

Housing Rehab Program

ENTITY: City of Elsa

PROJECT: Reconstruction of a single family housing unit located at: 120 S. Greenville
Elsa, 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 April 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

Jose & Ninfa De La Garza EL#25-21-02	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: Deferred Loan-Elderly	Yes No Abstract or Liens No – Zone C N/A 1 current N/A N/A No - Deferred Loan- Elderly 2 1261 No \$ 39,000.00
---	--	--

Existing Dwelling: 3 bedrooms frame home, built in 1930

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: 10/21/2021

City: Elsa, TX

If County Wide, Precinct #: 1

Name of Applicant: Jose De La Garza

Inspector: Adrian Perez

Address: 120 S. Greenville

Year House was built: 1977

EXTERIOR

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

Notes: Floor joist are sagging in several areas of the home causing a shift in the foundation resulting in severe areas of unlevelled floors throughout the home.

Dimension

Estimated Cost: \$3,000

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

Notes: Some areas have discoloration, cracks, peeling and chipped paint throughout home.

Dimensions

Estimated Cost: \$4,000

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

Notes: All windows old did not open and close properly some have ripped screens, cracks; some are broken and covered by boards.

Qty. 18

Estimated Cost: \$3,000

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

Notes: Front and rear doors did not open and close properly due to old and damaged door frames; all other interior doors are old and in poor shape and need to be replaced.

Qty. 9

Estimated Cost: \$2,000

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

Notes: Entire trim/overhang needs to be replaced, several areas of rotten, moldy, broken, and cracked boards along with severe discoloration, chipped, and faded paint on trim around entire home.

Dimension

Estimated Cost: \$2,500

6. **Roof:** Good Repair Replace
 Front Porch Roof Good Repair Replace
 Rear Porch Roof Good Repair Replace

Is the roof sound and free from hazards?

Notes: The roof appears to be old and in poor shape, several areas where shingles are missing or out of place.

Dimension

Estimated Cost: \$4,000

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

Notes: Steps to side porch are in poor shape, cracked throughout.

Estimated Cost: \$500

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

Notes: Sewer is currently connected to city main line and is functioning as intended.

Dimension

Estimated Cost

9. **Septic Tank:** Good Repair Replace
Sewage Connected to Septic System N/A
of years with current Septic System:

Is plumbing free from sewer back up? Yes

Yard Line & Drain Field: N/A 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 Replace
LP Gas Line & Tank to Code Relocate Replace

Notes:

Estimated Cost:

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

Notes: Plumbing is exposed throughout the entire home and is a safety hazard

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): There are exposed electrical lines around home.

Notes: Electrical hazard

Estimated Cost: \$2,500

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: The entire floor tile needs to be replaced several areas of ripped and missing floor coverings throughout the home

Describe Specific Floor **Problem Areas**: Entire home

Is Floor Repairable Yes [] No [X]

Notes:

Dimensions Estimated Cost: \$2,000

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

Notes: Kitchen lacks any countertops and cabinets; very little room to store anything in kitchen. Cabinets are old and in poor shape.

Dimension Estimated Cost: \$2,500

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

Notes: Several areas in home ceilings have cracks, missing pieces, and discoloration along with patching up areas in ceiling due to water leaks caused by the weather elements.

Dimension

Estimated Cost: \$2,500

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

Notes: Several areas in home of discoloration, faded paint along with cracks in some areas of home.

Dimension

Estimated Cost: \$2,000

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

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

Notes: The water heater appears new and in good working condition

Estimated Cost:

- 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 is very old in kitchen; shower fixtures in one of the showers old and in poor shape.

Estimated Cost: \$1,000

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: No signs of insulation

Dimension

Estimated Cost: \$1,500

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 [] No [X]

Notes: Spiders observed in time of inspection; signs termites and mice.

