

Housing Rehab Program

ENTITY: City of Alamo

PROJECT: Reconstruction of a single family housing unit located at: 823 E Birch Ave.
Alamo, 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 February 2014 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

Manuel & Rosa Contreras	Family of two (2)	
AM#05-22-01	Does applicant meet	
	Deferred Loan Requirements:	Yes
	Title Search:	No Abstract or Liens
	Flood Zone:	No – Zone B
	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 1947

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: 11/09/21

City: Alamo, TX

If County Wide, Precinct #: 1

Name of Applicant: Manuel B. Contreras

Inspector: Adrian Perez

Address: 823 E. Birch Ave.

Year House was built: 1947

EXTERIOR

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

Notes: Foundation cracked in a few areas around the home/foundation piers old, cracked in poor shape

Dimension

Estimated Cost: \$2,500

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

Notes: Many areas around home have broken, cracked, ripped boards; discoloration and faded paint in area around home; different color of siding, and right rear of home roof and walls severely damaged that rear restroom of home is no longer of use

Dimensions

Estimated Cost: \$3,500

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

Notes: All windows old and in poor shape did not open and close properly; some are covered with boards.

Qty. 7

Estimated Cost: \$1,500

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

Notes: Front door has been recently replaced and is new. Rear doors did not open and close properly due to old and damaged door frames; some interior doors are old, and in poor shape along with some rooms without doors at all.

Qty. 5

Estimated Cost: \$1,000

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

Notes: Entire perimeter of home has severe decomposition with rotten, broken, cracked boards along with discoloration and faded paint on the boards that are not rotten.

Dimension Estimated Cost: \$1,500

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

Is the roof sound and free from hazards?

Notes: Entire roof needs to be replaces; front portion of home has very old shingles while rest of home has no shingles at all only roof covering that is very old and in poor shape.

Dimension Estimated Cost: \$4,000

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

Notes: Front ramp is good, could be stained or painted.

Estimated Cost: \$500

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

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

Dimension Estimated Cost

9. **Septic Tank:** N/A 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: N/A Good [] Repair [] Replace []

Notes:

Estimated Cost \$

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

Notes: Water pipes appear old and could be replaced; water pressure moderate.

Estimated Cost: \$500

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

Notes:

Estimated Cost: \$1,000

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

Notes: Exposed and very old pipes throughout the home

Estimated Cost: \$1,000

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

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

Yes [] No [X]

Location(s): Exterior of home

Notes:

Estimated Cost: \$2,000

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: The entire home needs to be replaced; several areas of exposed plywood decking no floor covering in most of the home

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

Is Floor Repairable

Yes [] No [X]

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 cabinet doors and handles are missing, or broken; not enough countertop space in entire kitchen.

Dimension

Estimated Cost: \$2,500

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

Notes: Several areas in home ceilings have holes, missing entire section of the ceiling in kitchen and bedroom. Other areas have are patched up and discolored.

Dimension Estimated Cost: \$3,000

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

Notes: The wall coverings are severely damaged in some areas of home; other areas in home of holes, cracks, and discoloration all throughout the home

Dimension Estimated Cost: \$3,500

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 to be relatively new and is located on the outside by rear door.

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; sink in kitchen not installed correctly and not sealed at all.

Estimated Cost: \$1,500

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: Areas with holes in walls and ceiling appear not be insulated or there's none present.

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: Spider webs and spiders, flies observed in time of inspection.

Estimated Cost: \$1,000

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

Yes [] No [X]

Location(s): Kitchen, living room

Notes: Loose old outlets and switch covers were observed throughout some areas of home.

