

Housing Rehab Program

ENTITY: City of Weslaco

PROJECT: Approval for Assistance under the Owner-Occupied Housing Rehabilitation Program.

FUNDING YEAR: HOME 2012

SYNOPSIS:

The family is being recommended for applicant approval under the Owner-Occupied Housing Rehabilitation Program. The applicant has been on the waitlist since April 2012 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.

Jose & Ester Ortiz	Family of three (3)	
WE#80-15-01	Does applicant meet	
	Deferred Loan Requirements:	Yes
	Title Search:	No Abstract or Liens
	Flood Zone:	No – Zone X
	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:	2
	Square Feet:	864
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 36,150.00
	Deferred Loan-Elderly	

Existing Dwelling: 3 bedrooms frame home, built in 1981

RECOMMENDATION:

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

INITIAL INSPECTION

Date: February 10, 2015 City: Wesalco, TX If County Wide, Precinct #: 1

Name of Applicant: Juan Ortiz Inspector: Eric Trevino

Address: 1920 Abilene St. Year House was Built: 1981

EXTERIOR

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

Notes: Foundation is uneven and shifting and sinking due to termites and plumbing leaking under The home.

Dimension 34' x 32' Estimated Cost \$ 3,500

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

Notes: siding has rotted and jagged edges on sides and most areas and needs painting

Dimensions 34' x 32' Estimated Cost \$ 4,500

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

Notes: Most windows not locking and opening and shutting proper and difficult to open and damaged panes

Dimension varies x varies Qty 11 Estimated Cost \$ 2,250

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

Notes: Doors are old, difficult to open, not installed proper, frames are damaged

Dimension 36" x 70" Qty 2 Estimated Cost \$ 600

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

Notes: Trim rotted in most areas no overhang

Dimension entire perimeter

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?

Notes: Shingles are old and brittle due to normal wear and tear need to be replaced

Dimension 34' x 32'

Estimated Cost \$ 2,000

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

Front porch missing rails also rear

Estimated Cost \$ 400

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

Notes: _____

Dimension _____ x _____

Estimated Cost \$ 200

9. **Septic Tank:** Good [] Repair [] Replace [X]
Sewage Connected to Septic System []
of years with current Septic System: _____

Is plumbing free from sewer back up? _____

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

Notes: Some exposed damaged lines and drain to lawn and underneath home

Estimated Cost \$ 2,000

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

Notes: Water lines come out from walls and leak in some areas; old and should be replaced

Estimated Cost \$ 1,000

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

Notes: _____

Estimated Cost \$ _____

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

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]

Location(s): Throughout

Notes: Exposed wires electrical hazard

Estimated Cost \$ 3,500

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: No floor covering in some area floor
Buckling and rotting and uneven

Describe Specific Floor **Problem Areas:** Uneven in some areas, floor is buckling and has rotted
Areas like first bedroom and kitchen

Is Floor Repairable Yes [] No [X]

Notes: area not able to be repaired rotted would have to replace it, too damaged

Dimension 34' x 32'

Estimated Cost \$ 2,000

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

Notes: Doors falling and missing in others

Dimension 24'' x 72''

Estimated Cost \$ 1,000

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

Notes: Leaking with water damage and has holes

Dimension 34' x 32'

Estimated Cost \$ 3,900

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

Notes: Missing trimming has hole throughout need painting & to be sealed proper

Dimension 34' x 32'

Estimated Cost \$ 5,200

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

Notes: Water heater closet is extremely rotted and has exposed wires

- 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?

