

Housing Rehab Program

ENTITY: Countywide Area

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

FUNDING YEAR: HOME 2013

SYNOPSIS:

The family is being recommended for applicant approval under the Owner-Occupied Housing Rehabilitation Program. The applicant has been on the waitlist since June 2010 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

Carlota Rodriguez	Family of one (1)	
CW#85-15-06	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:	\$ 28,150.00
	Deferred Loan-Elderly	

Existing Dwelling: 1 bedrooms frame home, built in 1983

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 13, 2015 City: Mission If County Wide, Precinct #: 3

Name of Applicant: Carlota Rodriguez Inspector: Eric Trevino

Address: 10507 N. Moore Ln Year House was Built: 1977

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: joists need to be adjusted for support may cause serious tripping hazard:

Dimension 20' x 30' 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: has gaps where siding is missing: areas need painting need to seal all plumbing and electrical penetrations

Dimensions 20' x 30' 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 5 Estimated Cost \$ 2,000

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

Notes: Doors are old, difficult to open (back door does not open at all) not installed proper, frames are damaged.

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

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

Notes: No overhang in rear of house, missing soffits and facia all around
no trim in most areas and some rot on the areas with trim

Dimension entire perimeter Estimated Cost \$ 900

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: Tin roof is old and due to normal wear and tear need to be replaced (recommend
3 tab shingles

Dimension 20' x 30' Estimated Cost \$ 2,000

7. **Other Exterior Structural Observations (stairs, rails, ramps, etc.):** _____
Front porch missing one rail also rear missing both rails and no steps

Estimated Cost \$ 400

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

Notes: N/A

Dimension _____ x _____ Estimated Cost \$ _____

9. **Septic Tank:** Good [] Repair [] Replace [X]
Sewage Connected to Septic System []
of years with current Septic System: 10+

Is plumbing free from sewer back up? Yes

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

Notes: Some exposed and damaged lines: some drains lead to lawn and underneath house
Small trenches made to lead draining away from home

Estimated Cost \$ 2,000

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

Notes: Water lines come out from walls and leak in some areas

Estimated Cost \$ 1,000

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

Notes: Butane tank to be relocated minimum of 10 feet away from house with copper line to be 6 inches underneath natural ground

Estimated Cost \$ 200

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): Water heater closet area north side, back door area south side and east side

Notes: Exposed wires electrical hazard

Estimated Cost \$ 3,500

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: lots of patch work and floor covering Buckling/ lifting, peeling, tearing and missing in some areas

Describe Specific Floor **Problem Areas:** Uneven in some areas, floor is buckling

Is Floor Repairable Yes [] No [X]

Notes: would have to remove all floor covering and replace

Dimension 20' x 30'

Estimated Cost \$ 2,000

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

Notes: Doors falling and missing in others : missing drawer

Dimension 24" x 72" Estimated Cost \$ 1,000

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

Notes: Leaking with water damage and has holes

Dimension 20' x 30' 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 20' x 30' 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 incomplete and has exposed wires (fire hazardous)

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 \$ 900

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: Very minimal to no insulation at all

Dimension 20' x 30'

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 outlets using extension cords
Light fixtures missing with more exposed wires

Dimension 20' x 30'

Estimated Cost \$ 4,500

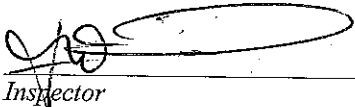
23. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation):** Recommend demolition and reconstruction due repairs exceeding over 50% of value of dwelling and will be triggering policy for Reconstruction

