

# INITIAL INSPECTION

Date: September 18, 2023

City: Mission

If County Wide, Precinct #: 3

Name of Applicant: Molly Ramirez

Inspector: Irene Montoya

Address: 1417 S. Watson Rd. Mission Texas

Year House was built: 1986

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## 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

Dimensions Estimated Cost \$ 3,500

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

Notes: Entire home exterior walls has severe decomposition, missing, cracked siding, discoloration and faded paint all throughout the home

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

Qty. 9 Estimated Cost \$2,000

4. **Doors:** Good [ ] Repair [ ] Replace [ X ]  
What are the conditions of the exterior doors? No

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. 5 Estimated Cost \$ 1,000

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 \$ 1,500

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? No

Notes: The roof appears to be old and in poor shape and most of the shingles are missing

Dimensions Estimated Cost \$ 4,000

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

Notes: Front ramp has broken boards and rear porch is old and in poor shape; broken and cracked boards throughout both porches

Estimated Cost \$1,500

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

Notes:

Dimension Estimated Cost \$

9. **Septic Tank:** N/A Good [ ] Repair [ X ] Replace [ ]  
**Sewage Connected to Septic System?**  
**# of years with current Septic System: 25**

Is plumbing free from sewer back up? Yes

**Yard Line & Drain Field:** N/A

Notes:

Estimate Cost \$1,000

10. **Water Line:** Good [ ] Repair [ X ] Replace [ ]  
Is water pressure good? Yes

Notes: Good water pressure throughout the home

Estimated Cost \$1,500

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

Notes: Gas line is located left side of home

Estimated Cost \$1,000

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

Estimated Cost \$

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

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

Yes [ ] No [X]

Location(s): Rear porch has exposed wires on top of roof

**Notes:** Electrical hazard

Estimated Cost \$3,500

## INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling:

Notes: The flooring is old, broken and missing tiles throughout the entire home.

Describe Specific Floor **Problem Areas:** Kitchen, bedroom and laundry room

**Is Floor Repairable** Yes [X] No [ ]

Notes: Several kitchen tile are broken and missing

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 old and in poor shape; some cabinets missing drawers and countertops are discolored and there's not enough space and room for kitchen storage.

Dimension Estimated Cost \$ 2,500

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

Notes: Several areas of home have water stains, plastered covering areas on ceiling due to water damages; a few cracks observed

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: Walls are in old, faded discoloration, cracks thought out the home, however walls from restroom are in pretty good condition.

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? Yes/No

Notes: Home is equipped with water heaters located at rear of home and has corrosion and need to be replaced.

Estimated Cost \$ 1,500

- 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? Yes

Notes: Plumbing in home is old and in poor shape; needs to be replaced

Estimated Cost \$ 1,000

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

Are the attic and walls appropriately insulated for regional conditions? No

Notes: home does not appear to be insulated in walls and ceiling. Insulation needs to be added.

Dimension Estimated Cost \$ 2,000

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: signs of termites, vermin and insects thought out the home

Estimated Cost \$ 1,500

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

Yes [ ] No [ No ]

Location(s): Utility/storage room

Notes: Only exposed electrical outlets observed at the time of inspection was the at the rear porch.  
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 \$44,000.00

Current Value of Structure \$27,037.00

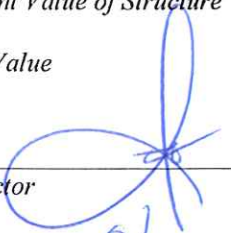
50% Value \$13,518.50

Inspector

Date

Division Director Approval

Date

  
8/20/23

  
8/21/23