Estimated Cost: \$1,000

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

Yes [] No [X]

Location(s): Bedrooms

Notes: Old. loose outlet and switch covers were observed throughout entire home; entire home needs to be rewired one of the bedrooms does not have any electricity.

Dimension

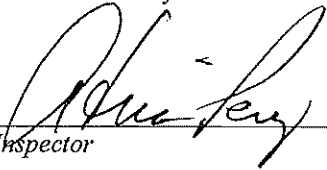
Estimated Cost: \$3,500

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 \$39,000

Current Value of Structure \$37,548



Inspector



Division Director Approval

10/25/2021

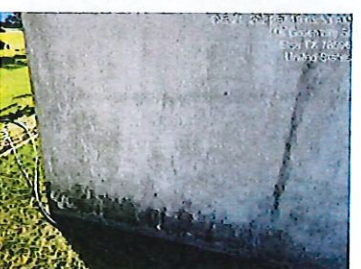
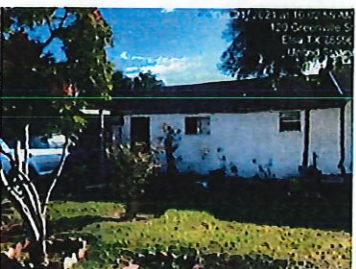
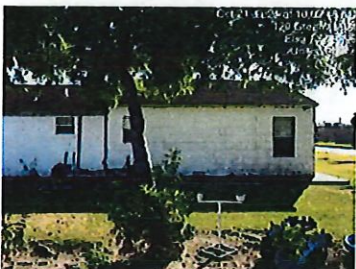
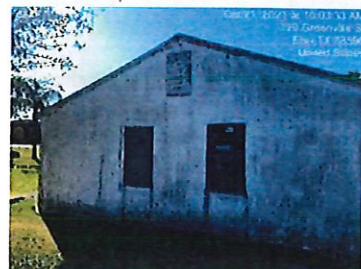
Date

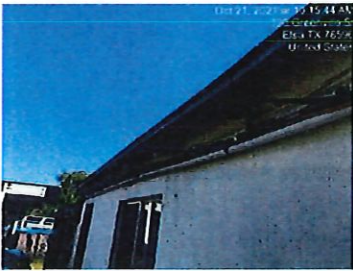
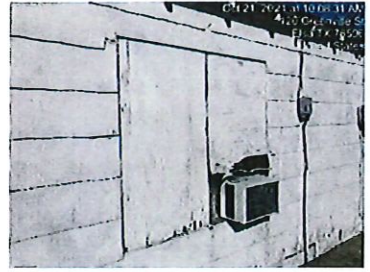
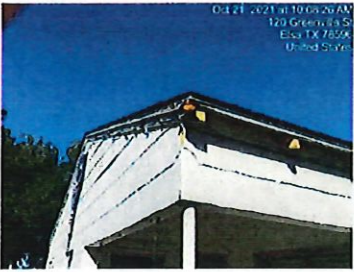
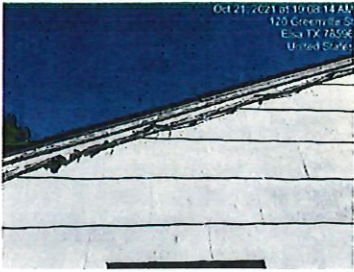
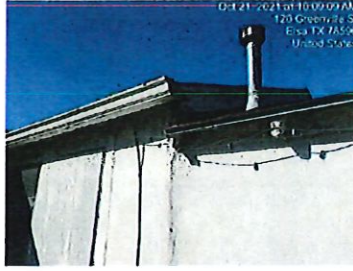
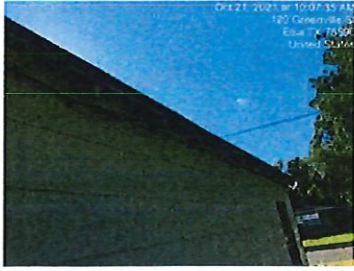
10/25/2021