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

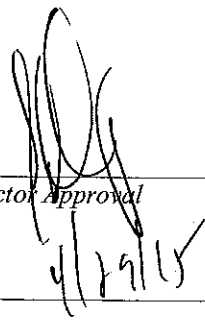
Total Rehab Estimated Cost \$ 40,600

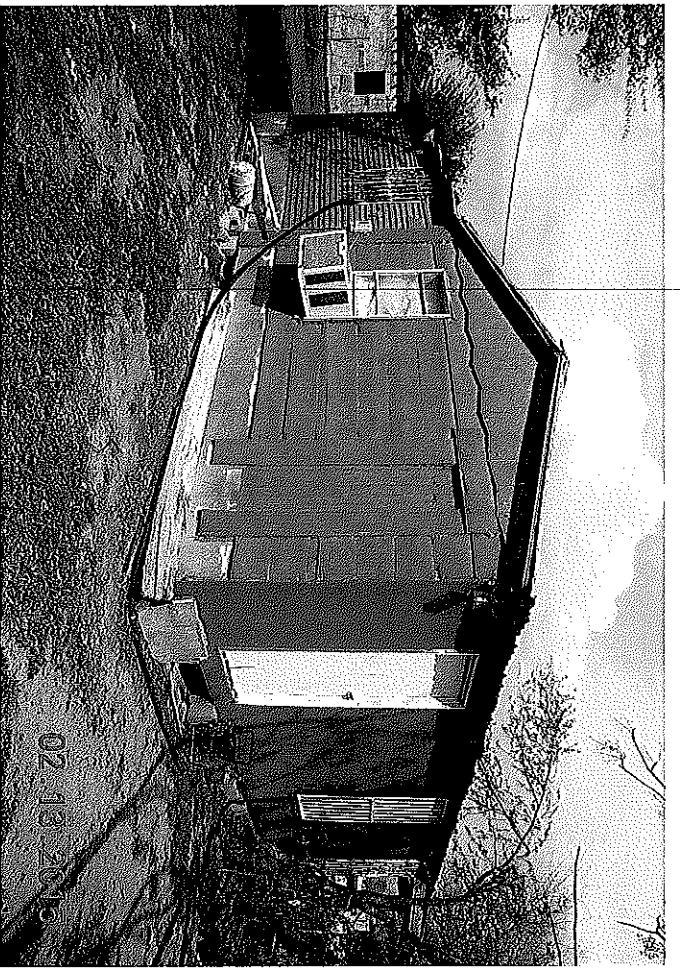
Current Value of Structure \$ 12,082

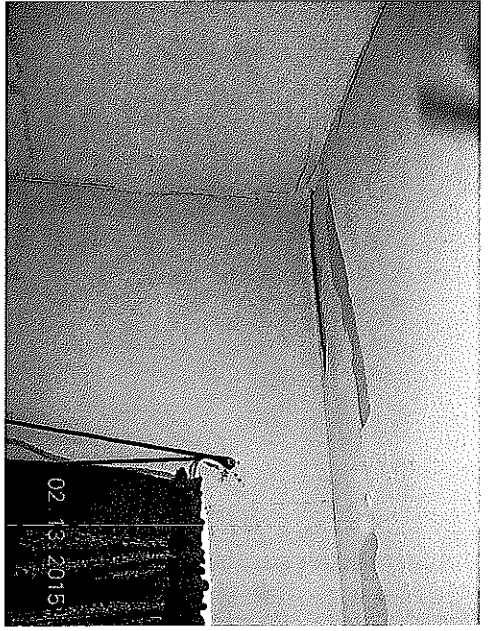
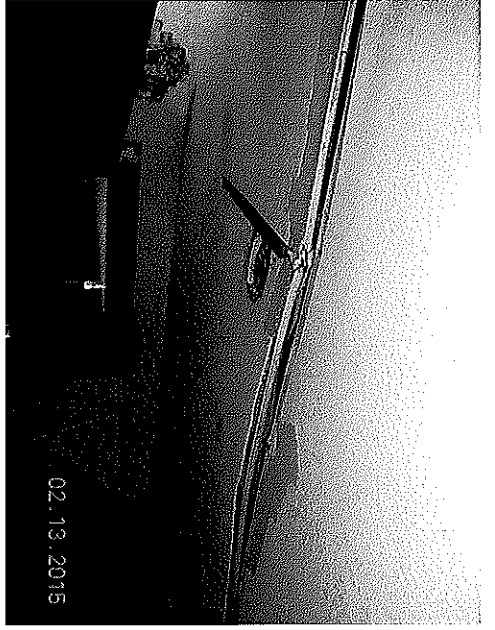
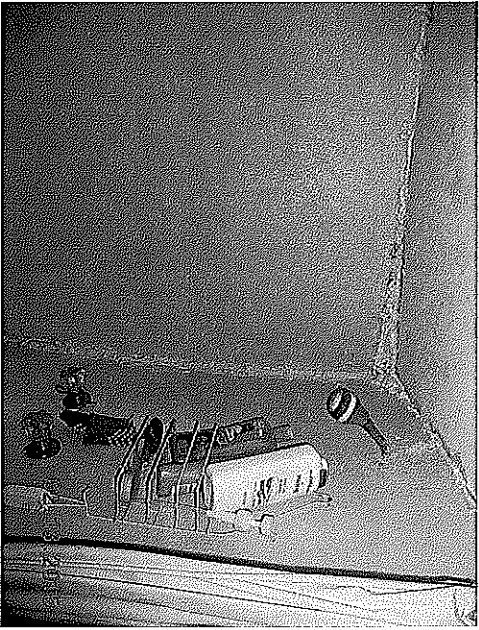
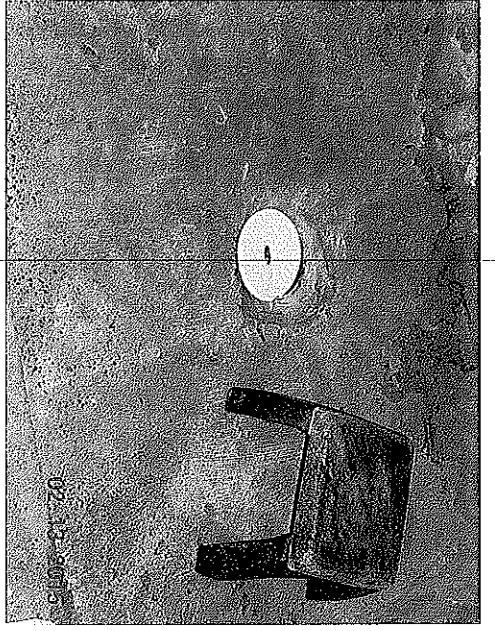
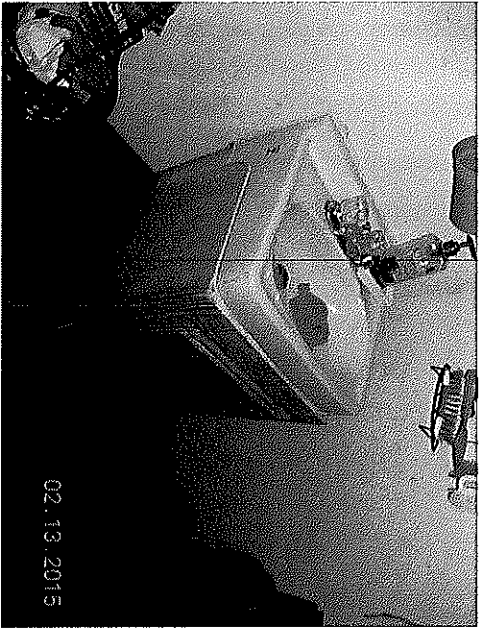
50% Value \$ 6,041

