

## Housing Rehab Program

**ENTITY:** Countywide

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

**FUNDING YEAR:** HOME 2011

**SYNOPSIS:**

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

**Maria M. Flores**

Family of one (1)	
Applicant's age is 64	
Title Search:	No Abstract & Liens
Flood Zone:	No - Zone X
Insurance:	N/A
Structures:	1
Taxes:	current
Assets & Deposits:	\$ 70.00
Debt to Income Ratio:	N/A
Pay Back:	No - Deferred Loan - Elderly
Number of Bedrooms:	2
Square Feet:	864
Total annual household income:	\$ 18,387.92
HUD Income Limits (family of 1):	\$ 27,650.00

Existing Dwelling: 3 bedrooms frame home, built in 1980.

**RECOMMENDATION:**

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

# INITIAL INSPECTION

Date: 12-1-10 City: Mercedes If County Wide, Precinct #: 1

Name of Applicant: Maria Flores Inspector: Mo

Address: 5888 Mile 9 N. Year House was Built: 1980's

## EXTERIOR

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

Notes: unable to determine condition of floor joists.  
Piers & termite shields seem good.

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

Notes: rotted w/ possible termites.

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

Notes: numerous windows are broken.

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

Notes: front door is unusable. side door needs replacing.

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

Notes: rotting wood throughout.

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

Notes: leaks throughout home.

Is the roof sound and free from hazards?

Notes: YES, however may not withstand harsh weather conditions

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

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

Notes: Not applicable

9. **Septic Tank:** 6-7 YEARS. Good  Repair  Replace   
**Sewer Connected to Septic System**   
**# of years with current Septic System:** 2 tanks.

Is plumbing free from sewer back up? No problems yet.

**Yard Line & Drain Fiel:** Good  Repair  Replace

Notes: no complaints  
exposed water line.

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

Notes: No problems.

11. **Gas Line:** N/A Good  Repair  Replace   
**LP Gas Line & Tank to Code** Relocate  Replace

Notes: Everything is electric.

12. **Other observations about all Exterior Plumbing / Drains / Sewer:** None

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

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

Yes [ ] No []

Location(s): \_\_\_\_\_

Notes: breaker  
meter box located outside.

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## INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: Removed tile because it  
was damaged w/ the last hurricane & all the leaks.

Describe Specific Floor Problem Areas: throughout home

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

Notes: better off replacing completely

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

Notes: falling apart

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

Notes: sheetrock is falling off

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

Interior Trim Good [ ] Repair [ ] Replace []

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

Notes: holes throughout 'is detaching from top'

18. **Water Heater:** 3 yrs. 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: sinks tend to leak often.

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: No insulation

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: typical bugs : mice.

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

Yes  No [ ]