Dimension

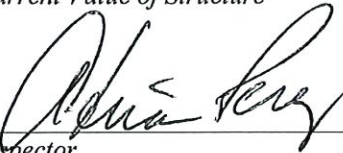
Estimated Cost: \$2,000

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 \$37,000

Current Value of Structure \$10,982



Inspector



Division Director Approval

11/09/2021

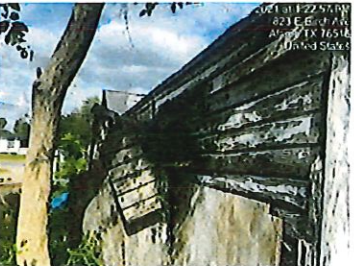
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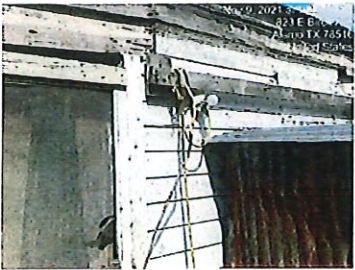
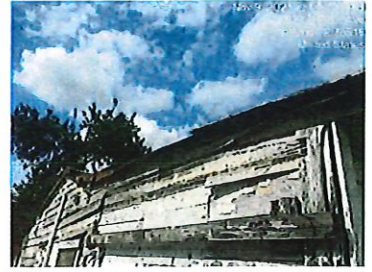
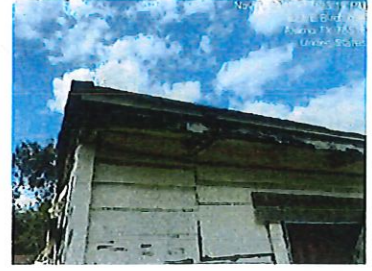
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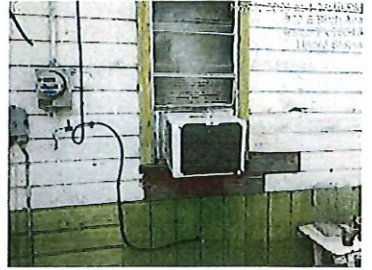
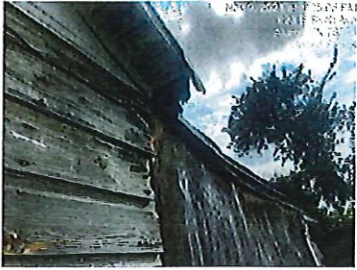
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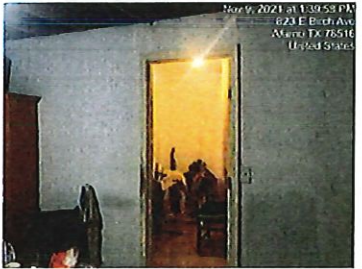
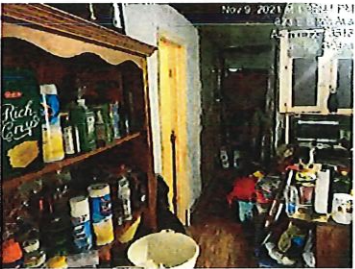
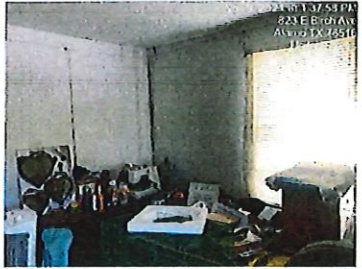
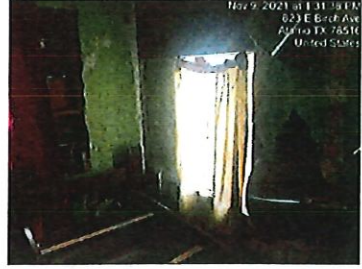
823 E. BIRCH AVE.
ALAMO, TX/11-09-21
INITIAL INSPECTION PICS