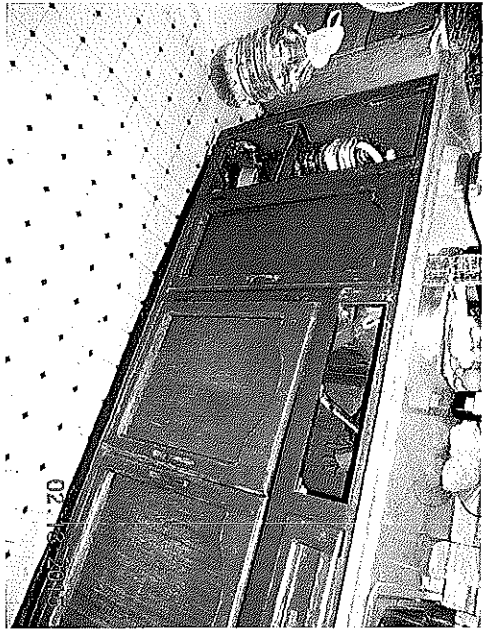
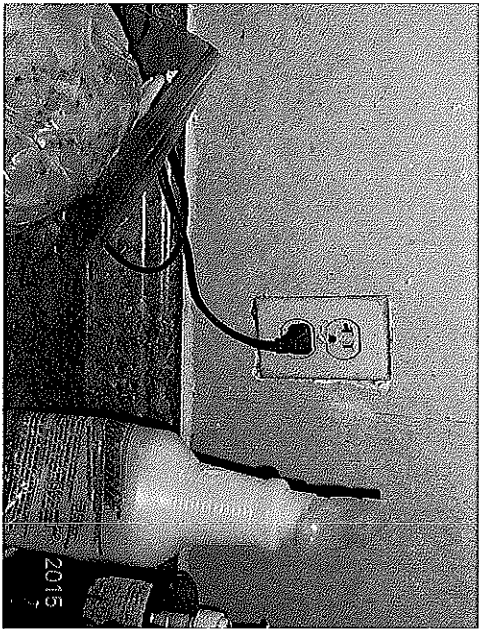
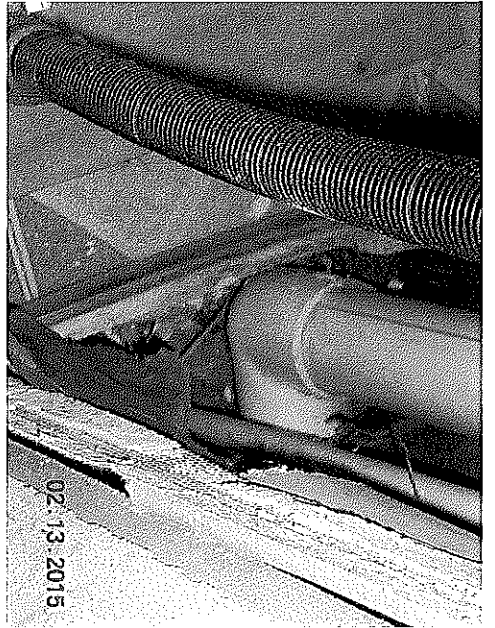
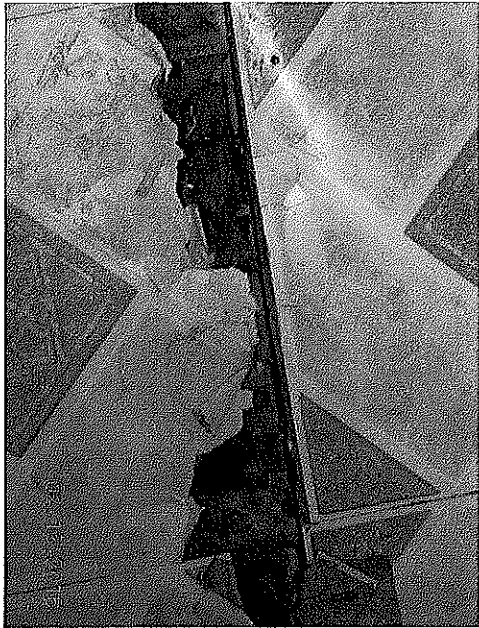