Notes: PVC exposed pipes, some leaks

Estimated Cost \$ 500

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: Insulation is low and falling from underneath

Dimension 34' x 32'

Estimated Cost \$ 1,500

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: Rodents and insect infested

Estimated Cost \$ 500

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

Yes []

No [X]

Location(s): Entire house

Notes: Electrical wires exposed in some areas, not enough outlet using extension cords had wiring installed and connected to not working a/c system

Dimension 34' x 32'

Estimated Cost \$ 4,500

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

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

Total Rehab Estimated Cost \$ 45,250

Current Value of Structure \$ 21,649

50% Value \$ 10,824.50

Inspector

Division Director Approval

Date

Date

4-13-15

MapQuest map showing the location of 1920 Abilene St in Wesalco, TX. The map includes street names such as W Lincoln St, W Abilene St, W Monument Dr, W Abilene Dr, W Corpus Christi Dr, W Dallas Dr, Frontage Rd, W Pike Blvd, and Citrus Dr. A callout box points to the specific address. The map also features a search bar, map controls, and copyright information.

1920 Abilene St
Wesalco, TX

mapquest 600ft 100m

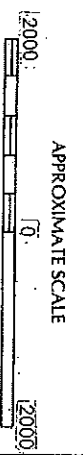
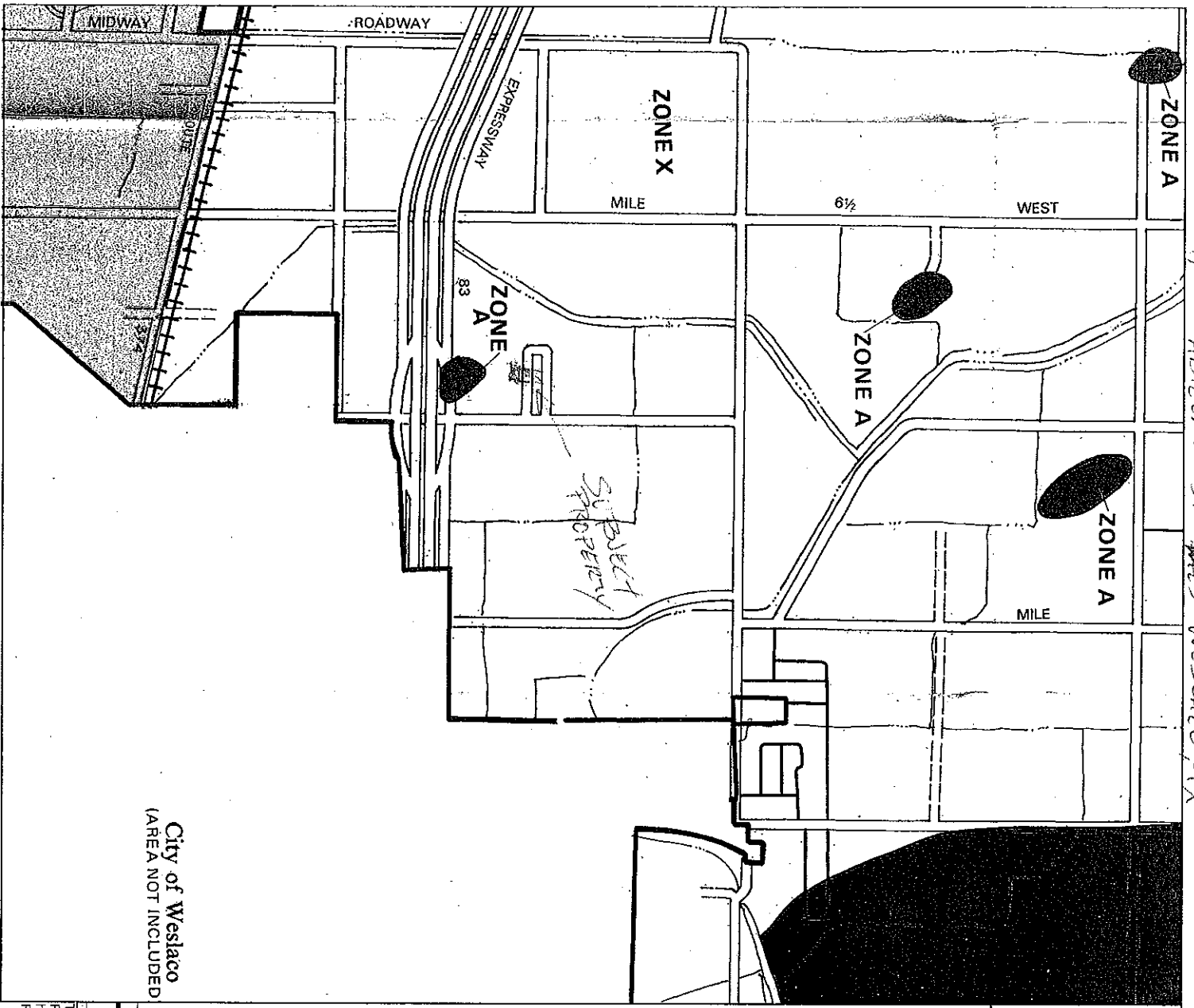
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Driving Directions & Maps - directions.maps.net/driving - Enter Address & Location. Get Maps & Driving Directions (Recommended)

