

Housing Rehab Program

ENTITY: City of San Juan

PROJECT: Reconstruction of a single-family housing unit located at: 1505 Pullin St. 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 September 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

Flor E. Tovar	Family of one (1)	
SJ#70-25-02	Does applicant meet	
	Deferred Loan Requirements:	Yes
	Title Search:	No Abstract or Liens
	Flood Zone:	No – Zone C
	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:	3
	Square Feet:	1064
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 42,000.00
	Deferred Loan - Elderly	

Existing Dwelling: 3 bedrooms frame home, built in 1991

RECOMMENDATION:

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

INITIAL INSPECTION

Date: September 11, 2024

City: San Juan

If County Wide, Precinct #:

Name of Applicant: Flor Estella Tovar

Inspector: Eric Gonzales

Address: 1505 Pullin Ave.

Year House was built: 1991

EXTERIOR

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

Notes: This Project is aa Mobile home

Dimensions: 14'x76'

Estimated Cost \$ 0

2. **Exterior Walls:** Good [] Repair [] Replace []
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 \$ 3,000

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

Notes: 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. 10

Estimated Cost \$7,000

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

Notes: The front and rear exterior doors need to be replaced. The door frames is damaged and cracked due to weather deterioration.

Qty.4

Estimated Cost \$ 3,000

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

What are the conditions of the overhand and trim?

Notes: The overhang is in bad shape. There are many areas where the overhang has deteriorated due to moisture or termites. Overhang needs to be replaced and sealed to prevent future deterioration. The trim needs to be replaced due to deterioration.

Dimensions Estimated Cost \$ 2,394

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 roofing shingles and paper felt need to be replaced. The plywood decking needs to be replaced, deterioration due to severe holes in the house.

Dimensions 14'x 17' Estimated Cost \$ 5,320

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

Notes: The front steps and back steps not to code and has no rails, the side door steps are old and broken causing a tripping /fall hazard.

Estimated Cost \$ 1,500

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

Notes:

Dimension Estimated Cost \$ 0

9. **Septic Tank:** N/A 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? Yes

Yard Line & Drain Field: N/A

Notes: There is an abandoned open septic tank under the house that needs to be removed.

Estimate Cost \$ 0

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

Is water pressure good? Yes

Notes:

Estimated Cost \$ 0

11. **Gas Line:** Good Repair Replace
LP Gas Line & Tank to Code: yes Relocate Replace
Notes:

Estimated Cost \$ 0

12. **Other observations about all Exterior Plumbing/Drain/Sewer:**
Plumbing is exposed throughout the entire home; vent pipes not above roof line, water lines leaking.

Estimated Cost \$ 500

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

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

Yes No

Location(s): Electrical wires without proper conduit alongside of the house.

Notes: Electrical hazard

Estimated Cost \$ 1,500

INTERIOR

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

The flooring for the entire house needs to be replaced. In several areas in the house the VCT has come unglued and or worn .The subfloor has major holes exposing the entire house to the elements.

Describe Specific Floor **Problem Areas:** Entire house

Is Floor Repairable Yes No

Notes:

Dimensions: 14'x76'

Estimated Cost \$ 3,404

15. **Condition of Kitchen Cabinets:** Good [] Repair [] Replace [X]
Are the kitchen cabinets in good shape and are they serving their purpose? No

Notes: The kitchen cabinets are in need of repair. Repair is needed under the sink and behind the faucet where water damage has taken place.

Dimension: 7' x 2' Estimated Cost \$ 1,750

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

Notes: There are several major holes where water damage has caved in the ceiling. There are also signs of termites and rodent infestation.

Dimension: Estimated Cost \$ 2,660

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 and trim are in need of repair. There are holes in walls and mold and major rodent damage. Door frames and trims are broken and do not close properly.

Dimension: Estimated Cost \$ 5,320

18. **Water Heater:** Good [] Repair [] Replace [X]
Is hot water heater located and equipped in a safe manner and free of hazards? NO

Notes: The water heater is located outside and is exposed to the elements, exposed wires and rust and needs to be replaced.

Estimated Cost \$ 800

- 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: The existing plumbing shows signs of leaks and there is no sink in the bathroom.

Estimated Cost \$ 1,050.00

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

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

Notes: The insulation in the attic and walls are exposed and show signs of mold.

Estimated Cost \$ 1702

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

Estimated Cost \$ 0

21. **Infestation** – Is the unit free from rats or severe infestation by mice or vermin?

Yes [X] No []

Notes: Signs of vermin or insects observed in time of inspection

Estimated Cost \$ 500

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

Yes [X] No []

Location(s): Throughout the house

Notes: There were several plugs throughout the house that were not working. Several ceiling light fixtures in the house were also not working, exposed electrical wires. Electrical needs to be inspected for electrical shorts.

