

Housing Rehab Program

ENTITY: City of Weslaco

PROJECT: Approval for Assistance under the HOME Homeowner Occupied Housing Rehabilitation Program.

FUNDING YEAR: HOME 2008

SYNOPSIS:

The family is being recommended for applicant approval under the HOME Homeowner Occupied Housing Rehabilitation Program. The applicant has been on the Countywide Waitlist since January 2009, and has met all of the program requirements for assistance under the HOME Homeowner Housing Rehabilitation Grant Program. The following is a profile of the project

Guadalupe Pacheco

Family of one (1)	
Applicant's age is 67	
Title Search:	No Abstract & Liens
Flood Zone:	No - Zone B
Insurance:	N/A
Structures:	1
Taxes:	current
Assets & Deposits:	\$50.00
Debt to Income Ratio:	N/A
Pay Back:	No - Deferred Loan - Elderly
Number of Bedrooms:	2
Square Feet:	864
Total annual household income:	\$ 8,328.00
HUD Income Limits (family of 1):	\$ 25,500.00

Existing Dwelling: 2 bedrooms frame home, built in 1970.

RECOMMENDATION:

The HOME Staff recommends approval for assistance under the Housing Rehabilitation Program by the County Commissioner's Court.

INITIAL INSPECTION

Date: 9-08-09 City: Weslaco If County Wide, Precinct #: _____

Name of Applicant: Guadalupe Pacheco Inspector: Monica Guerra

Address: 1315 E. 2nd Year House was Built: _____

EXTERIOR

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

Notes: _____

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

Notes: Termite infested - Rotted wood throughout

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

Notes: old & dont function

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

Notes: old

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

Notes: rotted wood throughout

6. **Roof Shingles:** Good [] Repair [] Replace

Notes: leak. Never been replaced

Is the roof sound and free from hazards?

Notes: _____

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

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

Notes: no problems

9. **Septic Tank:** N.A. Good [] Repair [] Replace []
Sewer Connected to Septic System []
of years with current Septic System: _____

Is plumbing free from sewer back up? _____

Yard Line & Drain Field: Good [] Repair [] Replace []

Notes: _____

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

Notes: _____

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

Notes: no leaks.

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

is exposed on side of home.

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

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

Yes [] No []

Location(s): _____

Notes: _____

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: weak & has sunken.

Describe Specific Floor Problem Areas: throughout entire house.

Is Floor Repairable Yes [] No

Notes: no. too much termite damage.

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

Notes: fallen apart

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

Notes: cracks, water stains

17. **Wall Coverings:** Good [] Repair [] Replace
Interior Trim Good [] Repair [] Replace
Interior Finish (Wall Texture) Good [] Repair [] Replace

Notes: _____

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

Plumbing:

Good [] Repair [] Replace []

Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?

Notes: old leaks.

19. **Insulation:**

Good [] Repair [] Replace []

Are the attic and walls appropriately insulated for regional conditions?

Notes: None.

20. **Lead Base Paint Assessment**

Required [] Not Required []

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

Yes [] No []

Notes: /

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

Yes [] No []

Location(s): THROUGHOUT HOME

Notes: WIRES ABANDONED & SHE FEARS OF FIRE

23. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation):**

will cost more than 1/2 to repair.
Recommended reconstruction.

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

Housing Rehab Program

ENTITY: City of Mercedes

PROJECT: Approval for Assistance under the HOME Homeowner Occupied Housing Rehabilitation Program.

FUNDING YEAR: HOME 2008

SYNOPSIS:

The family is being recommended for applicant approval under the HOME Homeowner Occupied Housing Rehabilitation Program. The applicant has been on the Countywide Waitlist since December 2008, and has met all of the program requirements for assistance under the HOME Homeowner Housing Rehabilitation Grant Program. The following is a profile of the project

Juan & Agustina Ortega	Family of three (3)
	Applicant's age is 59, spouse age is 59 and daughter ages is 34
	Title Search: No Abstract & Liens
	Flood Zone: No-Zone B
	Insurance: N/A
	Structures: 1
	Taxes: current
	Assets & Deposits: \$ 224.37
	Debt to Income Ratio: N/A
	Pay Back: No - Deferred Loan - <i>Disabled</i>
	Number of Bedrooms: 2
	Square Feet: 864
	Total annual household income: \$ 24,480.45
	HUD Income Limits (family of 3): \$ 32,850.00

Existing Dwelling: 4 bedrooms frame home, built in 1970.

RECOMMENDATION:

The HOME Staff recommends approval for assistance under the Housing Rehabilitation Program by the County Commissioner's Court.

INITIAL INSPECTION

Date: 8-26-09 City: Mercedes If County Wide, Precinct #: _____

Name of Applicant: Juan Ortega Inspector: Monica Guerra

Address: 731 N. Indiana Year House was Built: 70'S

EXTERIOR

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

Notes: ROTTED WOOD / TERMITES

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

Notes: TERMITES / ROTTED WOODS

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

Notes: SOME ARE HARD TO OPEN BECAUSE OF WARPED WOODS

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

Notes: FRONT DOOR & SLIDING DOOR DO NOT CLOSE RIGHT

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

Notes: OLD, NEWER PART WAS PUT ON IN THE 80'S

6. **Roof Shingles:** Good [] Repair [] Replace []

Notes: ROTTED THROUGHOUT

Is the roof sound and free from hazards?

Notes: _____

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

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

Notes: DOES BACK UP FROM TIME TO TIME BUT CITY TAKES CARE OF IT.

9. Septic Tank: N/A Good [] Repair [] Replace []
Sewer Connected to Septic System []
of years with current Septic System: _____

Is plumbing free from sewer back up? _____

Yard Line & Drain Field: Good [] Repair [] Replace []

Notes: _____

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

Notes: _____

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

Notes: NO LEAKS W/ NATURAL GAS.