Date

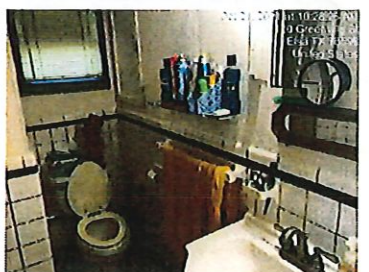
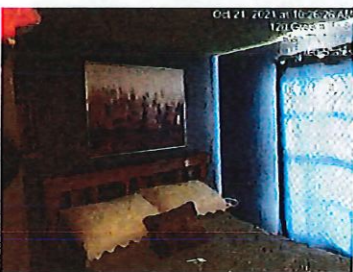
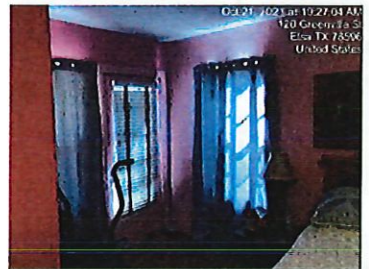
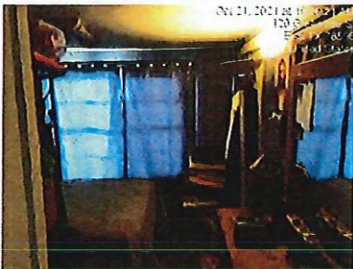
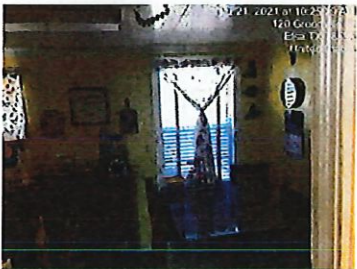
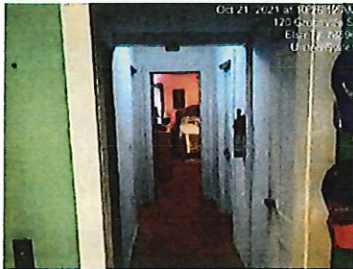
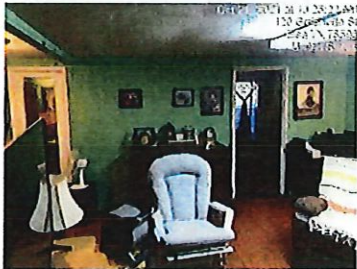
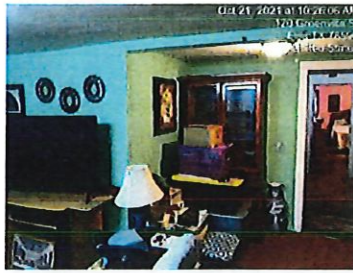
**120 GREENVILLE
ELSA, TX/10-21-21
INITIAL INSPECTION PICS**

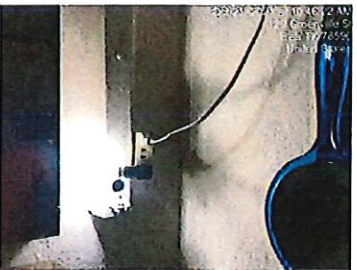
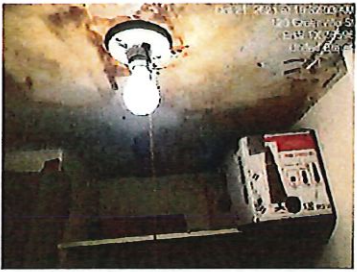
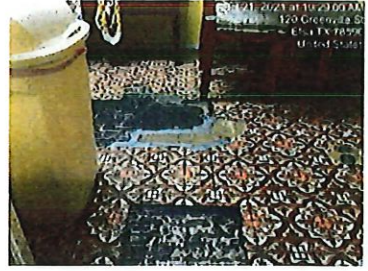
EXTERIOR PICTURES





