

Housing Rehab Program

ENTITY: City of Alton

PROJECT: Reconstruction of a single family housing unit located at: 920 N. Maple St.
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 January 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 H. Rodriguez A#10-22-01	Family of one (1) 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 X N/A 1 current N/A N/A No - Deferred Loan- Elderly 3 1376 No \$ 43,850.00
--	--	--

Existing Dwelling: 4 bedrooms frame home, built in 1975

RECOMMENDATION:

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

INITIAL INSPECTION

Date: May 6, 2021

City: Alton

If County Wide, Precinct #:

Name of Applicant: Maria H. Rodriguez

Inspector: Robert Cavazos

Address: 920 N. Maple St.

Year House was built: 1975

EXTERIOR

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

Notes: Floor joist are sagging in several areas of the house. Floor joist might be damaged due to deterioration.

Dimension 30'-0"x60'-0"

Estimated Cost \$ 3,500

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

Notes: Siding on the exterior walls has several areas where severe deterioration has occurred.

Dimensions x

Estimated Cost \$ 5,000

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

Notes: The windows in the entire home need to be replaced. Many are broken or not functioning correctly.

Qty 10

Estimated Cost \$ 2,500

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

Notes: The entry door is broken and does not close properly. The door frame seems to be damaged as well. The exit door located in the rear of the house is also damaged and needs to be replaced.

Qty 2

Estimated Cost \$ 1,000

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

Notes: The trim needs to be replaced. There is no soffit on home.

Dimension

Estimated Cost \$ 1,200

- | | | | | |
|----|------------------|----------|------------|-------------|
| 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 needs to be replaced. Shingles are old and many have come off.

Dimension x Estimated Cost \$ 5,000

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

Notes: The entry and exit ramp and stairs need to be replaced due to severe deterioration. There are currently no rails installed at the home.

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 main line and is functioning as intended.

Dimension x 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 [] Replace []

Notes:

Estimated Cost \$

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

Notes: Waterline is in good working order. Good water pressure observed throughout the house.

Estimated Cost \$

- | | | | | |
|-----|------------------|----------|------------|-------------|
| 11. | Gas Line: | Good [] | Repair [] | Replace [X] |
|-----|------------------|----------|------------|-------------|

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

Notes: The ceiling needs to be completely replaced due to water damage and holes.

Dimension x Estimated Cost \$ 1,900

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 completely damaged. The drywall needs to be replaced and repainted.

Dimension x Estimated Cost \$ 2,000

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

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

Notes: The water heater is located at the rear of the house. The water heater looks to be rusted and deteriorated due to the elements. The plumbing and electrical wiring for the water heater needs to be replaced. The base of the water heater closet is rotted out due to water damage.

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 exposed and several leaks around the house.

Estimated Cost \$ 500

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: Where drywall was broken inside the home no insulation was present. Insulation was also observed in the central air vents. Insulation will need to be replaced.

Dimension _____ Estimated Cost \$ 900

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: Insects were observed during the initial inspection.

Estimated Cost \$ 500

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

Yes [] No [X]

Location(s): Bedrooms, kitchen, living room and restroom.

Notes: Exposed electrical outlets and switches were noted throughout the house.

Dimension x

Estimated Cost \$ 1,000

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 \$ 32,500

Current Value of Structure \$ 25,308

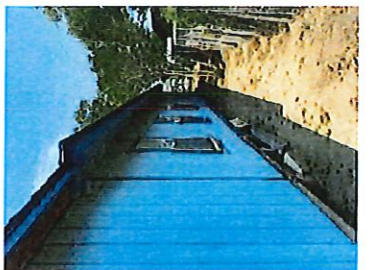
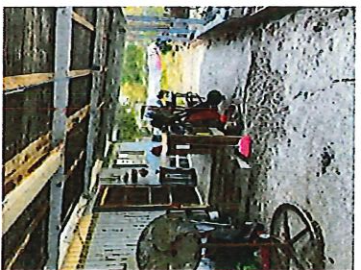
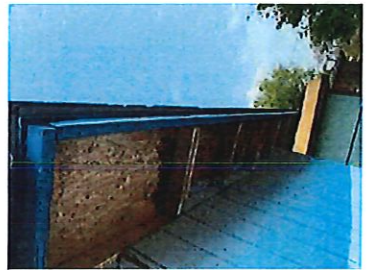
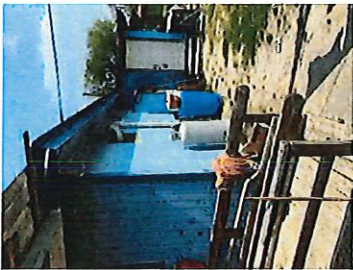
[Signature]
Inspector