EXTERIOR PICTURES



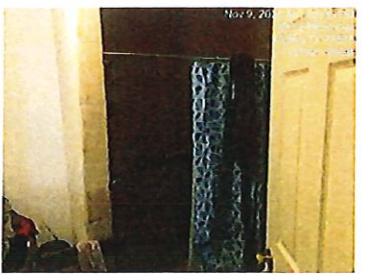
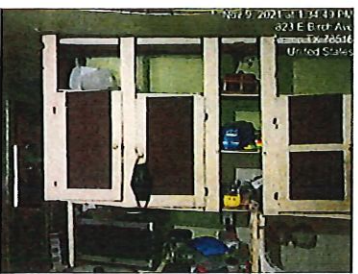
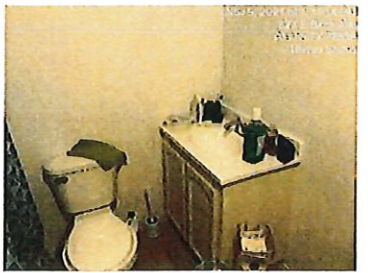
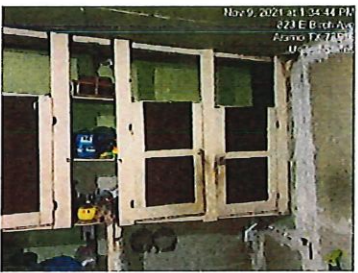
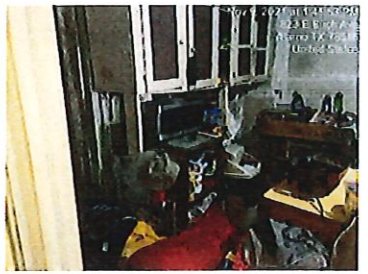
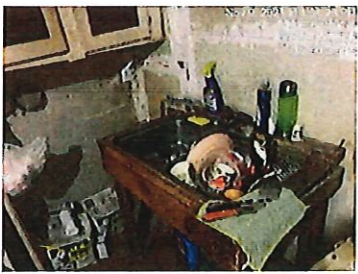
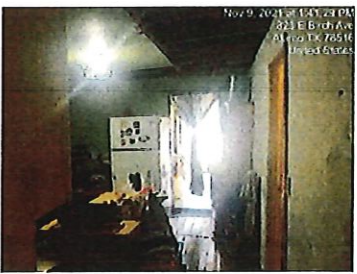
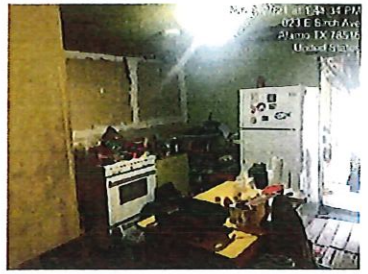
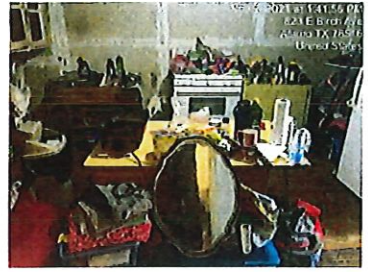


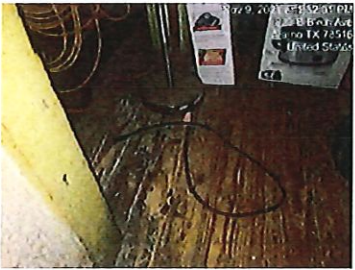
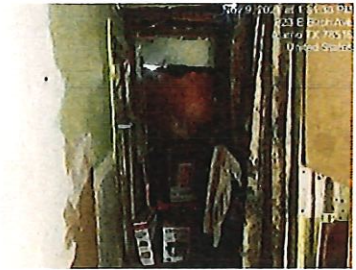
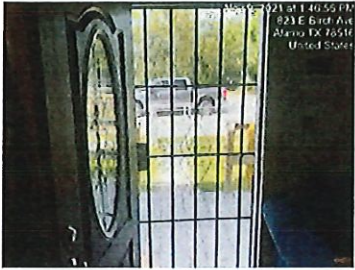


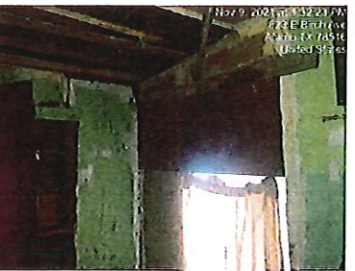
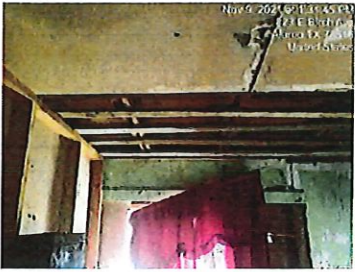


