

Housing Rehab Program

ENTITY: City of San Juan

PROJECT: Reconstruction of a single family housing unit located at: 1108 E. Earling Rd., San Juan, Texas

FUNDING YEAR: HOME 2023

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 2021 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

Armandina R. Ramos SJ#75-24-01	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 B N/A 1 current N/A N/A No - Deferred Loan – Elderly 2 1,524 No \$ 48,000.00
---	--	---

Existing Dwelling: 2 bedrooms frame home, built in 1951

RECOMMENDATION:

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

INITIAL INSPECTION

Date: June 6, 2024

City: San Juan

If County Wide, Precinct #: 2

Name of Applicant: Armandina R. Ramos

Inspector: Irene Montoya

Address: 1108 E. Earling Rd., San Juan, Texas 78589

Year House was built: 1951

EXTERIOR

1. **Foundation Condition:** Good [] Repair [] Replace [X]
Foundation Type: Piers [X] Concrete []
Is the foundation sound and free from hazards? No

Notes: Home is sitting on piers beans that are sinking and in bad shape. Home is very old that floor has holes in the hallway making it hard to get into the rest of the rooms.

Dimensions Estimated Cost \$ 3,600

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

Notes: The exterior wall siding is in bad shape. There are many areas where the wood siding has deteriorated due to moisture or termites. Wood siding needs to be replaced and sealed to prevent future deterioration.

Dimensions Estimated Cost \$4,000

3. **Windows:** Good [] Repair [] Replace [X]
Are the windows in good working order? No

Notes: All windows are old do not open and close properly, several cracked and broken windows. The windows are not in good working order and need to be replaced. Windows are aluminum and many are cracked and do not open.

Qty: Estimated Cost \$ 2,000

4. **Doors:** Good [] Repair [] Replace [X]
What are the conditions of the exterior doors?

Notes: Front door is slanted and very hard to open properly due to it's old and damaged. Rear door is in poor shape and does not open at all.

Qty: Estimated Cost \$ 1,500

INITIAL INSPECTION

Date: June 6, 2024 City: San Juan If County Wide, Precinct #: 2

Name of Applicant: Armandina R. Ramos Inspector: Irene Montoya

Address: 1108 E. Earling Rd., San Juan, Texas 78589 Year House was built: 1951

EXTERIOR

1. **Foundation Condition:** Good [] Repair [] Replace [X]
Foundation Type: Piers [X] Concrete []
Is the foundation sound and free from hazards? No

Notes: Home is sitting on piers beans that are sinking and in bad shape. Home is very old that floor has holes in the hallway making it hard to get into the rest of the rooms.

Dimensions Estimated Cost \$ 3,600

2. **Exterior Walls:** Good [] Repair [] Replace [X]
Are the exterior surfaces sound and free from hazards? No

Notes: The exterior wall siding is in bad shape. There are many areas where the wood siding has deteriorated due to moisture or termites. Wood siding needs to be replaced and sealed to prevent future deterioration.

Dimensions Estimated Cost \$4,000

3. **Windows:** Good [] Repair [] Replace [X]
Are the windows in good working order? No

Notes: All windows are old do not open and close properly, several cracked and broken windows The windows are not in good working order and need to be replaced. Windows are aluminum and many are cracked and do not open.

Qty: Estimated Cost \$ 2,000

4. **Doors:** Good [] Repair [] Replace [X]
What are the conditions of the exterior doors?

Notes: Front door is slanted and very hard to open properly due to it's old and damaged. Rear door is in poor shape and does not open at all.