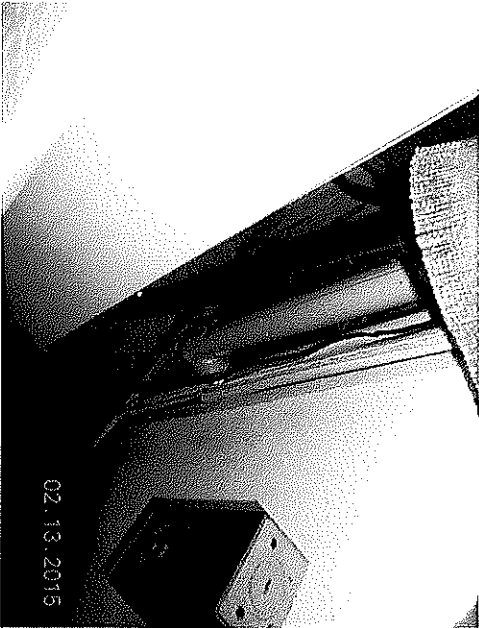
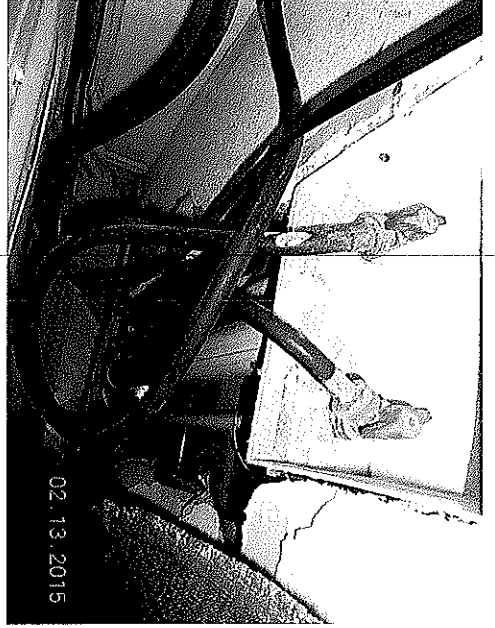
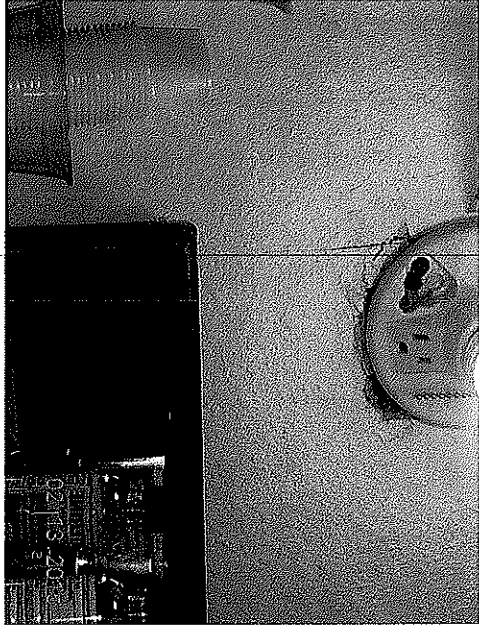
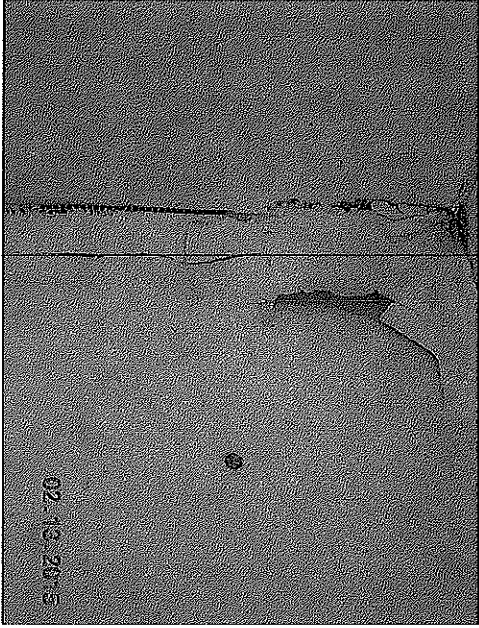