Estimated Cost \$ 1,200

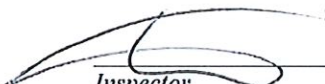
23. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation): Recommend demolition and reconstruction due to repairs exceeding over 50% of the value of dwelling and will be triggering policy for Reconstruction.**

- Note - If more room is needed, attach additional sheet.

Total Rehab Estimated Cost \$ 42,601

Current Value of Structure \$ 15,521

50% Value \$ 7,760.50



Inspector

9-23-24

Date

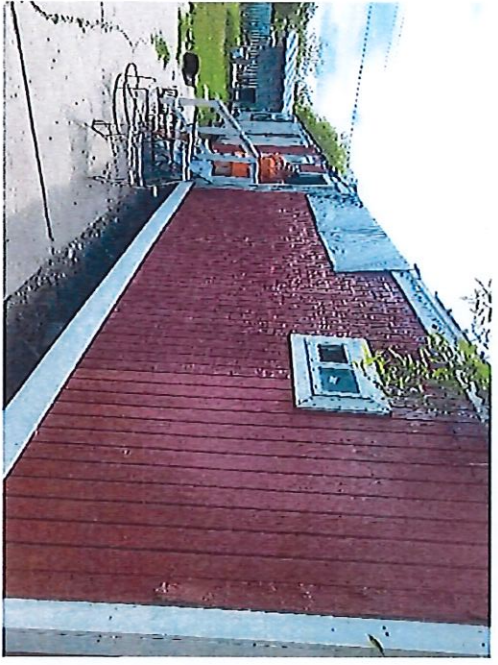


Division Director Approval

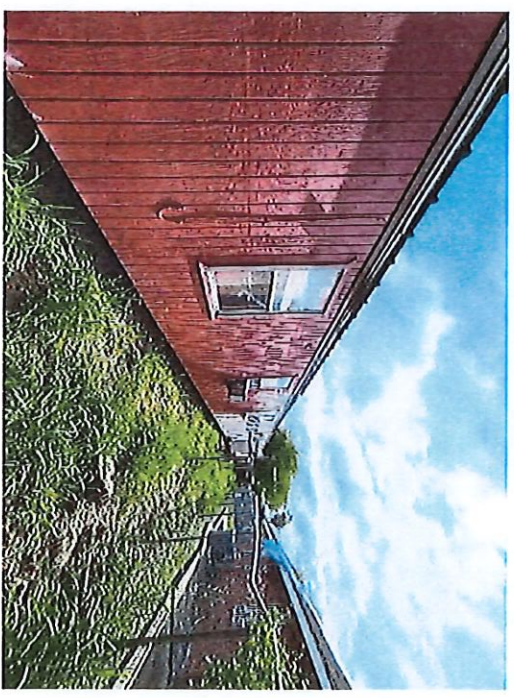
9/23/24

Date

1505 Pullin st., San Juan TX



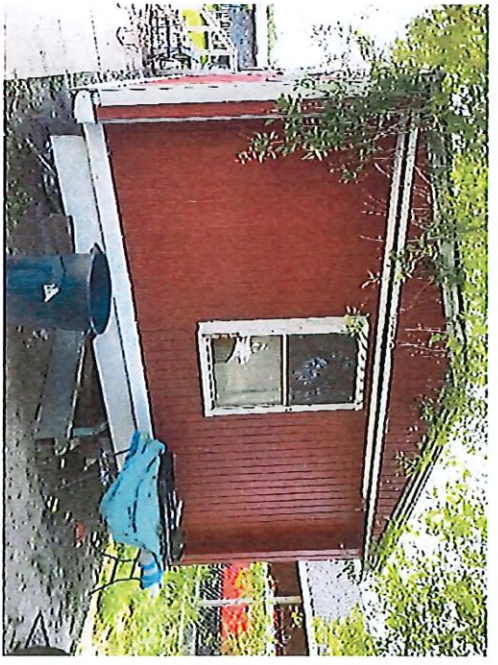