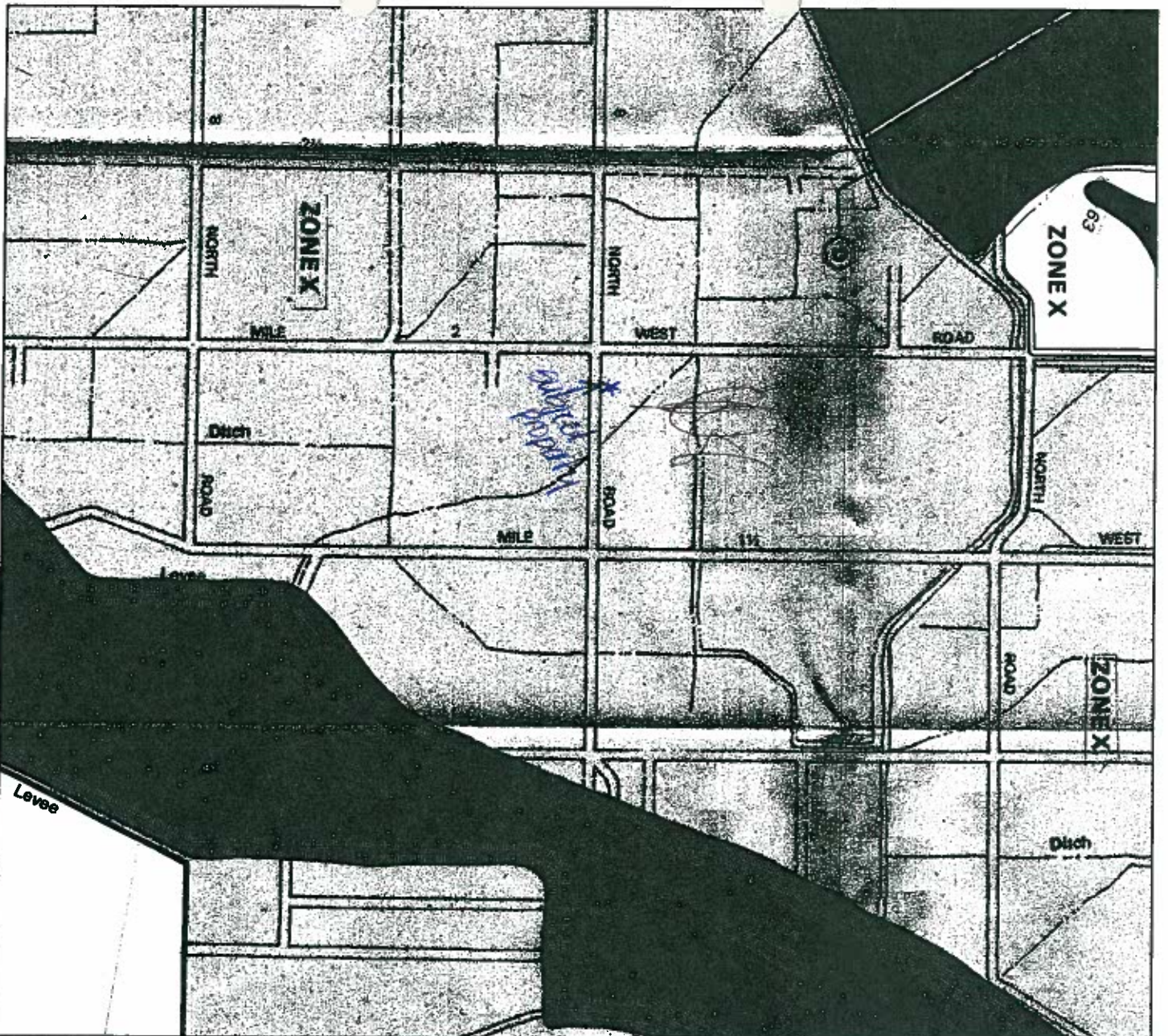
Location(s): \_\_\_\_\_

Notes: Not all outlets work - lights flicker.

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

WILL ~~BE~~ COST MORE THAN 1/2 OF HOME VALUE  
to repair suggested RECON

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



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM  
FLOOD INSURANCE RATE MAP**

**HIDALGO COUNTY,  
TEXAS  
(UNINCORPORATED AREAS)**

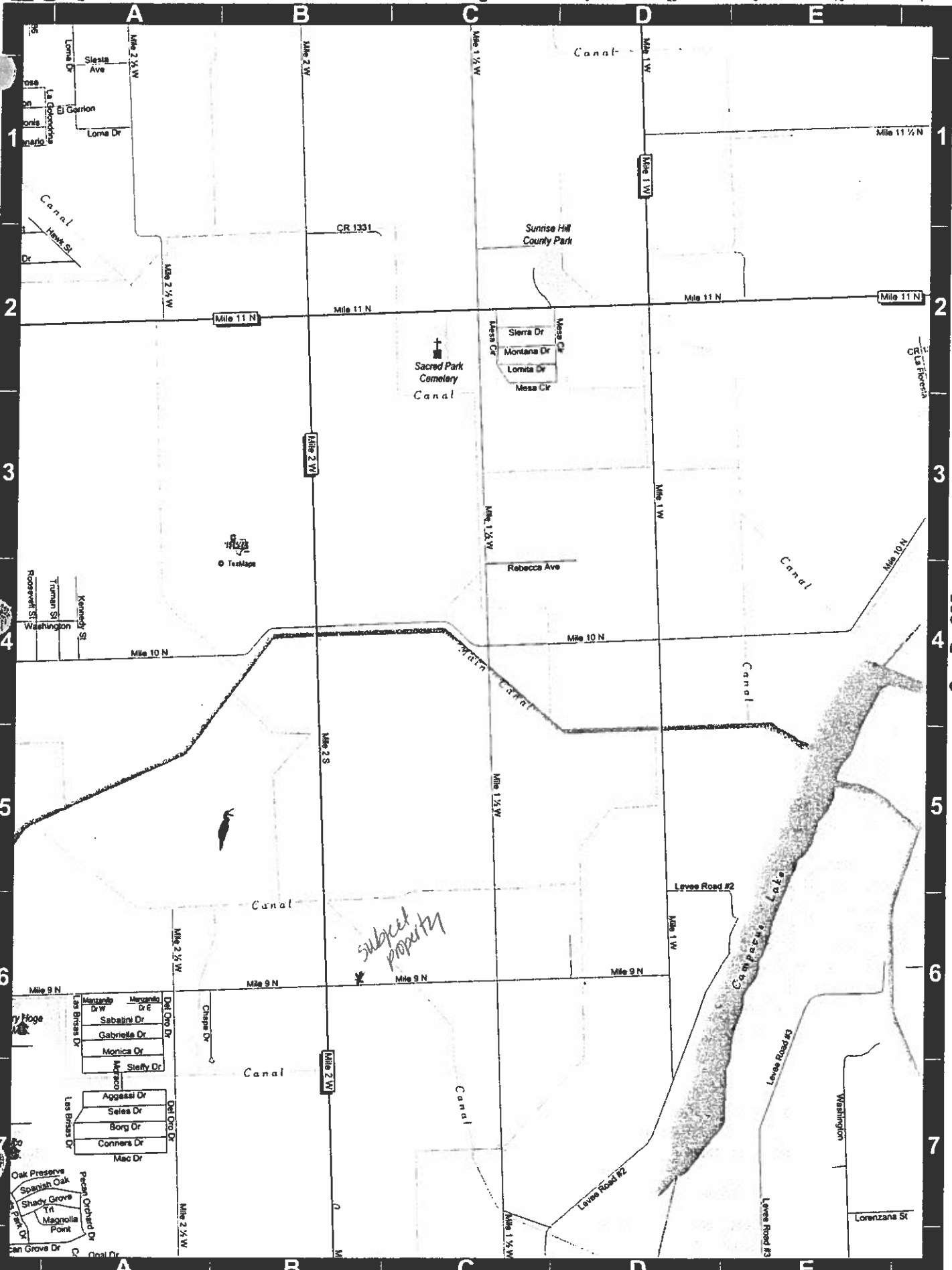
(SEE MAP INDEX FOR PANELS NOT PRINTED)

**COMMUNITY-PANEL NUMBER  
480334 0450 C  
MAP REVISED:  
JUNE 6, 2000**



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT Version 1.0. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. Further information about National Flood Insurance Program flood hazard maps is available at [www.fema.gov/flood](http://www.fema.gov/flood)



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subject property