Inspector

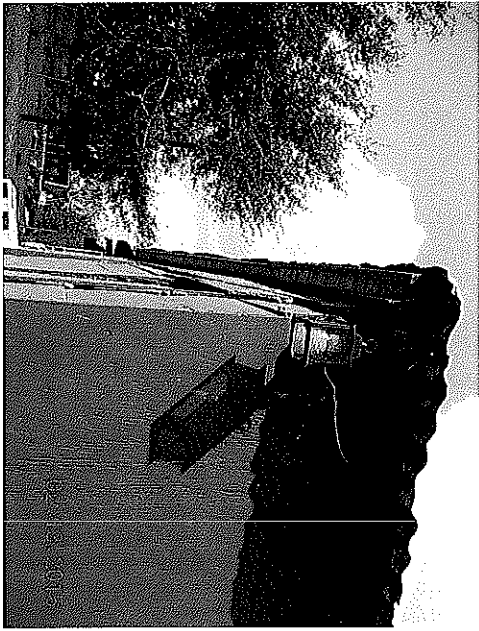
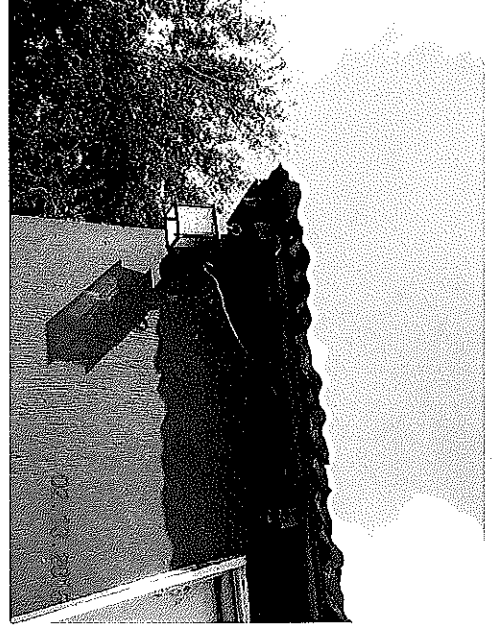
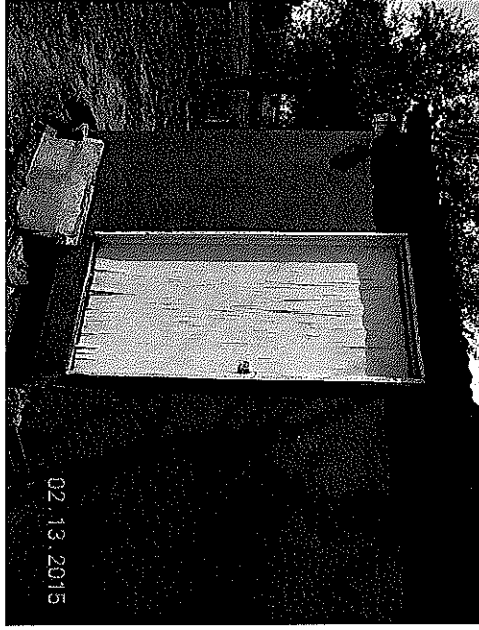
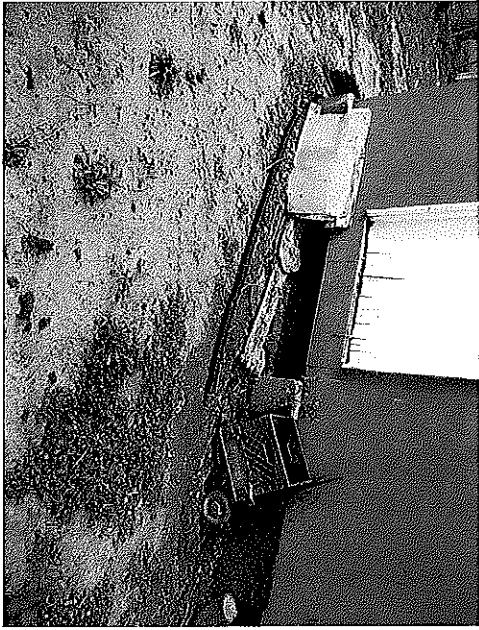
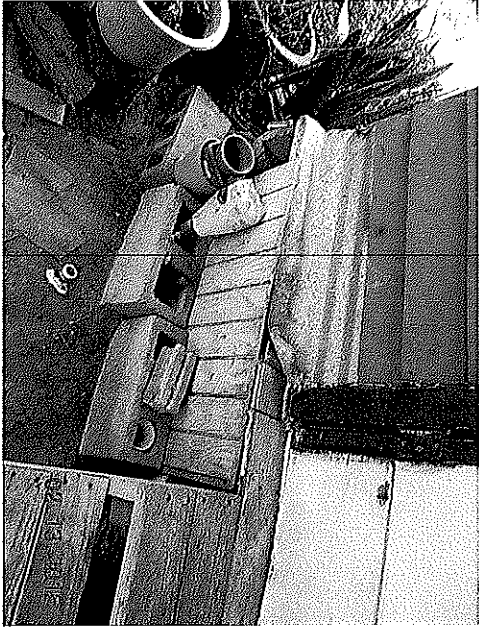
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Date