Qty: Estimated Cost \$ 1,500

5.	Overhang / Trim:	Good []	Repair []	Replace [X]	What are the conditions of the overhand and trim?	Notes: Many areas have peeled paint and discoloration due to elements of the weather; broken, cracked missing trim observed in many areas around the home.	Dimensions: Estimated Cost \$ 1,600	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 in poor shape and most of the shingles are missing observed at time of inspection.	Dimensions	Estimated Cost \$ 4,500	Other Exterior Structural Observations (stairs, rails, ramps, etc.):	Notes: The stairs are cement but very damage and rails are bended and broken observed at the time of inspection.	7.	
8.	Sewer Connected to City Main Line? Yes	Good [X]	Repair []	Replace []	Yard Line:	Notes: Sewer connected to city main line.	Estimated Cost \$ 2,000	Sewer Connected to City Main Line? Yes	Good [X]	Repair []	Replace []	Dimensions	Estimated Cost \$ 2,000	Sewer Connected to City Main Line? Yes	Good [X]	Repair []	Replace []	Dimensions	Estimated Cost \$ 2,000	Yard Line:	Notes: Sewer connected to city main line.	Estimated Cost \$ 2,000	Sewer Connected to City Main Line? Yes	Good [X]	Repair []	Replace []	8.
9.	Septic Tank: No	Good []	Repair []	Replace []	Septic Tank: No	Notes: Sewer connected to city main line.	Estimated Cost \$	Septic Tank: No	Good []	Repair []	Replace []	Dimensions	Estimated Cost \$	Septic Tank: No	Good []	Repair []	Replace []	Dimensions	Estimated Cost \$	Septic Tank: No	Notes: Sewer connected to city main line.	Estimated Cost \$	Septic Tank: No	Good []	Repair []	Replace []	9.
10.	Water Line:	Good []	Repair []	Replace [X]	Water Line:	Notes: Not able to open water faucet due to pipes are broken.	Estimated Cost \$	Water Line:	Good []	Repair []	Replace [X]	Is plumbing free from sewer back up? Yes, plumbing is free from sewer backup.	Estimated Cost \$	Water Line:	Good []	Repair []	Replace [X]	Is plumbing free from sewer back up? Yes, plumbing is free from sewer backup.	Estimated Cost \$	Water Line:	Notes: Not able to open water faucet due to pipes are broken.	Estimated Cost \$	Water Line:	Good []	Repair []	Replace [X]	10.

11. Dimension: Estimated Cost \$2,000

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

Notes: The propane tank is located in front of home; location/plumbing of tank is not to code.

Estimated Cost \$2,000

12. Other observations about all Exterior Plumbing/Drain/Sewer:

Notes: Plumbing is exposed throughout the entire home.

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 exterior of home has exposed electrical line and extension cords along walls and overhead trims.

Notes: Electrical hazard

Estimated Cost \$3,500

INTERIOR

14. Describe Flooring Conditions for Entire Dwelling:

Notes: The house is in need of new flooring. The existing linoleum is very old and in poor shape. The entire foundation is falling apart observed at the time of inspection.

Describe Specific Floor Problem Areas: the entire home

Is Floor Repairable

Yes [] No [X]

Notes: The entire floor is in bad shape and needs to be replaced, holes in the floor.

Dimensions Estimated Cost \$4,000

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

Are the kitchen cabinets in good shape and are they serving their purpose? No

Notes: Kitchen cabinets are very old and in rough shape.

Estimated Cost \$ 2,500

- Notes: The ceiling needs to be replaced in the entire home. There are several areas where water stains has occurred. The ceiling has collapse in the hallway and in the kitchen area leaving it exposed to rodents coming inside the home, observed at the time of inspection.
16. **Ceiling Coverings:** Good [] Repair [] Replace [X]
17. **Wall Coverings:** Good [] Repair [] Replace [X]
Interior Trim
Interior Finish (Wall Texture)
Notes: The wall covering and trim are old faded discoloration and in need of repair.
18. **Water Heater:** Good [] Repair [] Replace [X]
Dimension Estimated Cost \$ 2,500
Is hot water heater located and equipped in a safe manner and free of hazards? N/A
Notes: Home does not have water heater.
19. **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? No
Notes: Plumbing is old and in poor shape; needs to be replaced
20. **Insulation:** Good [] Repair [] Replace [X]
Estimated Cost \$ 1,500
Are the attic and walls appropriately insulated for regional conditions?
Notes: home does appear to be insulated in walls and ceiling but it's very old. Observed during initial home visit inspection.
21. **Lead Base Paint Assessment** Required [] Not Required [X]
Dimension Estimated Cost \$ 2,000
22. **Infestation** Yes [X] No []
Is the unit free from rats or severe infestation by mice or vermin? No

Notes: There are severe signs of a rat infestation, rat droppings observed in the room of the home during the initial home visit.

Estimated Cost \$1,500

Yes [] No [X]

Are the rooms free from electrical hazards? No

Location(s): Entire home

Notes: During the home inspection it was noted that home owner stated back part of the home didn't have electricity. The front part of the house has extension cords along the walls. Electrical needs to be inspected for electrical shorts.

