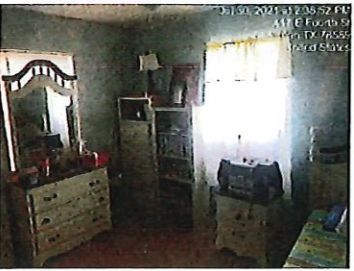
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INTERIOR PICTURES



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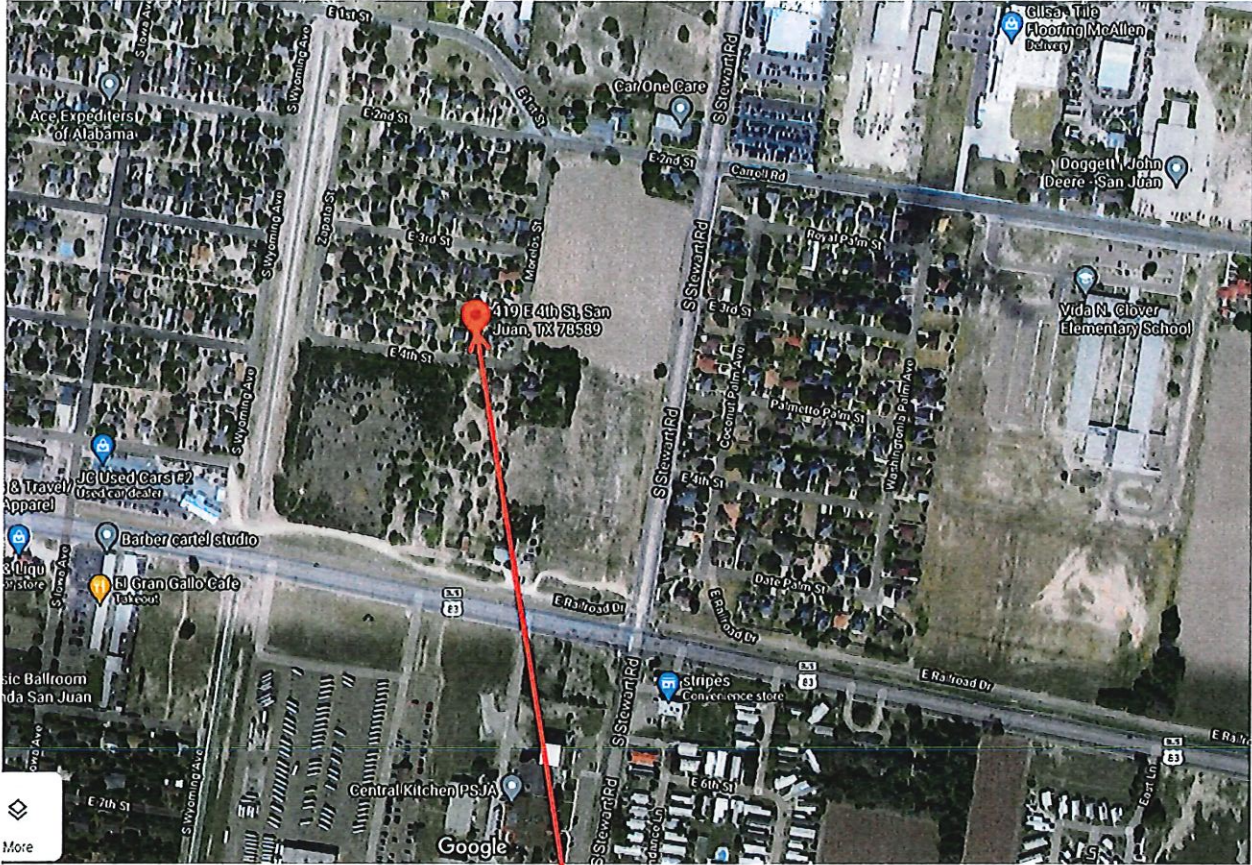


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INTERIOR PICTURES



# SITE LOCATION MAP

437 E. 4<sup>TH</sup> ST./PALMS ADDITION LOT 15 BLK 2 SAN JUAN, TX 78589-3106



## SUBJECT PROPERTY

Property ID	Options	Geo ID	Owner ID	Owner Name	Legal Description	Situs Address	Doing Business As	Appraised Value	Address 1
255101		P2600-00-002-0015-00	484845	AVILA ERNESTO & MINERVA V	PALMS ADDITION LOT 15 BLK 2	419 E 4TH ST SAN JUAN, TX	Null	N/A	Null