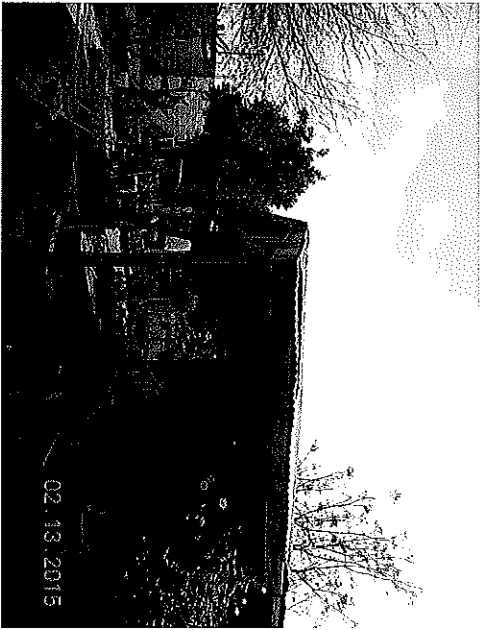
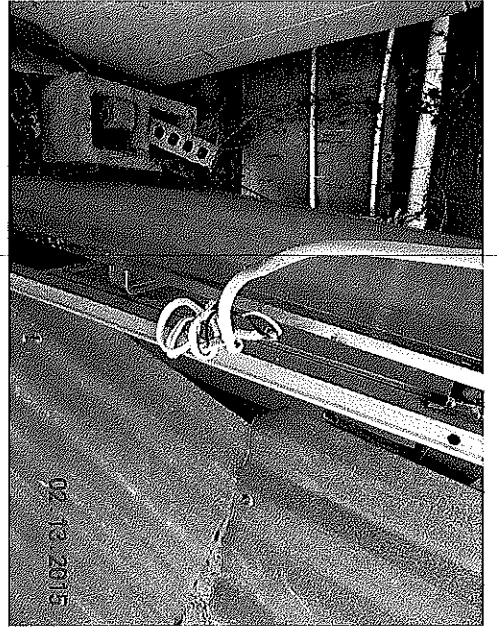
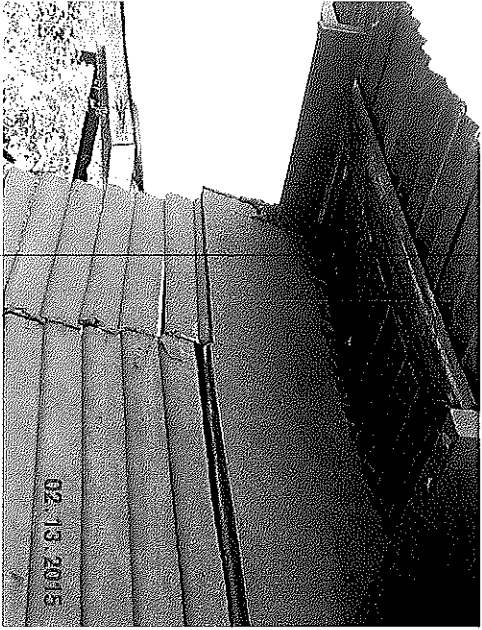

Division Director Approval
4/29/15
Date

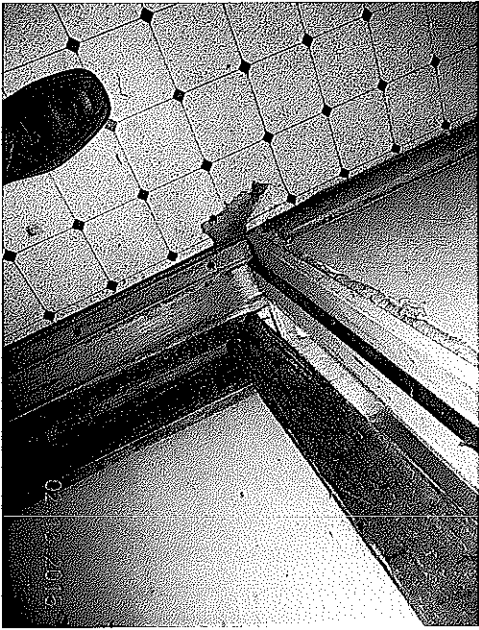
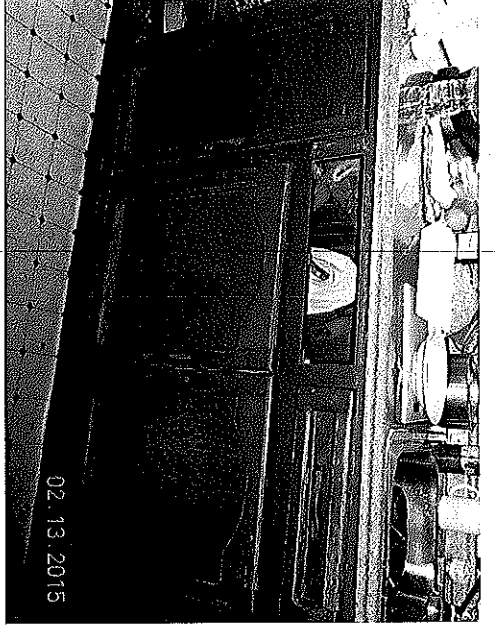
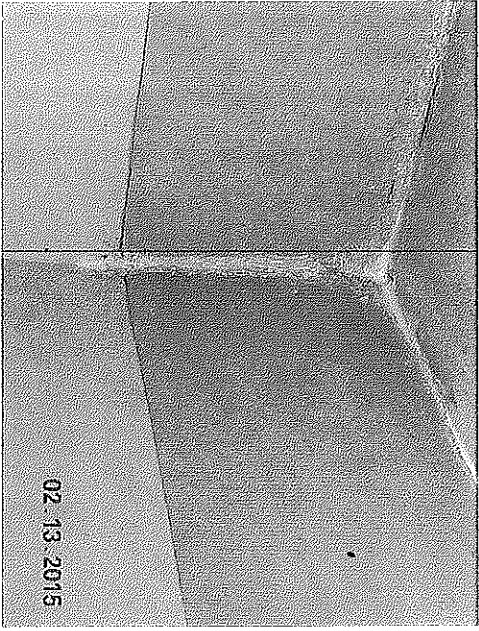