Directions Driving - freedrivingdirectionsnow.myway.com - Recent Maps & Driving Directions. w/ the Free Map Homepage App for PC

Sponsored Link

1920 ABILENE ST WEST WESLACO, TX



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

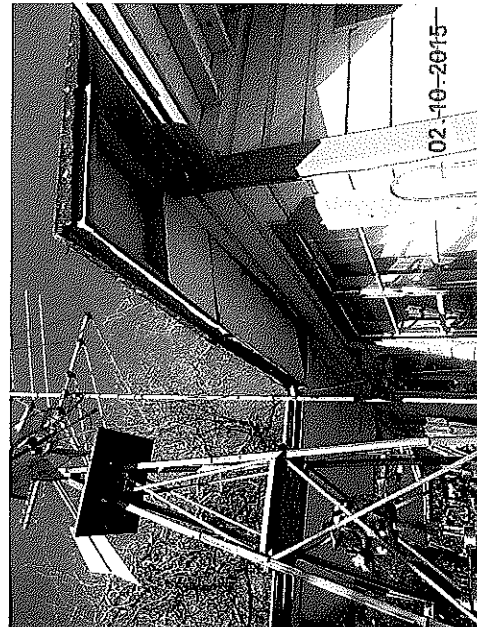
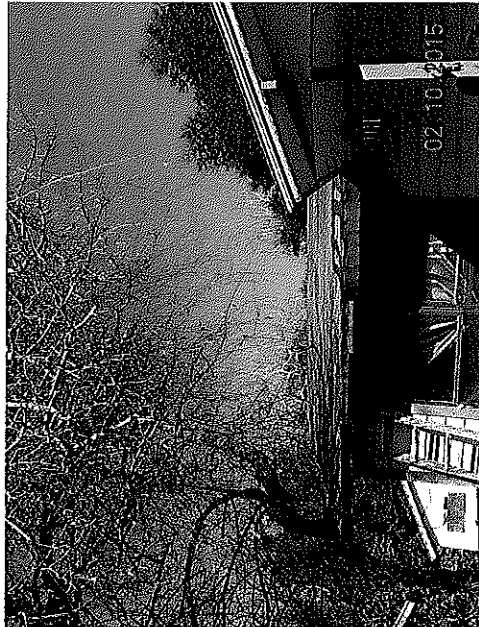
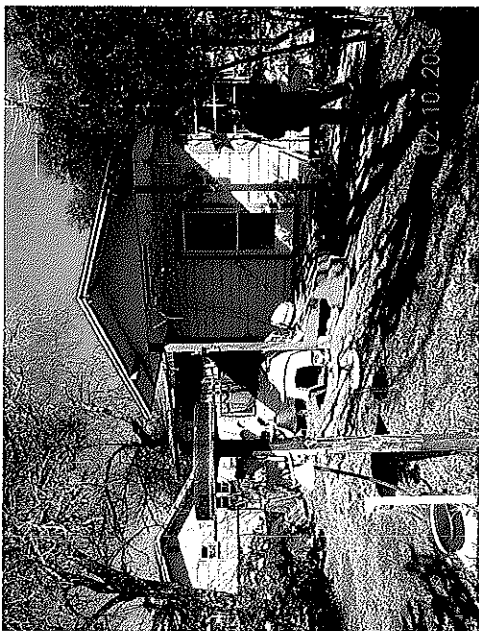
(SEE MAP INDEX FOR PANELS NOT PRINTED)