Estimated Cost \$ 2,600

24. INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. - list reasoning for recommendation Recommendation 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 \$47,800.00

Current Value of Structure \$23,506.00

50% Value \$11,753.00

Program Coordinator I

6/27/24

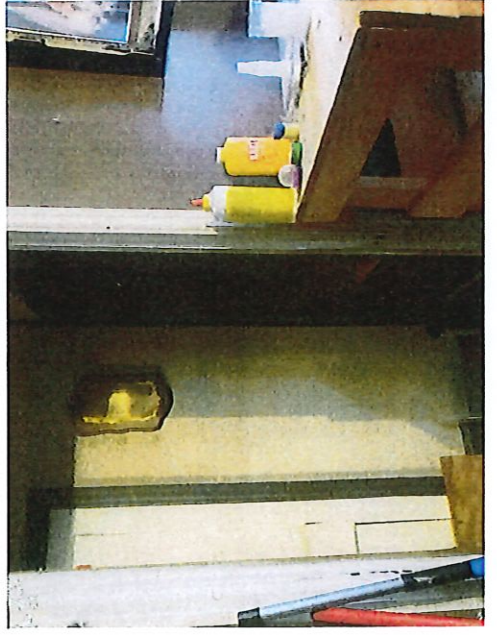
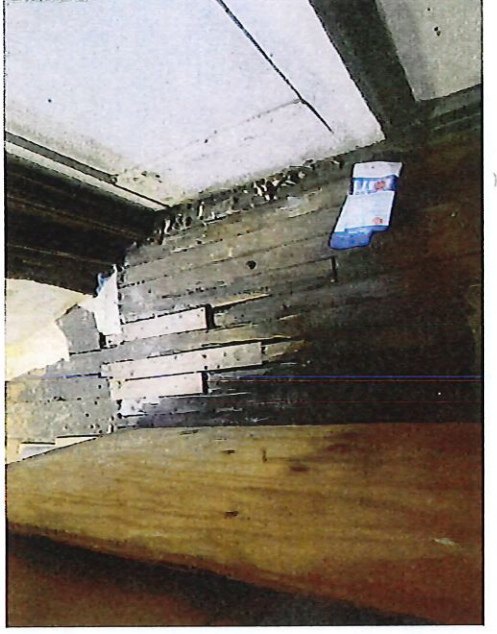
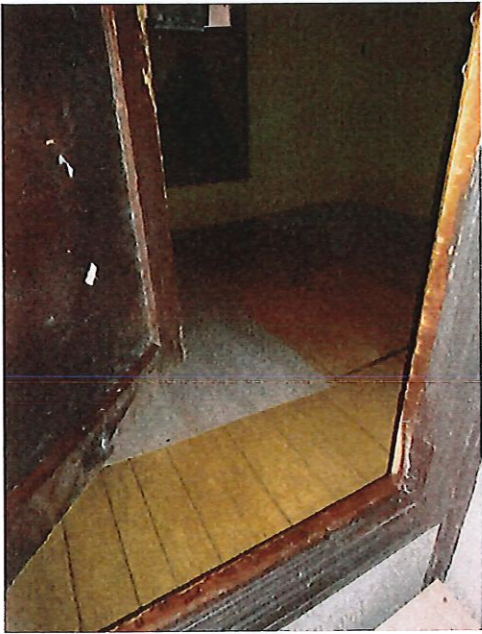
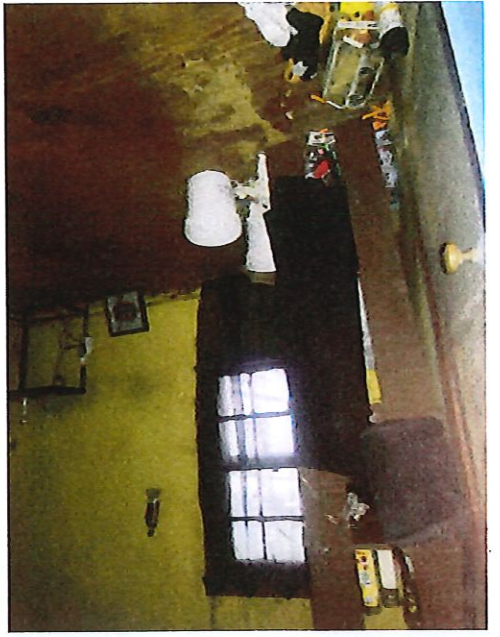
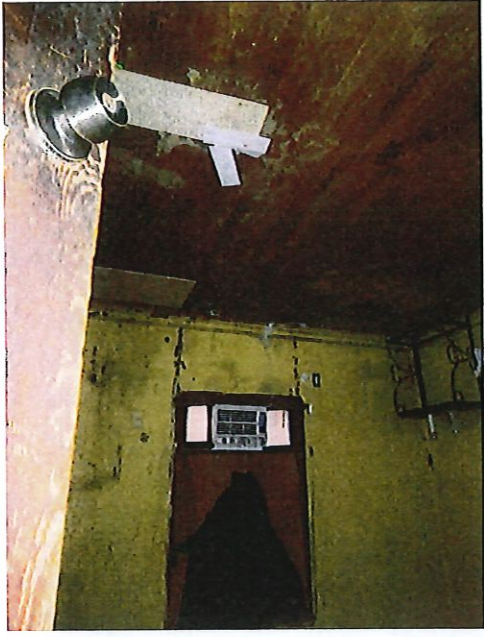
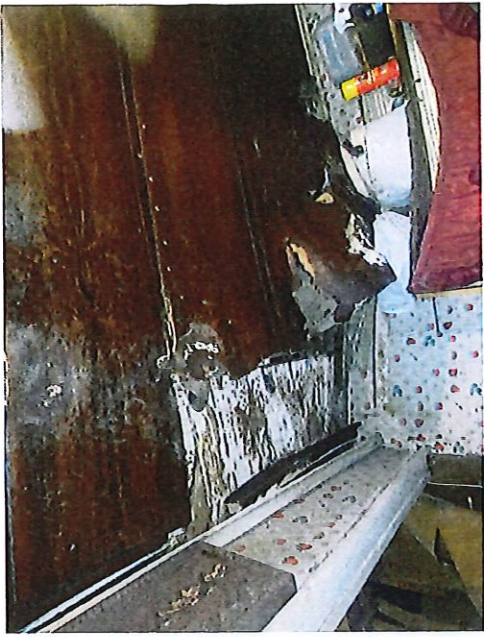
Date