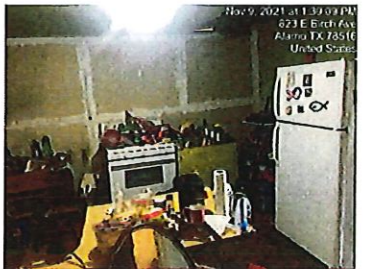
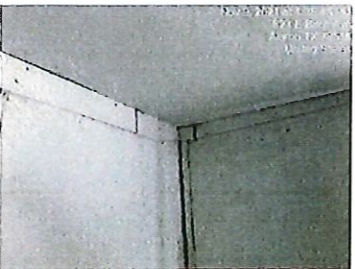
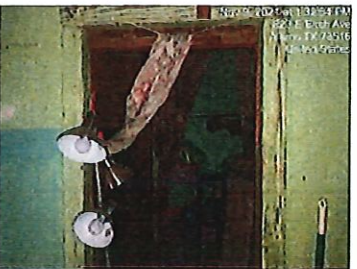
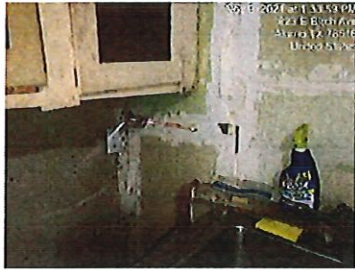
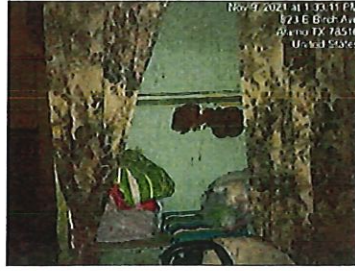
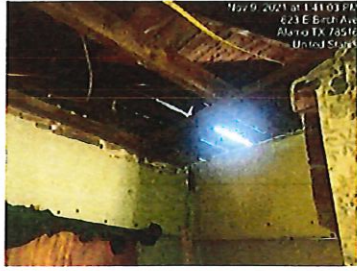
INTERIOR PICTURES

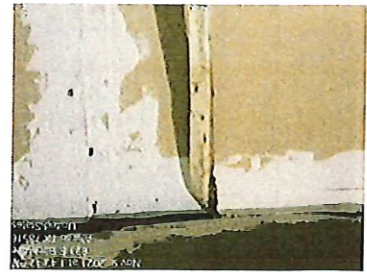
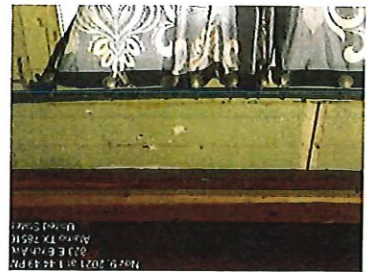
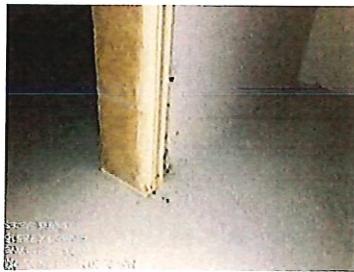
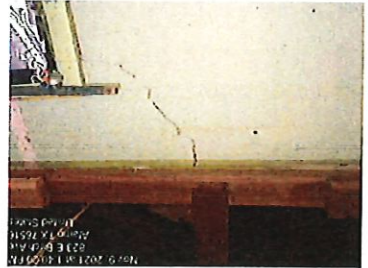
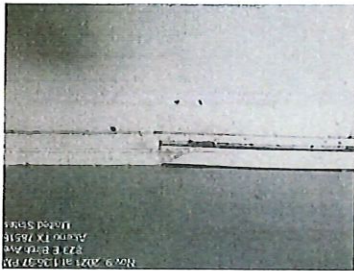
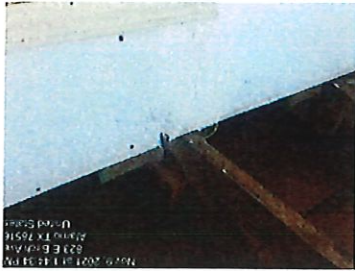