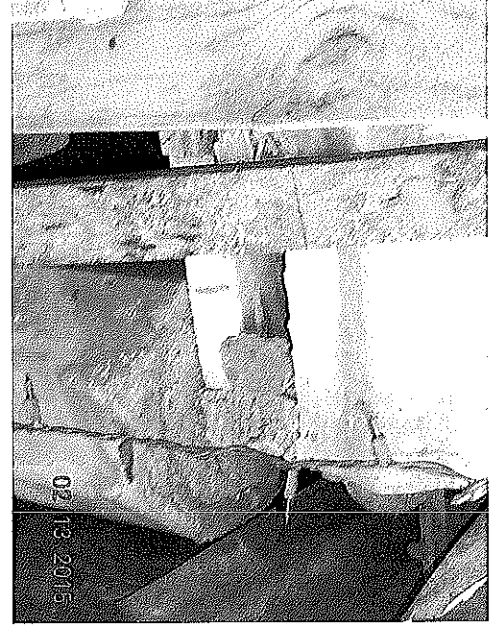
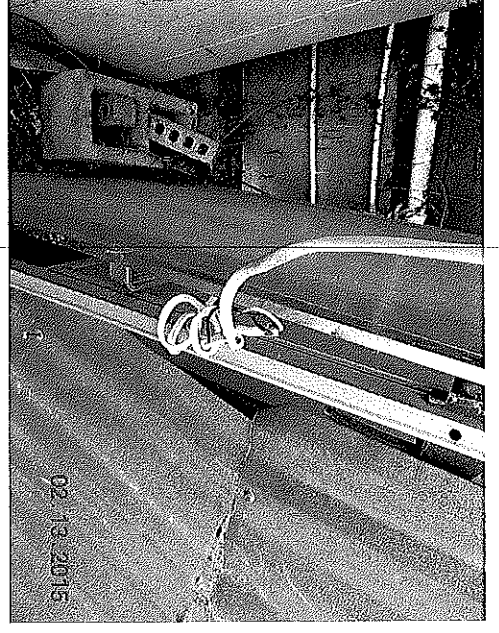