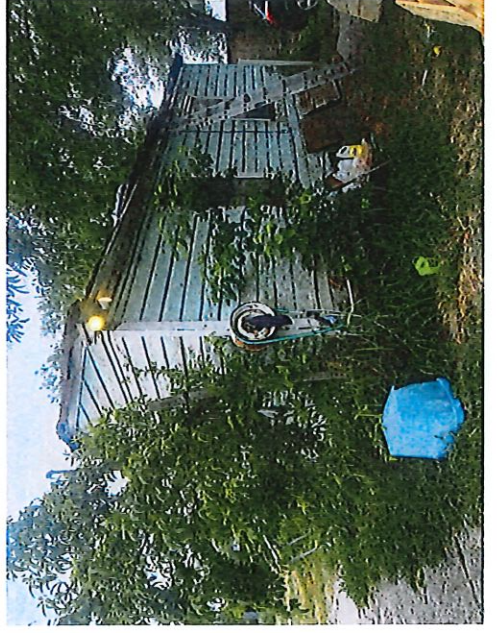
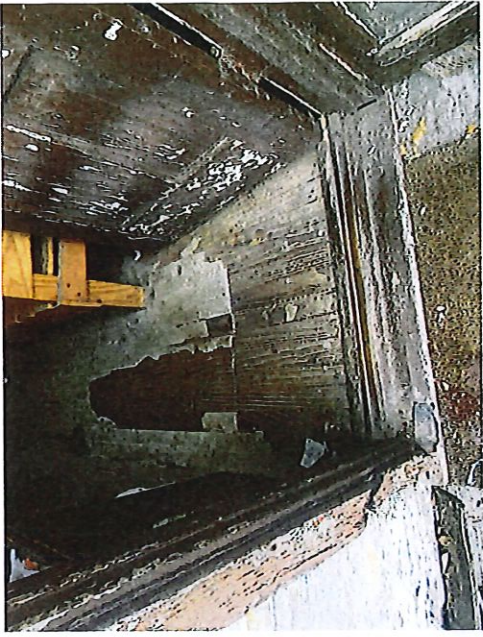
Housing Division Manager Approval

[Signature]