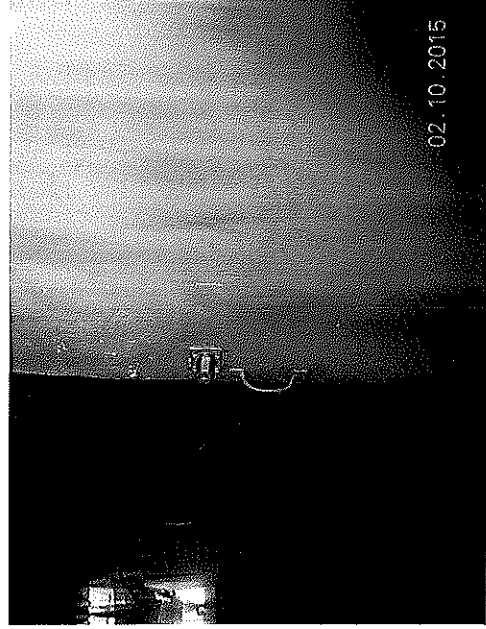
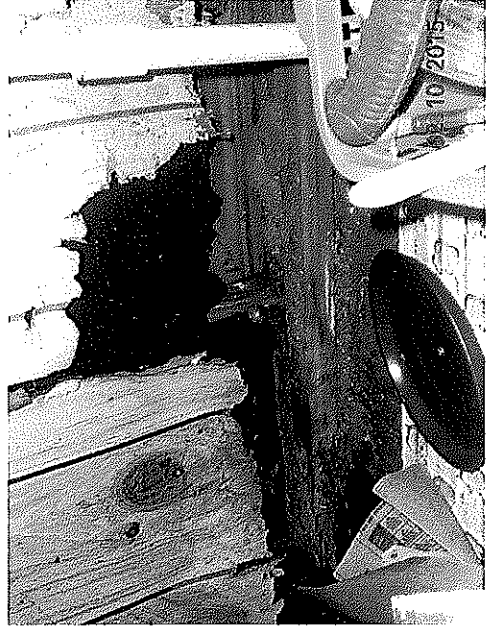
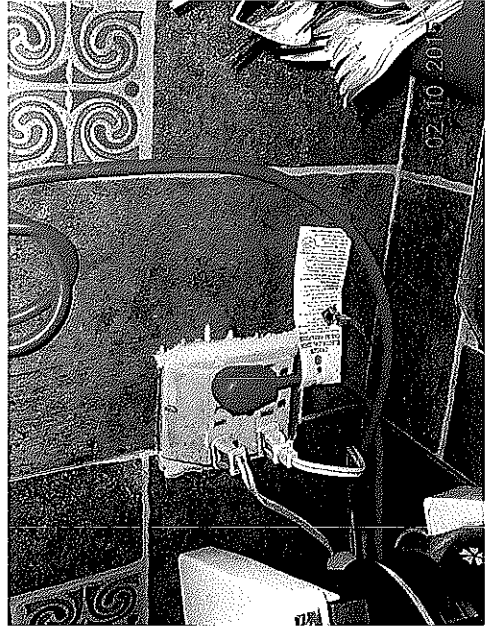
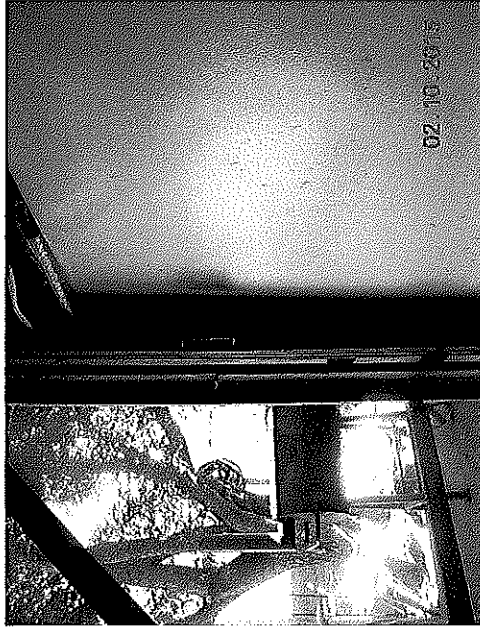