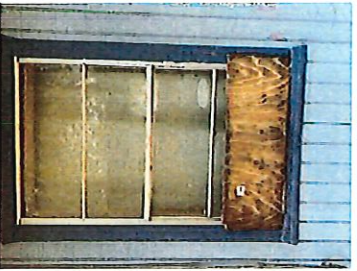
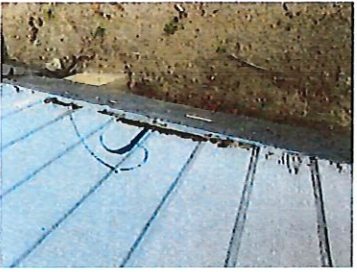
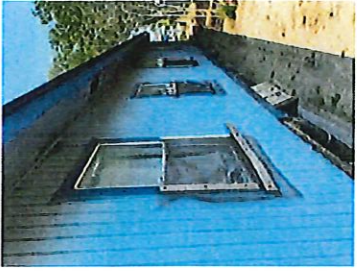
5/6/21
Date

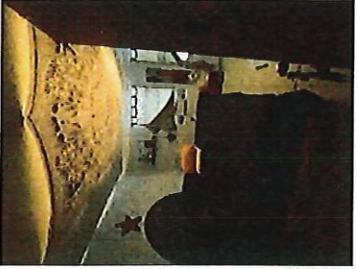
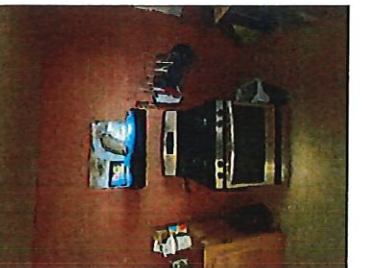
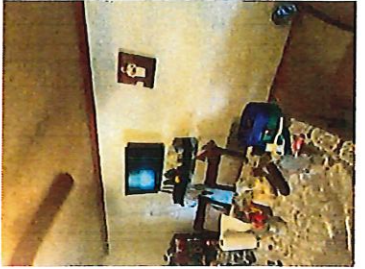
[Signature]
Home Manager Approval

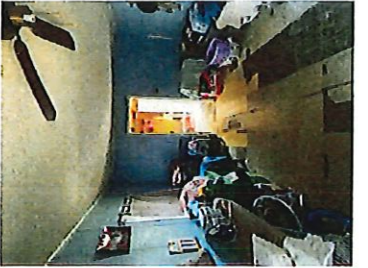
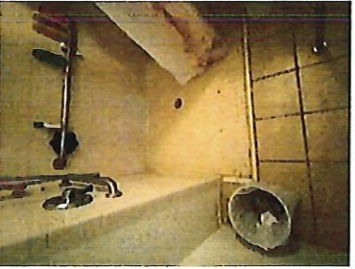
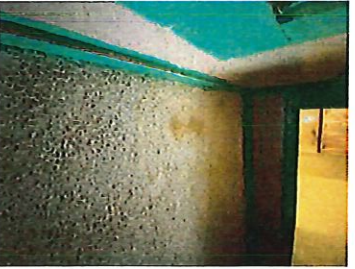
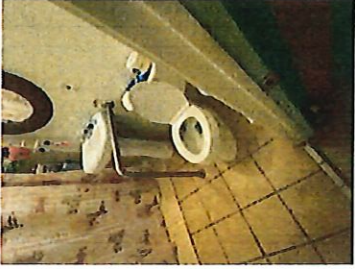
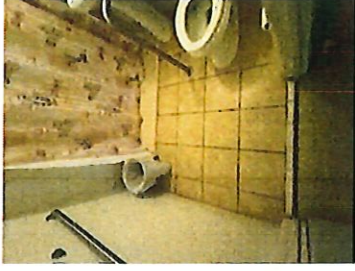
5/6/21
Date