Date

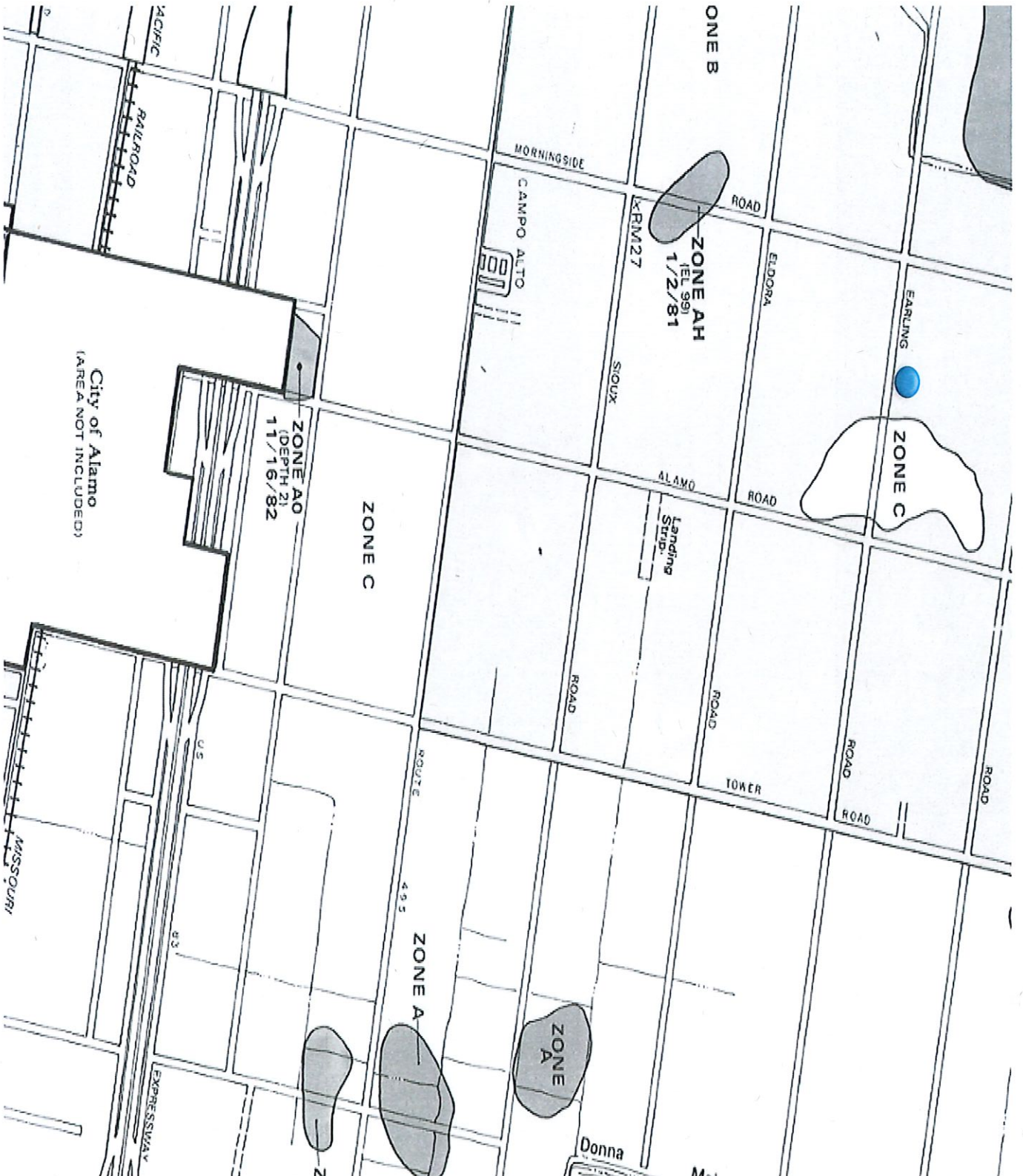
7/10/24







Alamo Land & Sugar Co., Lot #13 Block 47, San Juan Texas 78589 FIRM ZONE B



NATIONAL FLOOD INSURANCE PROGRAM
FIRM FLOOD INSURANCE RATE MAP
HIDALGO COUNTY, TEXAS
 (UNINCORPORATED AREA)

PANEL 425 OF 525
 (SEE MAP NUMBER FOR PANELS NOT PRINTED)

COMMUNITY PANEL NUMBER
 480334 0425 C

MAP REVISED:
 NOVEMBER 16, 1982

Federal emergency management agency

GENERAL NOTES:
 1. THIS MAP IS A FIRM FLOOD INSURANCE RATE MAP AND IS NOT A FLOOD HAZARD MAP.
 2. THE FIRM FLOOD INSURANCE RATE MAP IS A MAP OF THE FIRM FLOOD INSURANCE RATE MAP AND IS NOT A FLOOD HAZARD MAP.
 3. THE FIRM FLOOD INSURANCE RATE MAP IS A MAP OF THE FIRM FLOOD INSURANCE RATE MAP AND IS NOT A FLOOD HAZARD MAP.
 4. THE FIRM FLOOD INSURANCE RATE MAP IS A MAP OF THE FIRM FLOOD INSURANCE RATE MAP AND IS NOT A FLOOD HAZARD MAP.
 5. THE FIRM FLOOD INSURANCE RATE MAP IS A MAP OF THE FIRM FLOOD INSURANCE RATE MAP AND IS NOT A FLOOD HAZARD MAP.