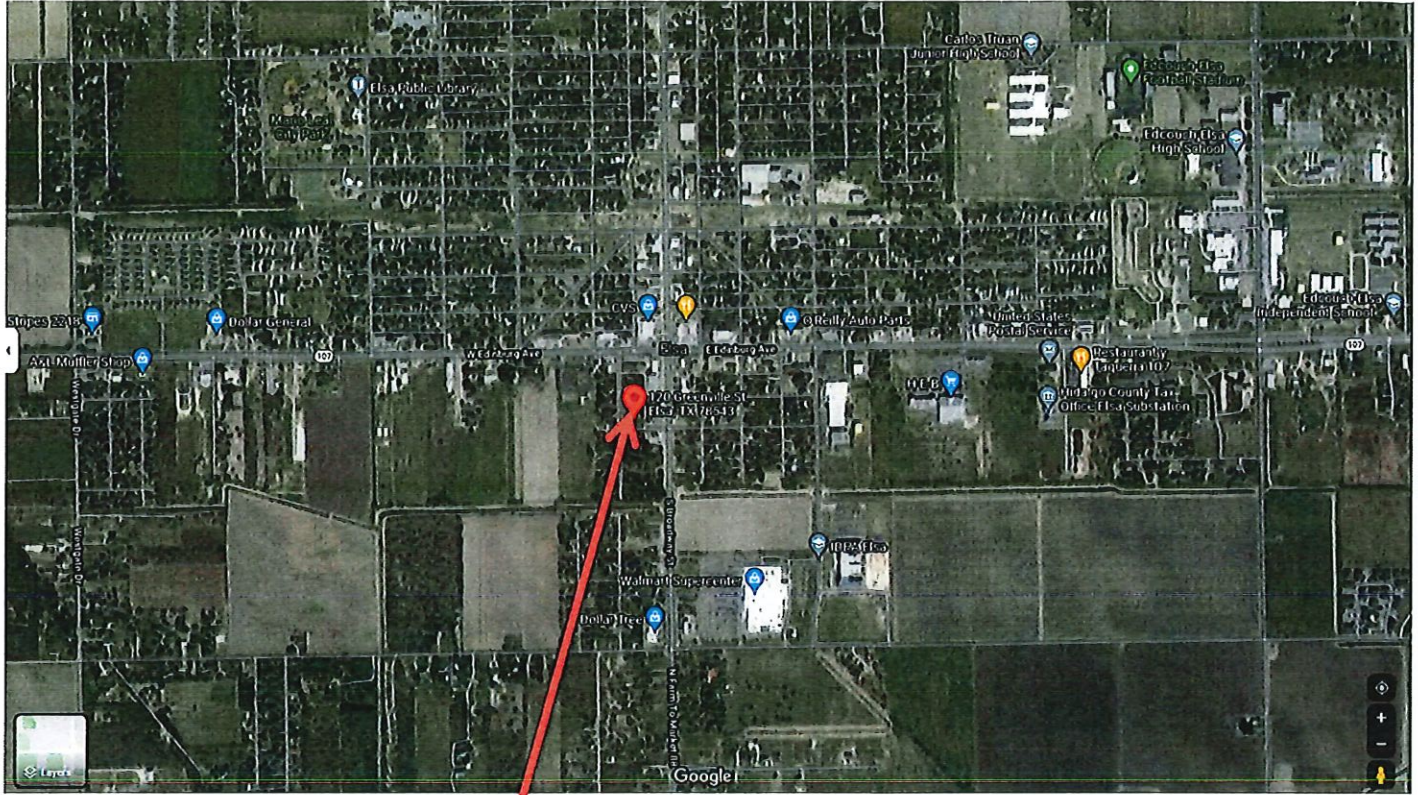
INTERIOR PICTURES





SITE LOCATION MAPS

120 GREENVILLE/FRY LOTS 23 & 24 BLK. 1 ELSA, TX 78543-2939



SUBJECT PROPERTY