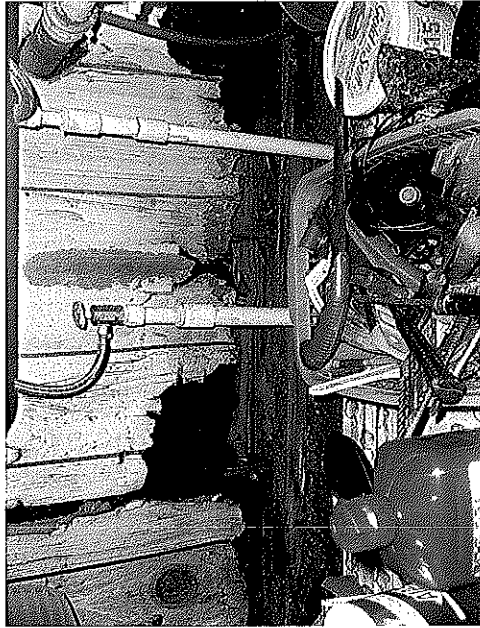
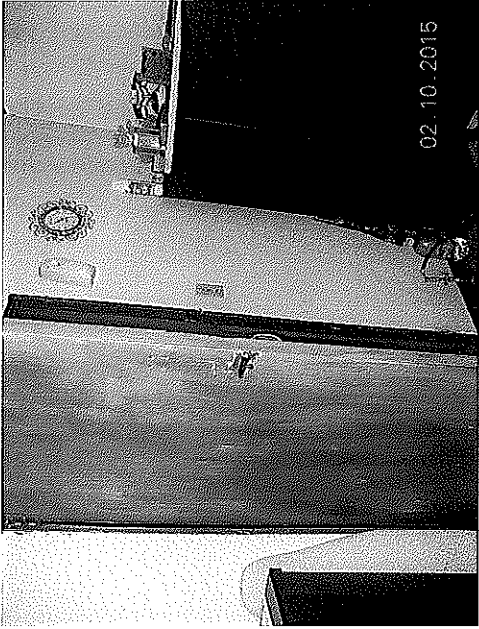
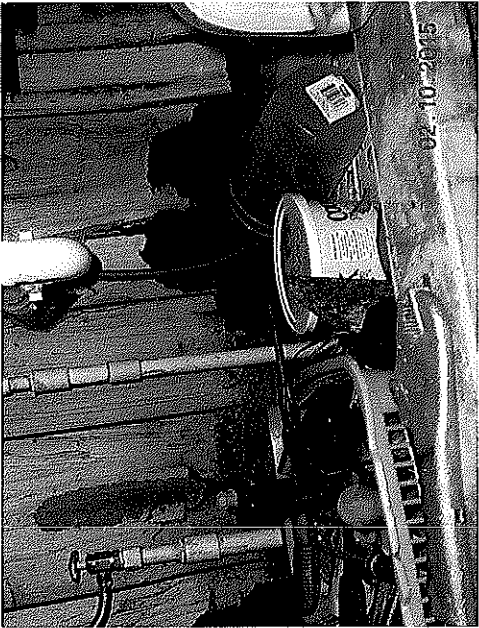
Federal Emergency Management Agency