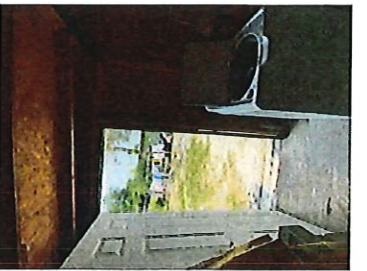
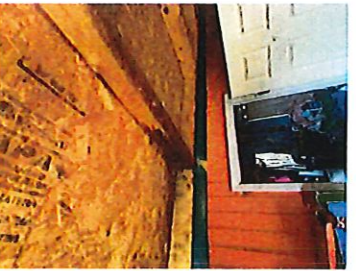
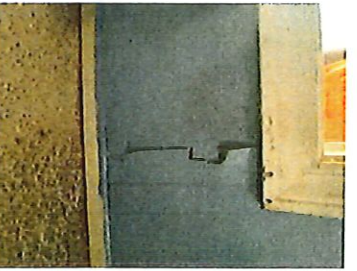
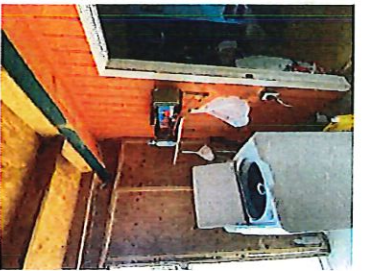
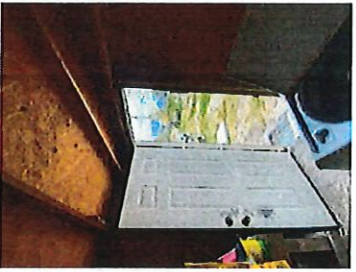
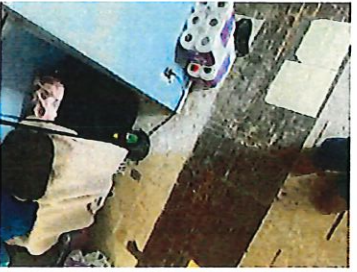
920 N. MAPLE ST
ALTON, TX
INITIAL INSPECTION PICS