Front Elevation



Rear Elevation

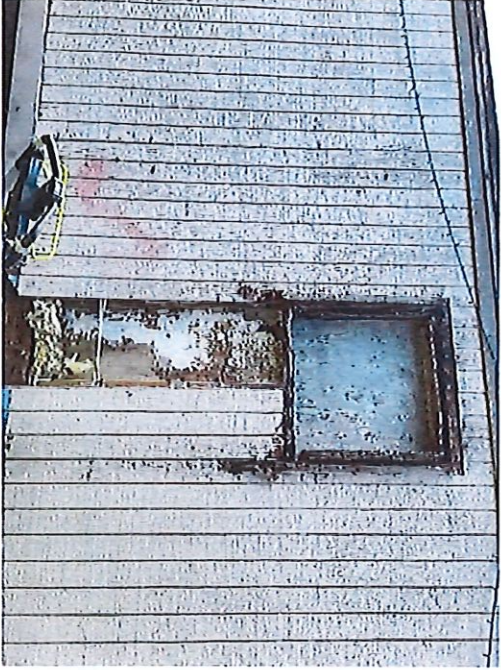


Left Elevation



Right Elevation

1505 Pullin st., San Juan TX



Exterior siding weather damaged and missing in some areas



weather damaged Siding and inoperable windows



Back door inoperable and has big gaps



Water heater rusted and closet needs to be replaced

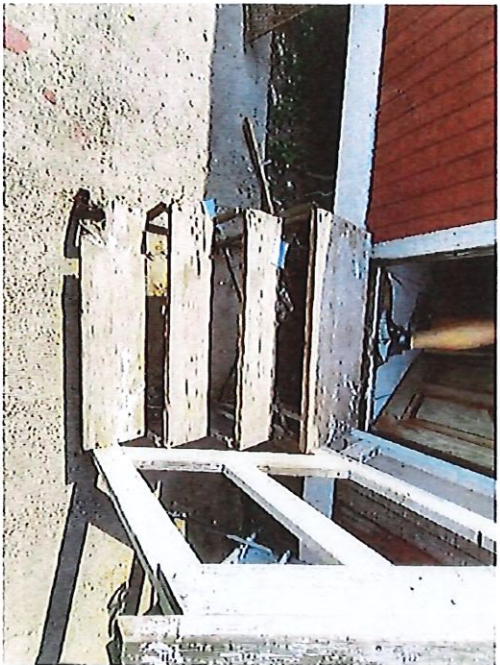
1505 Pullin st., San Juan TX



No Insulation or Pinning



sewer lines not properly supported

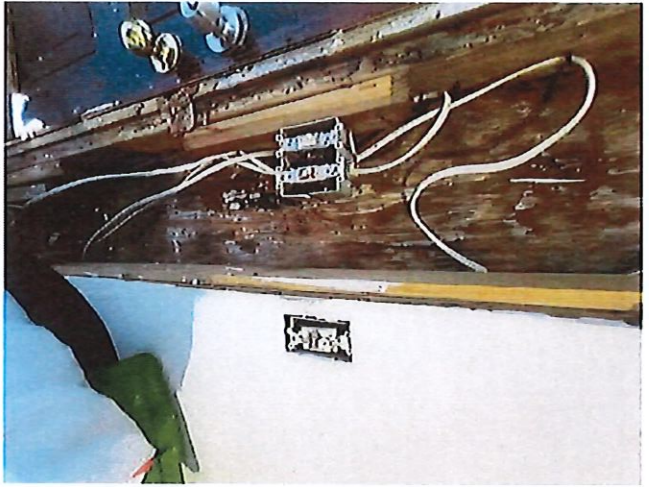


Stairs need to be replaced

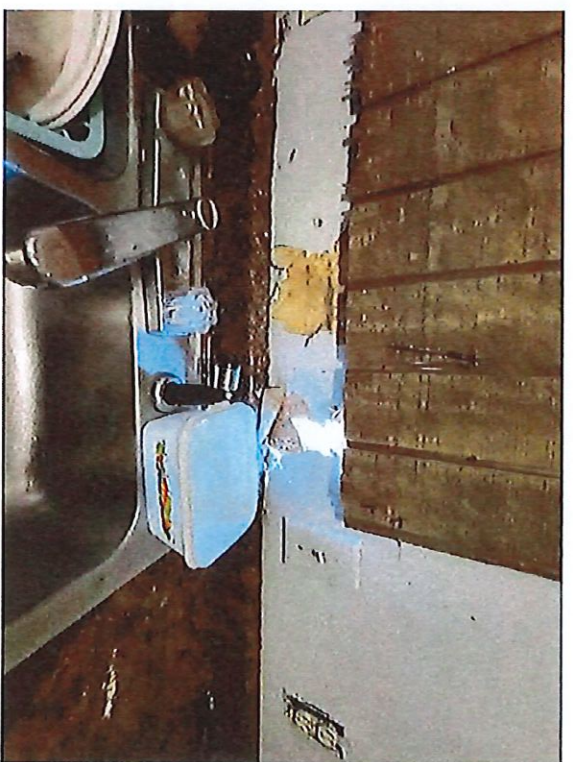
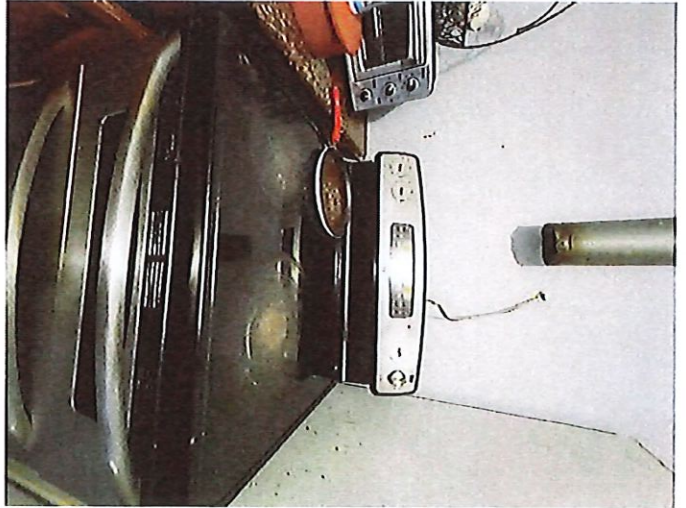