COMMUNITY-PANEL NUMBER
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MAP REVISED:
JUNE 6, 2000

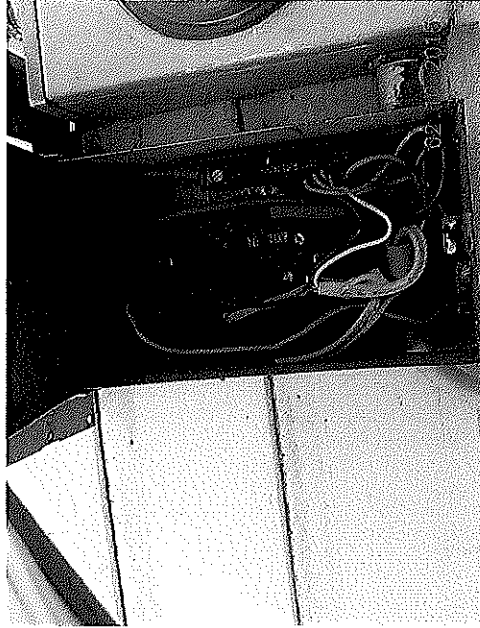
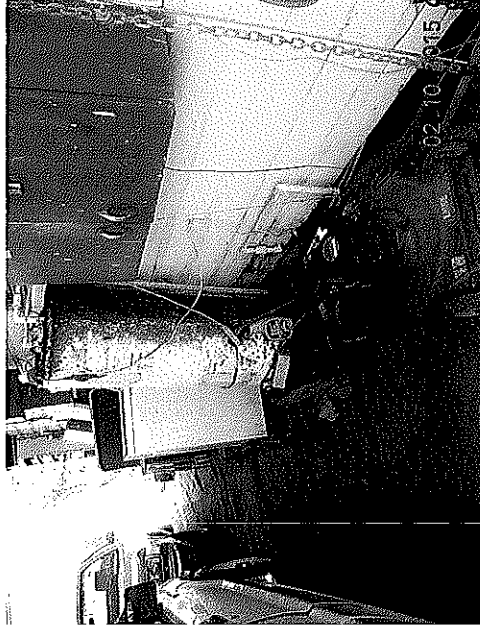
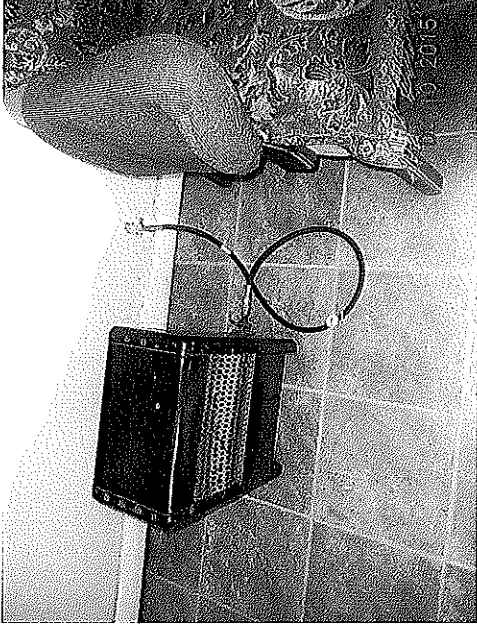
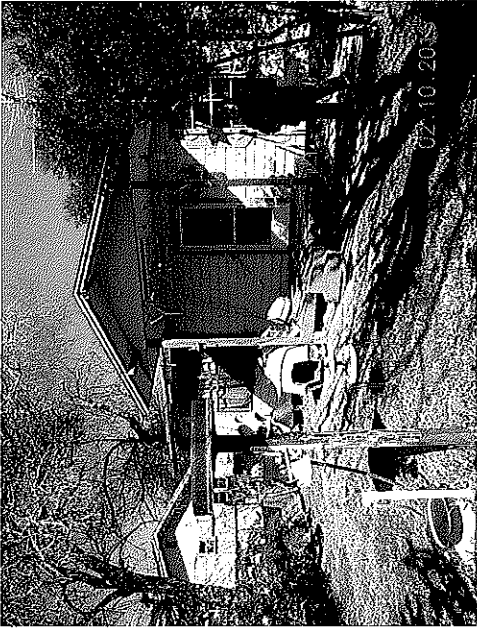
This is an official copy of a portion of the above referenced flood map. It was extracted using FIRMette - Desktop version 3.0. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. Further information about National Flood Insurance Program flood hazard maps is available at <http://www.msc.fema.gov/>.



J. ORTIZ



J 02712



J-02T12

