

INITIAL INSPECTION

Date: January 30, 2024

City: La Joya

If County Wide, Precinct #: 3

Name of Applicant: Jose Quezada

Inspector: Irene Montoya

Address: 109 E. 13th St., La Joya Texas

Year House was built: 1965

EXTERIOR

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

Notes: The foundation is made up of concrete slab. Foundation needs to be repaired due to severe movement and large cracks and uneven areas.

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.

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. There are several cracked and broken windows, that have been covered with cardboard.

Qty: 13 Estimated Cost \$ 2,000

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

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

Qty: 4 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

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 made from concrete but family states it's old and in poor shape.

Dimensions Estimated Cost \$ 4,500

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

Notes: The front steps located at the front of the house are made from concrete, family states There are old and has large cracks on it, making it dangers for client to walk through it. Replacement of landing and stair is recommended.

Estimated Cost \$ 2,000

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

Notes: Sewer connected to city main line.

Dimensions Estimated Cost \$

9. **Septic Tank:** No Good [] Repair [] Replace []
Sewage Connected to Septic System? N/A
of years with current Septic System: N/A

Is plumbing free from sewer back up?

Yard Line & Drain Field: N/A

Notes: Yard line could be located or buried, currently caused stagnant water at right side of home.

Estimate Cost \$800

10. **Water Line:** Good [] Repair [] Replace [X]
Is water pressure good? No

Notes: water lines are leaking water, stagnant water observed on right side of the home at the time of inspection.

Dimension: Estimated Cost \$1,500

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

Notes: No gas line connection.

Estimated Cost \$

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]

Notes: 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 tiles are uneven with large cracked and posing tripping hazard for client. 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.

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 in rough shape, majority of doors don't close properly. Repair is needed under the sink where water damage has taken place.

Estimated Cost \$ 2,500

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

Notes: The ceiling needs to be replaced in the entire home. There are several areas where water stains has occurred. There are large cracks and opening in the ceiling due to water damaged observed at the time of inspection.

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: Some of the rooms have old wall paper that is faded and discoloration. Kitchen has cement walls and the paint is peeling. There are cracks on the walls due to foundation movement.

Dimension Estimated Cost \$ 3,500

18. **Water Heater:** Good [] Repair [] Replace [X]
Is hot water heater located and equipped in a safe manner and free of hazards? N/A

Notes: The water heater is located at the rear of the house and needs to be replaced. The water heater tank is corroded and the wires are a safety hazard.

Estimated Cost \$1,500

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

Estimated Cost \$ 1,500

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: home does appear to be insulated due to the walls are made from cement. Observed during initial home inspection.

Dimension Estimated Cost \$ 2,000

21. **Lead Base Paint Assessment** Required [] Not Required [X]

Estimated Cost

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 dropping observed in the back room of the home during the initial home visit.

Estimated Cost \$1,500

23. **Electrical Hazards –**

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 he is having issues with the electricity. The back part of the house has extension cords along the walls and ceiling, making it hazardous. Electrical needs to be inspected for electrical shorts.

Estimated Cost \$ 2,500

24. **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	\$48,500.00
Current Value of Structure	\$42,135.00
50% Value	\$21,067.50

Program Coordinator I

Date

7/12/24

Housing Division Manager Approval

Date

7/16/24