tile broken and holes through the sub-floor

1505 Pullin st., San Juan TX



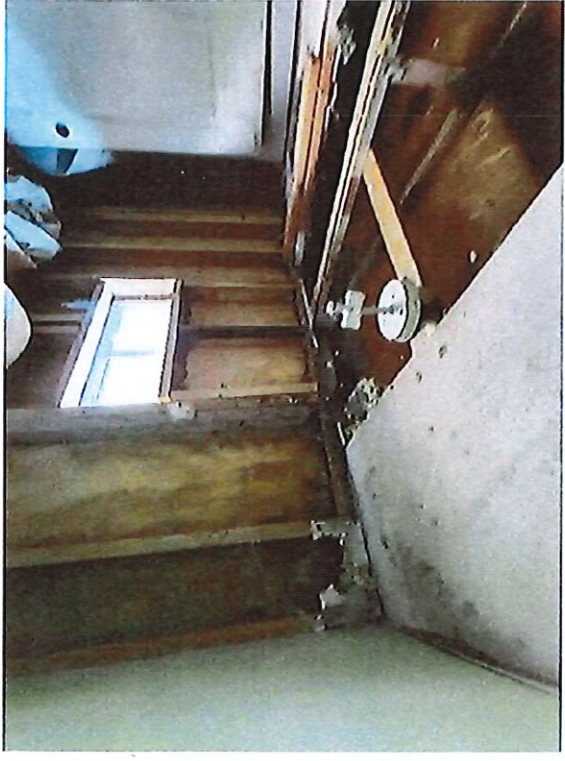
Electrical Deficiencies



1505 Pullin st., San Juan TX



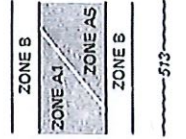
Ceiling Deficiencies



CAPRI NO. 2 LOT 10
1505 Pullin Ave., San Juan Texas 78589
FIRM ZONE C

KEY TO MAP

- 500-Year Flood Boundary
- 100-Year Flood Boundary
- Zone Designations: With Date of Identification
- 100-Year Flood Boundary
- 500-Year Flood Boundary
- Base Flood Elevation Line With Elevation in Feet**
- State Flood Elevation in Feet Where Uniform Within Zone**
- Elevation Reference Mark
- River Mile



TEL 987
 RM7 X
 *M1.5
 **Referenced to the National Geodetic Vertical Datum of 1929

***EXPLANATION OF ZONE DESIGNATIONS**

ZONE	EXPLANATION
A	Areas of 100-year floods; base flood elevation and flood hazard factor not determined.
A0	Areas of 100-year shallow flooding, where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevation and flood hazard factor determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; depths are shown, but no flood hazard factors are determined. The contributing drainage area is less than one square mile, or areas protected by levees from the base flood. (No shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action) base flood elevations and flood hazard factors determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