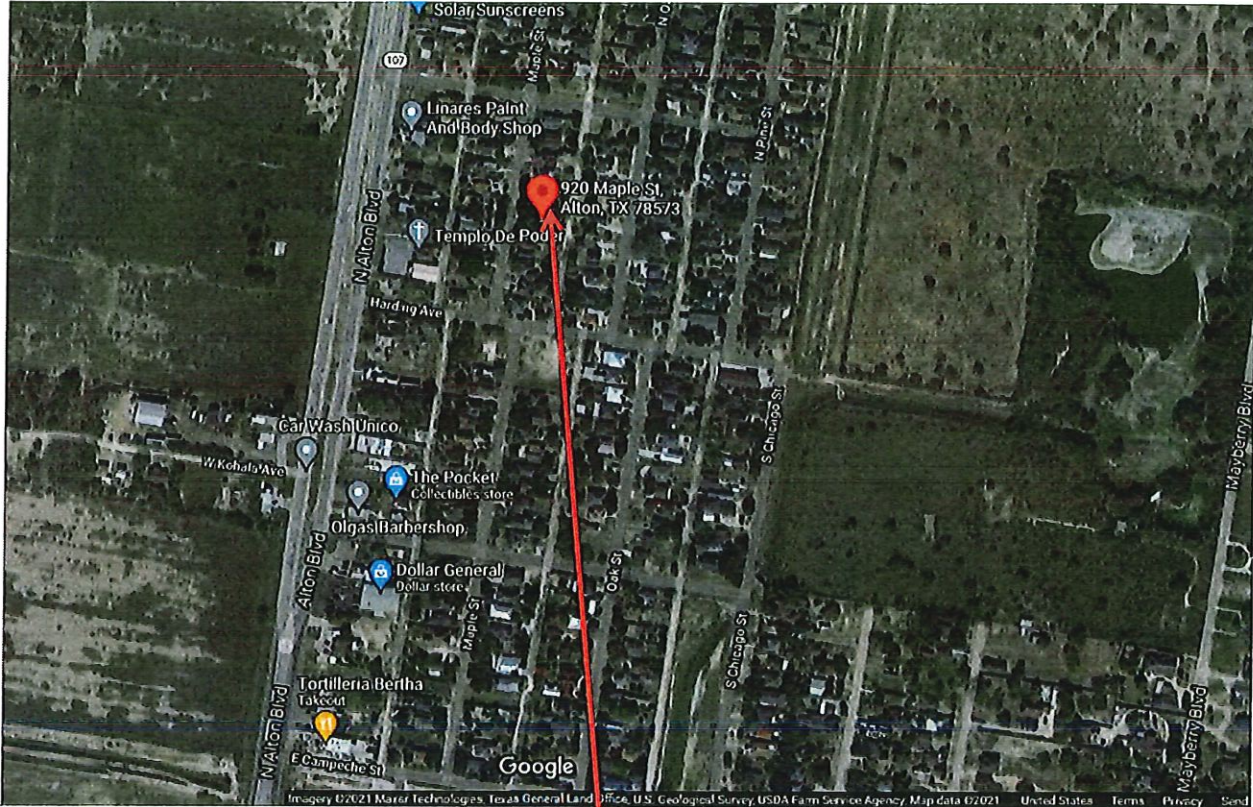






SITE LOCATION MAP

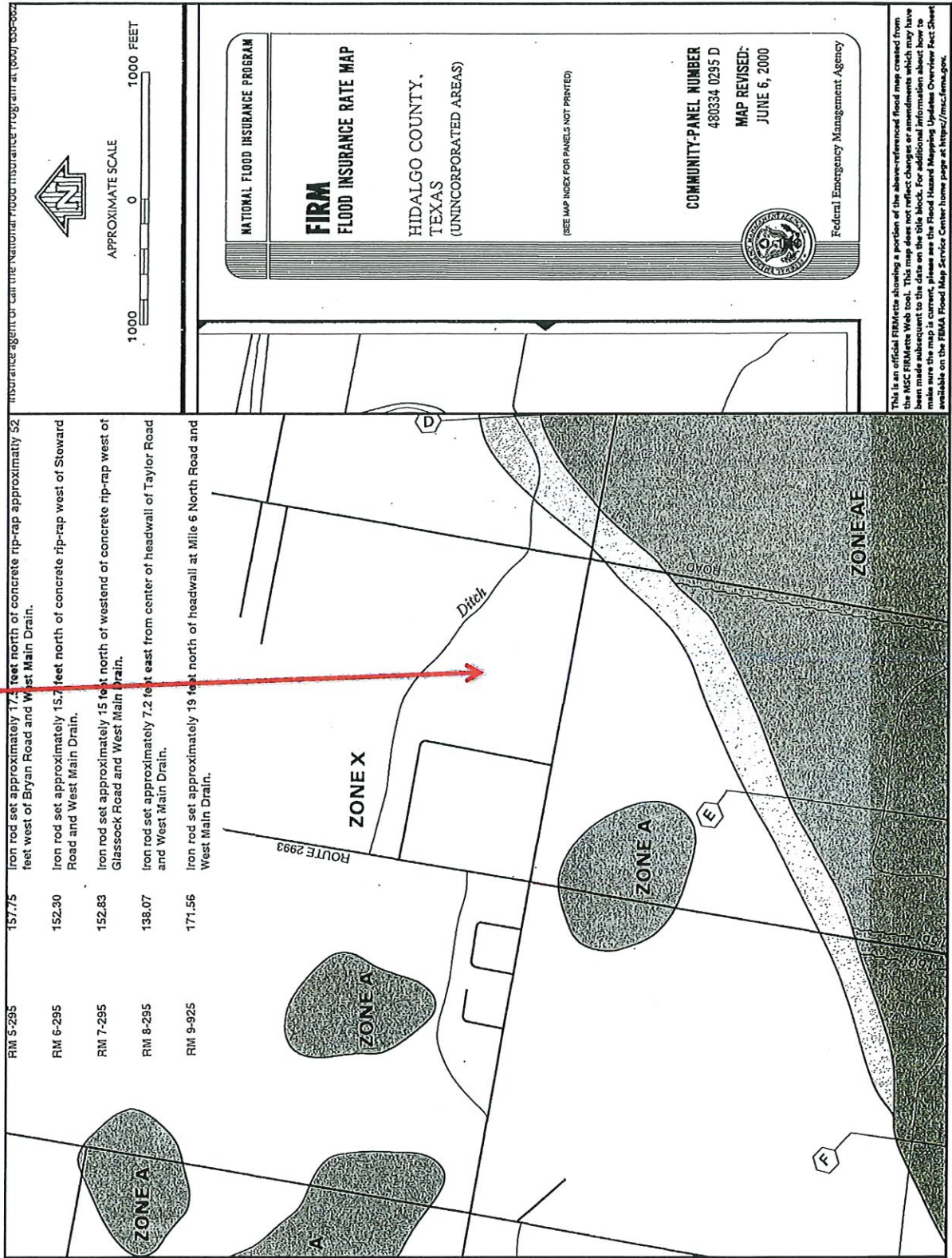
920 N. MAPLE ST./NUEVO ALTON TX LOT 28 BLK 3 ALTON, TX 78573-3879



SUBJECT PROPERTY

Property ID	Options	Geo ID	Owner ID	Owner Name	Legal Description	Situs Address	Doing Business As	Appraised Value	Address 1
249881		N8600-00-003-0028-00	1183196	RODRIGUEZ OSCAR & MARIA HERIBERTA TREVINO DE RODRIGUEZ	NUEVO ALTON LOT 28 BLK 3	920 N MAPLE ST TX	Null	\$54,144.00	Null

920 N. MAPLE ST.-FLOOD ZONE X



RM 5-295	157.75	Iron rod set approximately 17.4 feet north of concrete rip-rap approximately 52 feet west of Bryan Road and West Main Drain.
RM 6-295	152.30	Iron rod set approximately 15.7 feet north of concrete rip-rap west of Stoward Road and West Main Drain.
RM 7-295	152.83	Iron rod set approximately 15 feet north of west end of concrete rip-rap west of Glascock Road and West Main Drain.
RM 8-295	138.07	Iron rod set approximately 7.2 feet east from center of headwall of Taylor Road and West Main Drain.
RM 9-925	171.56	Iron rod set approximately 19 feet north of headwall at Millie 6 North Road and West Main Drain.