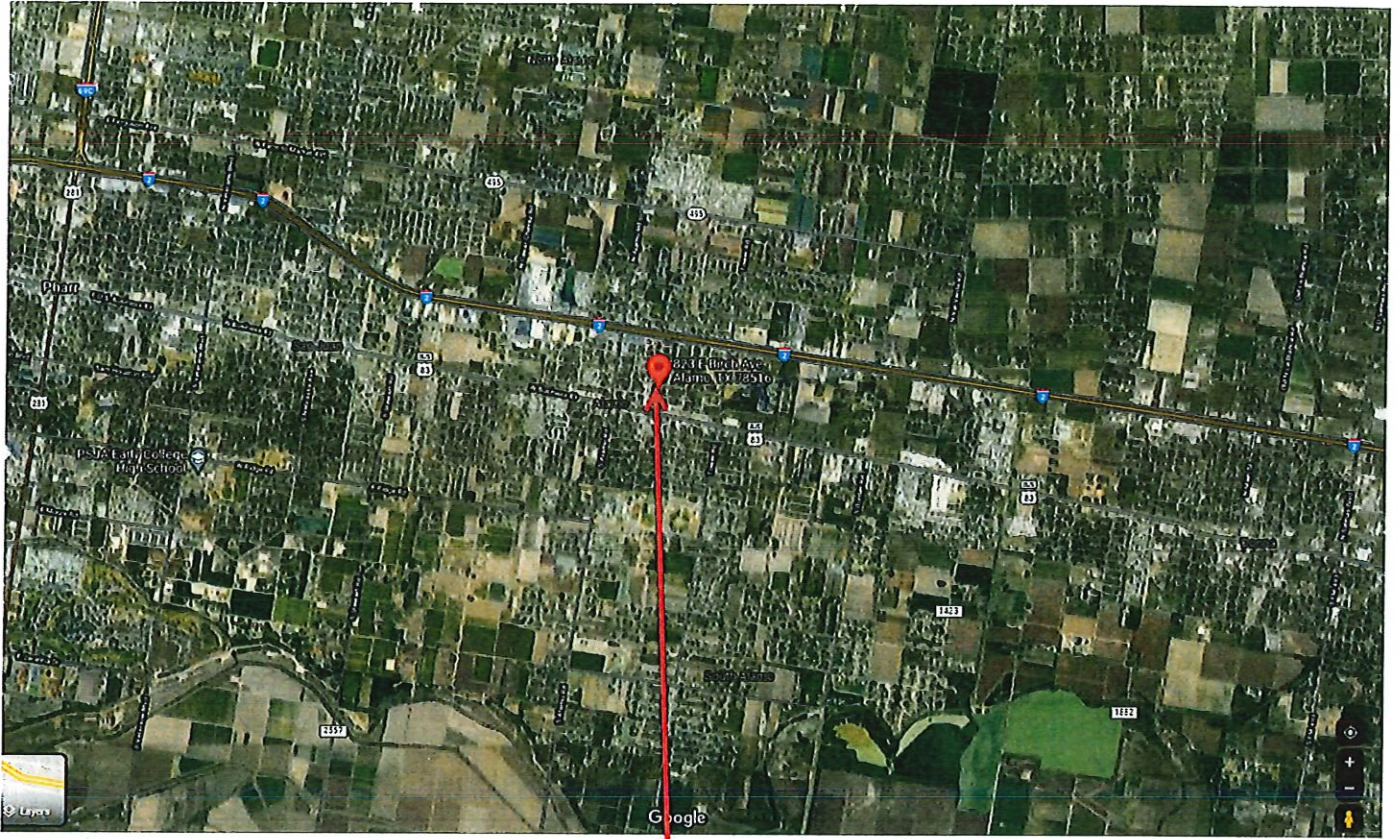






SITE LOCATION MAPS

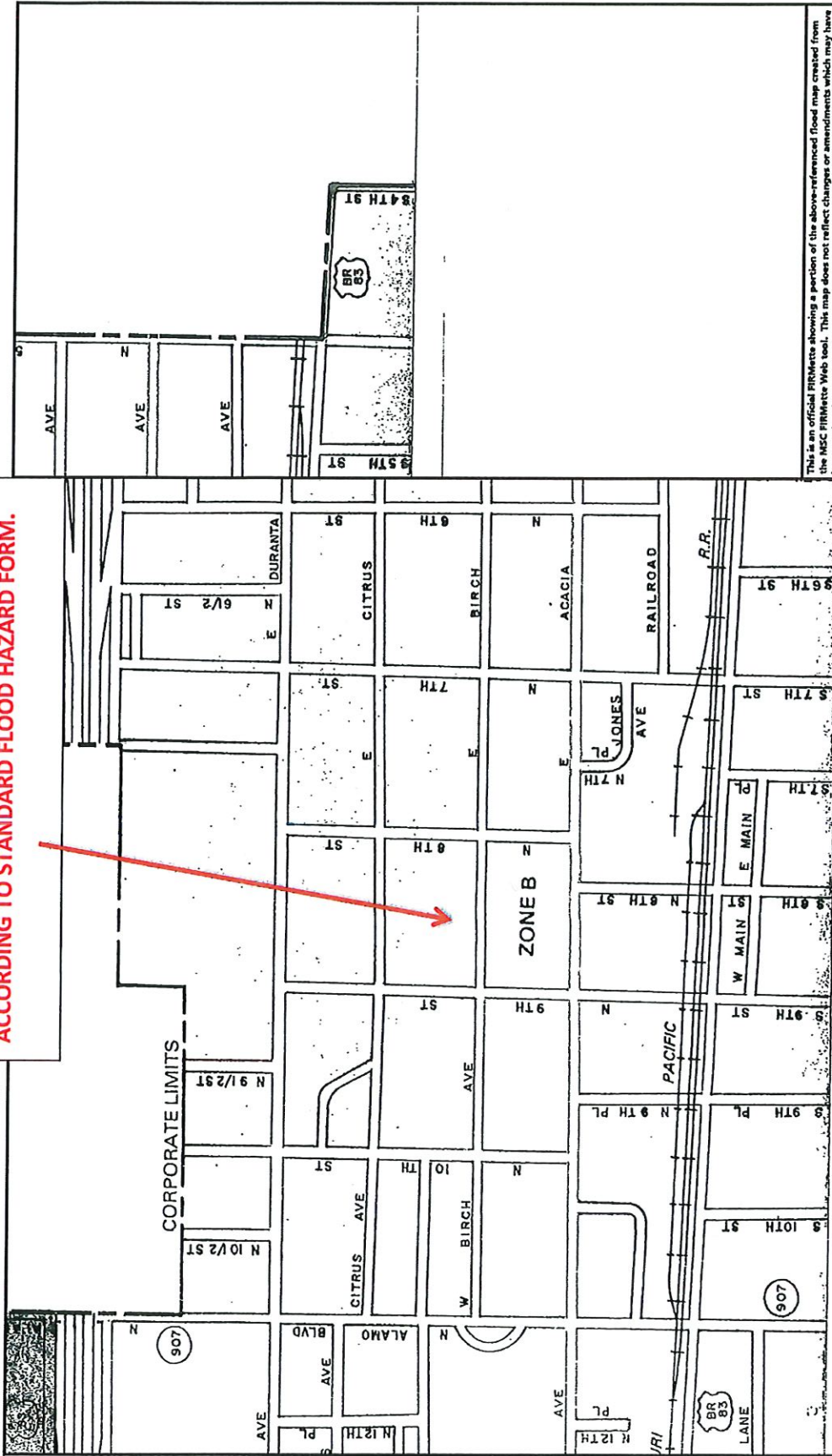
823 E. BIRCH AVE./ALAMO TOWNSITE LOT 6 BLK 21 ALAMO, TX 78516-0552



SUBJECT PROPERTY

Property ID	Options	Geo ID	Owner ID	Owner Name	Legal Description	Site Address	Doing Business As	Appraised Value	Address 1
114836		A2100-00-021-0008-00	37530	CONTRERAS MANUELE & ROSALI	ALAMO TOWNSITE LOT 6 BLK 21	823 E BIRCH AVE TX	NUF	\$35,857.00	NUF

**823 E. BIRCH AVE-ALAMO, TX. FLOOD ZONE B
ACCORDING TO STANDARD FLOOD HAZARD FORM.**



This is an official FEMA map showing a portion of the above-referenced flood map created from the MSC firm's data. While the map does not reflect changes or amendments which may have been made subsequent to the date of the map, the user should refer to the following information to make sure the map is current, please see the Flood Hazard Mapping Update Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

APPROXIMATE SCALE



JOINS 02

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Federal Insurance Administration

10

CITY OF ALAMO, TX
(HIDALGO CO.)

FLOOD HAZARD BOUNDARY MAP H - 01
FLOOD INSURANCE RATE MAP I - 01

MAP REVISED
9/25/79