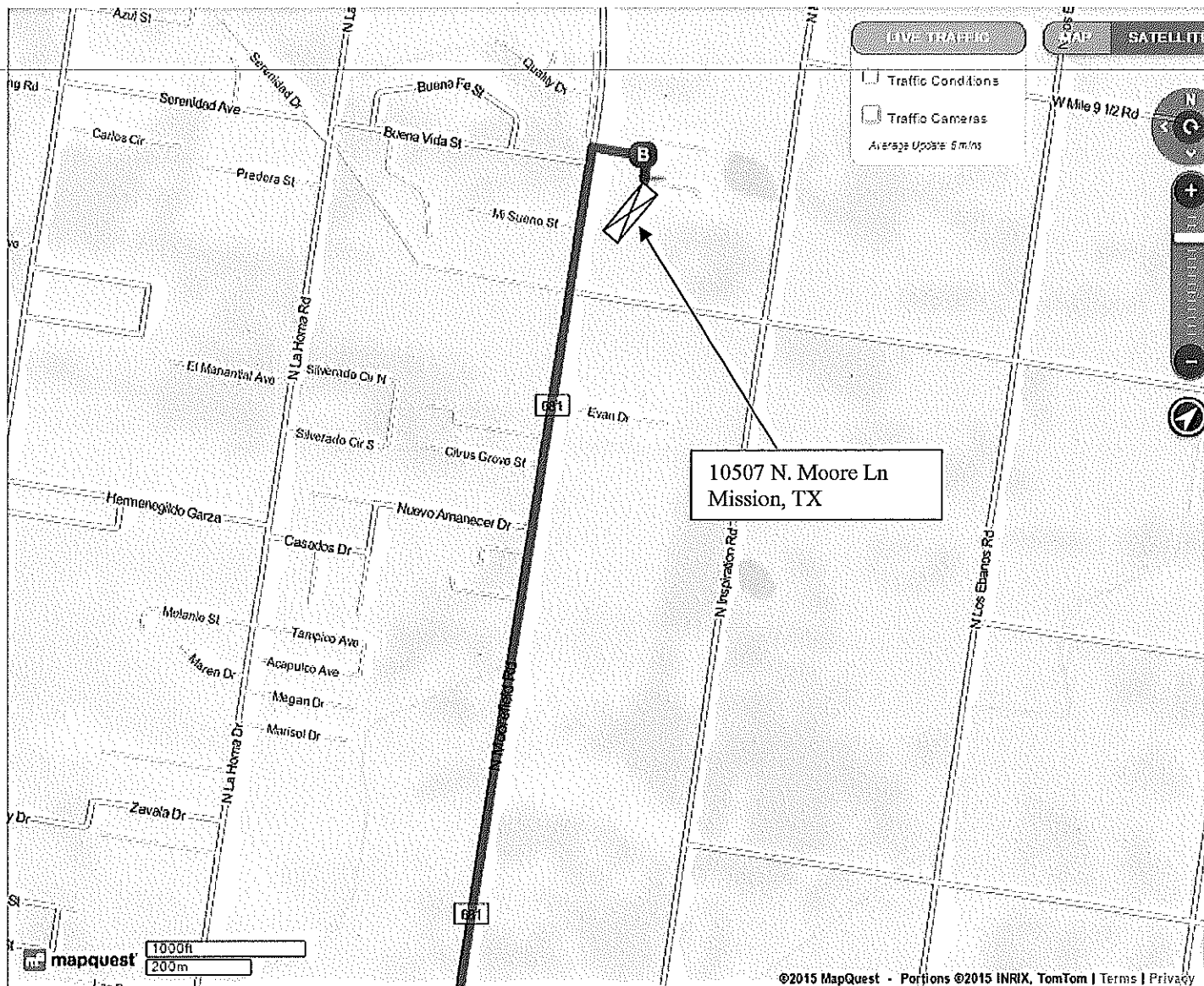




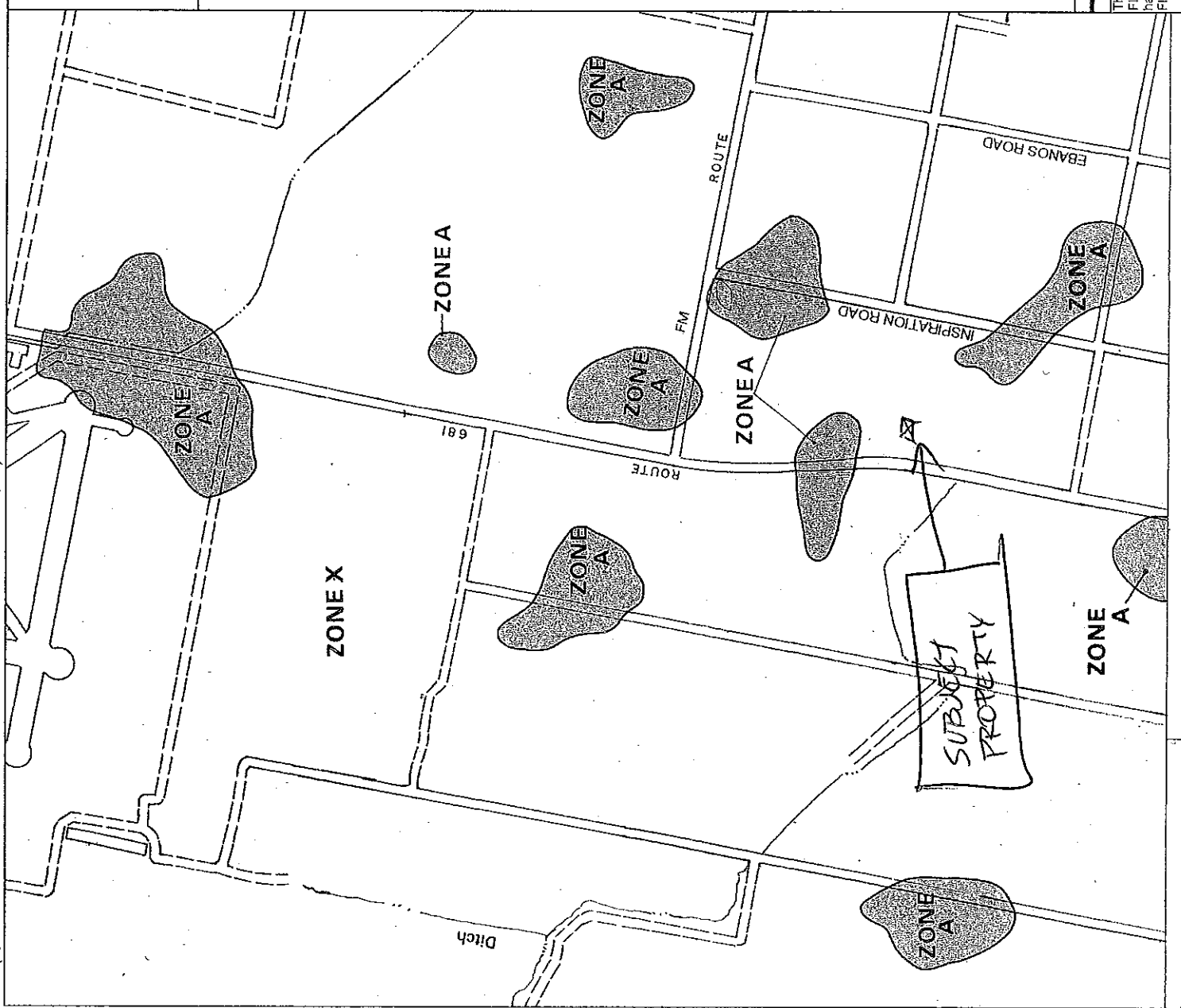








10507 N MOORE LN MISSION, TX



Insurance agent of call the National Flood Insurance Program at (800) 425-6247

APPROXIMATE SCALE
0 2000 F

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 0300 D

MAP REVISED
JUNE 6, 21

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRMitte - 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/>.