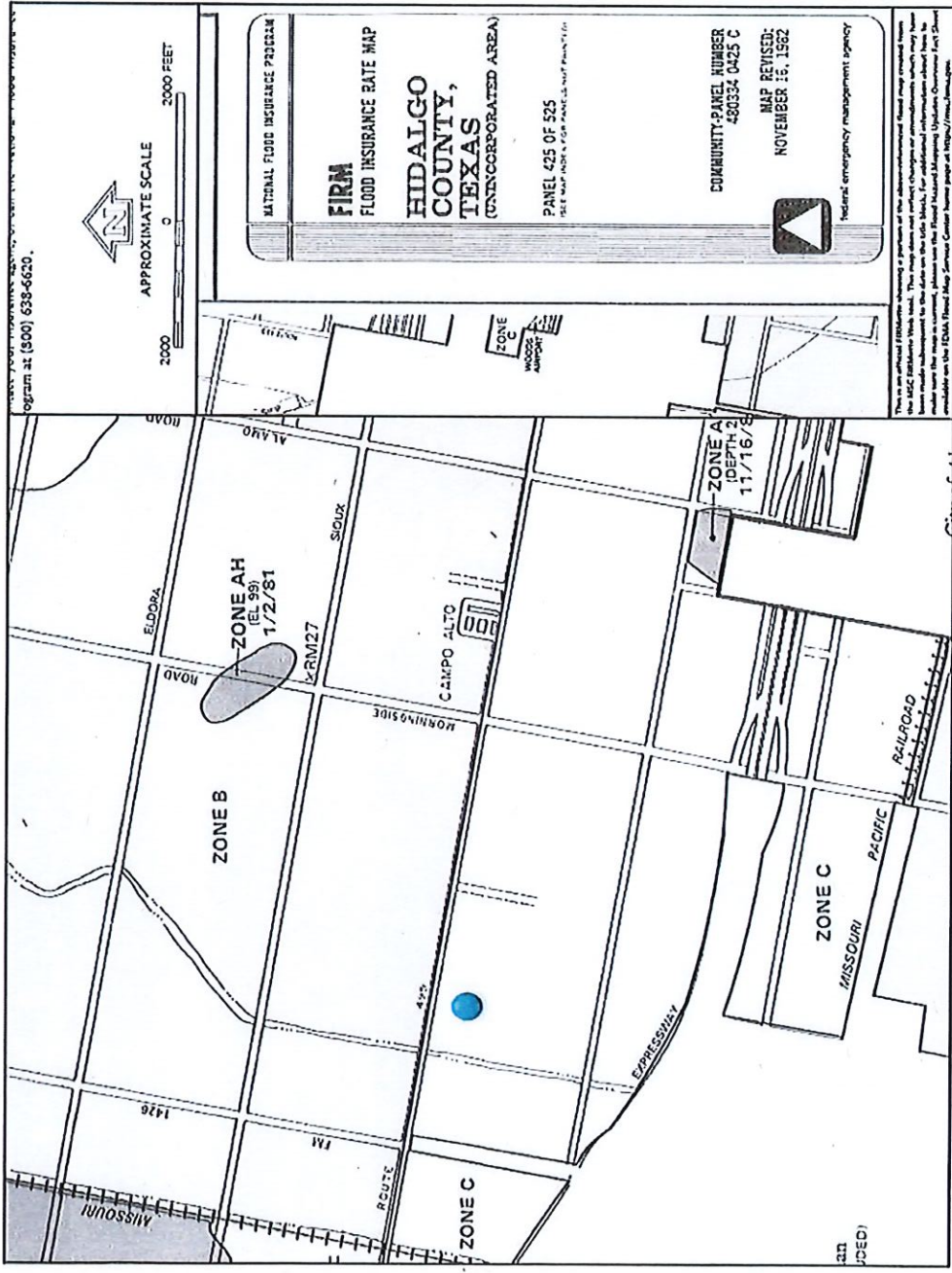
Certain areas not in the special flood hazard zones A and V may be protected by flood control measures.
 This map is for flood insurance purposes only. It does not necessarily show all areas subject to flooding in the community, or all structural features outside special flood hazard areas.
 For additional map sheets, set separately printed Index to Map Panels.
 Legend

INITIAL IDENTIFICATION
 MAY 27, 1970

FLOOD HAZARD BOUNDARY MAP REVISIONS

FLOOD INSURANCE RATE MAP REVISIONS
 JANUARY 2, 1991

* FLOOD INSURANCE RATE MAP REVISIONS
 REVISIONS TO THIS MAP SHOULD BE MADE TO THE SPECIAL FIRM ZONE DESIGNATIONS TO REFLECT STRUCTURAL FLOOD HAZARD ZONE DESIGNATIONS, TO ADD BASE FLOOD ELEVATIONS TO ARE ZONE BOUNDARIES, TO ADD RIVER MILES, AND TO ADD SHEETS



This is an official FEMA Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) under the authority of the National Flood Insurance Act of 1968. This map shows only the information which may be used for flood insurance purposes. It does not show other information which may be available on the FEMA Flood Map Service Center home page at <http://www.fema.gov>.