12. Other observations about all Exterior Plumbing / Drains / Sewer: _____

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

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

Yes [] No []

Location(s): _____

Notes: _____

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: UNLEVEL, HOLES, WEAK.

Describe Specific Floor Problem Areas: ENTIRE HOME

Is Floor Repairable Yes [] No

Notes: _____

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

Notes: SOME CABINET DOORS HAVE FALLEN,

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

Notes: SHEETROCK IS CRACKING / FALLING.

17. **Wall Coverings:** Good [] Repair [] Replace []

Interior Trim Good [] Repair [] Replace []

Interior Finish (Wall Texture) Good [] Repair [] Replace []

Notes: _____

18. **Water Heater:** NO HOT WATER/NOWHT. Good [] Repair [] Replace

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

Plumbing:

Good [] Repair [] Replace []

Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?

Notes: REPLACED COPPER W/ PVC PIPES ABOUT 2-3 YRS
ALSO. HAS HAD PIPES RUPTURE. BATHROOM LEAKS.

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: NO INSULATION AT ALL

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

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

Yes [] No []

Notes: /

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

Yes [] No []

Location(s): _____

Notes: EXPOSED OUTLETS, SOME OTHERS SPARK

23. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation):**

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

Housing Rehab Program

ENTITY: Countywide

PROJECT: Approval for Assistance under the HOME Homeowner Occupied Housing Rehabilitation Program.

FUNDING YEAR: HOME 2008

SYNOPSIS:

The family is being recommended for applicant approval under the HOME Homeowner Occupied Housing Rehabilitation Program. The applicant has been on the Countywide Waitlist since February 2008, and has met all of the program requirements for assistance under the HOME Homeowner Housing Rehabilitation Grant Program. The following is a profile of the project

**Daniel & Manuela
Garcia**

Family of two (2)
Applicant's age is 62, spouse age is 61
Title Search: No Abstract & Liens
Flood Zone: No - Zone AH
Insurance: N/A
Structures: 1
Taxes: current
Assets & Deposits: \$593.93
Debt to Income Ratio: 16%
Pay Back: No - Deferred Loan- Elderly
Number of Bedrooms: 3
Square Feet: 1242
Total annual household income: \$ 25,853.00
HUD Income Limits (family of 2): \$ 29,200.00
Deferred Loan-Elderly

Partial pay back due to additional 1 bedroom

Existing Dwelling: 2 bedrooms frame home, built in 1969.

RECOMMENDATION:

The HOME Staff recommends approval for assistance under the Housing Rehabilitation Program by the County Commissioner's Court.

INITIAL INSPECTION

Date: 8/28/09 City: Edinburg If County Wide, Precinct #: _____

Name of Applicant: Raniel & Maunela Garcia Inspector: A. Garcia

Address: 1108 N. E 3 st Year House was Built: N/A

EXTERIOR

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

Notes: Sagging, shakes

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

Notes: Rotting and insect damaged

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

Notes: Won't open or close properly.

4. **Trim:** Good [] Repair [] Replace []

Notes: old rotted out

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

Notes: old rotted out

6. **Roof Shingles:** Good [] Repair [] Replace []

Notes: Old, leaks all over house.

7. Roof: 1 Good [] Repair [] Replace [✓]
 Front Porch Roof Good [] Repair [] Replace [✓]
 Rear Porch Roof Good [] Repair [] Replace [✓]

Is the roof sound and free from hazards?

Notes: _____

8. Other Exterior Structural Observations (stairs, rails, ramps, etc.): OK

9. Sewer Connected to City Main Line []
 Yard Line: Good [] Repair [✓] Replace []

Notes: Some clogs.

10. Septic Tank: N/A Good [] Repair [] Replace []
 Sewer Connected to Septic System []
 # of years with current Septic System: _____

Is plumbing free from sewer back up? _____

Yard Line & Drain Field: Good [] Repair [] Replace []

Notes: N/A

11. Water Line: Good [] Repair [] Replace []

Notes: OK

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

Notes: OK

13. Doors (front & back): Good [] Repair [] Replace []

Notes: _____

14. Other observations about all Exterior Plumbing / Drains / Sewer: _____

Exposed piping.

14. Electrical Lines: Good [] Repair [] Replace []

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

Yes [] No []

Location(s): all over

Notes: Exposed wires, old romex wire

INTERIOR

15. Describe Flooring Conditions for Entire Dwelling: Very good.

Describe Specific Floor Problem Areas: _____

Is Floor Repairable Yes [] No []

Notes: _____

16. Condition of Kitchen Cabinets: Good [] Repair [] Replace []

Notes: _____

17. Ceiling Coverings: Good [] Repair [] Replace []

Notes: Some water damage

18. Wall Coverings: Good [] Repair [] Replace []

Interior Trim Good [] Repair [] Replace []

Interior Finish (Wall Texture) Good [] Repair [] Replace []

Notes: _____

19. **Water Heater:** OK Good [] Repair [] Replace []
Is hot water heater located and equipped in a safe manner and free of hazards?

Plumbing: Good [] Repair [] Replace []
Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?

Notes: _____

20. **Insulation:** None Good [] Repair [] Replace []
Are the attic and walls appropriately insulated for regional conditions?

Notes: _____

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

22. **Infestation** – Is the unit free from rats or severe infestation by mice or vermin?
Yes [] No []

Notes: _____

23. **Electrical Hazards** – are the rooms free from electrical hazards?:
Yes [] No []

Location(s): All over

Notes: Exposed old romex wire.

24. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation):** Rebuild

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