

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 May 2005 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

Juan & Catalina Becerra CW#85-15-07	Family of three (3) Does applicant meet Deferred Loan Requirements: Title Search: Flood Zone: Insurance: Structures: Taxes: Assets & Deposits: Debt to Income Ratio: Payback Number of Bedrooms: Square Feet: Does total annual household income exceed limits: HUD Income Limits: Deferred Loan-Elderly	Yes No Abstract or Liens No – Zone B N/A 1 current N/A N/A No - Deferred Loan- Elderly 2 864 No \$ 36,150.00
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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: December 12, 2014 City: Progresso If County Wide, Precinct #: 1

Name of Applicant: Juan & Catalina Becerra Inspector: Eric Trevino

Address: 202 Beto Ave. 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 31' x 33' 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: some panels applied but not installed proper: areas need painting need to seal all plumbing and electrical penetrations

Dimensions 31' x 33' Estimated Cost \$ 4,500

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

Notes: Few windows not locking, opening and shutting proper has other windows with boards

Dimension varies x varies Qty 8 Estimated Cost \$ 2,400

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

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

Dimension entire perimeter Estimated Cost \$ 1,700

6. **Roof:** Good Repair Replace
Front Porch Roof Good Repair Replace
Rear Porch Roof Good Repair Replace

Is the roof sound and free from hazards?

Notes: Roof covering is old both traditional shingles and tin and needs be replaced (recommend traditional tab shingles)

Dimension 31' x 33' Estimated Cost \$ 2,200

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: client complained about several back-ups due to drain

Dimension x Estimated Cost \$ 800

9. **Septic Tank:** Good Repair Replace
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

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: floor covering needs Replacing, floor uneven some tripping hazards

Describe Specific Floor **Problem Areas:** Uneven in some areas, floor is buckling due to extreme settling

Is Floor Repairable Yes [] No [X]

Notes: would have to remove all floor covering and replace

Dimension 31' x 33'

Estimated Cost \$ 2,000

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

Notes: need repair and adjust some drawers and doors

Dimension 24" x 72"

Estimated Cost \$ 1,000

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

Notes: Leaking with water damage and has holes

Dimension 31' x 33'

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 31' x 33'

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 31' x 33'

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 house has too many holes

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 31' x 33'

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 \$ 51,600

Current Value of Structure \$ 10,043

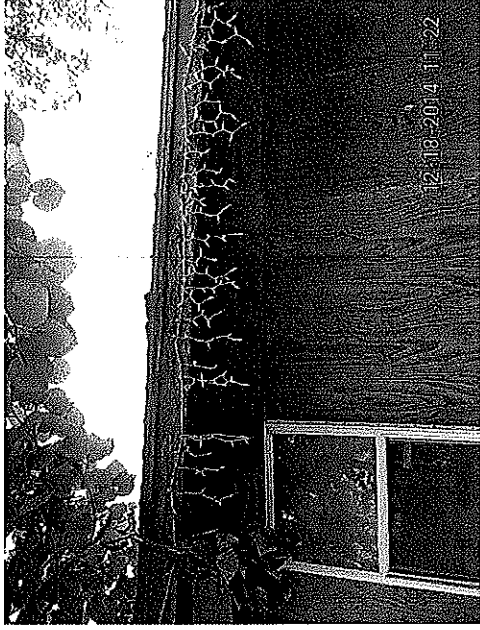
50% Value \$ 5,021.50

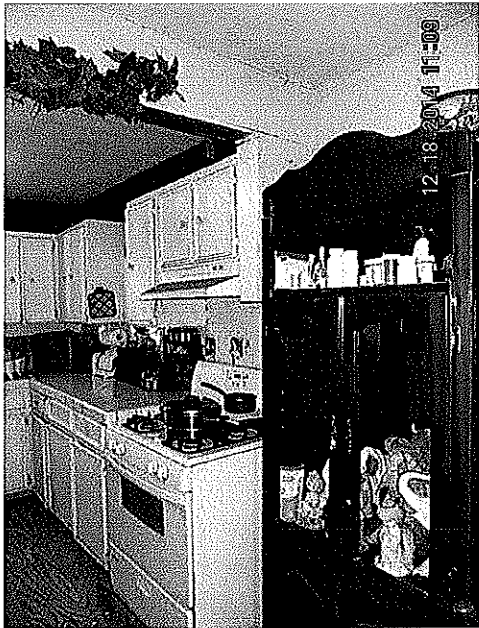
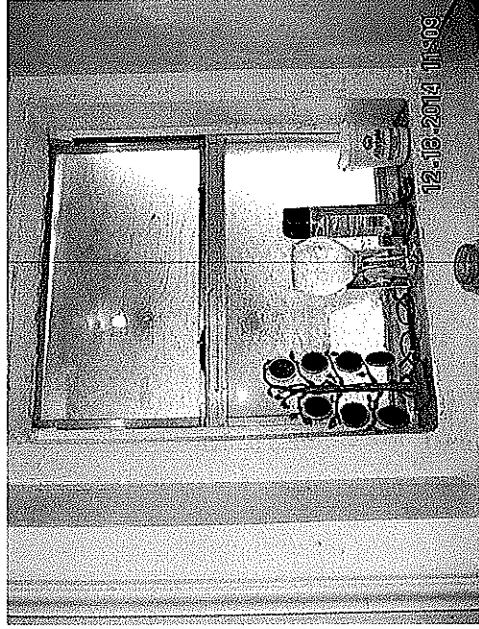
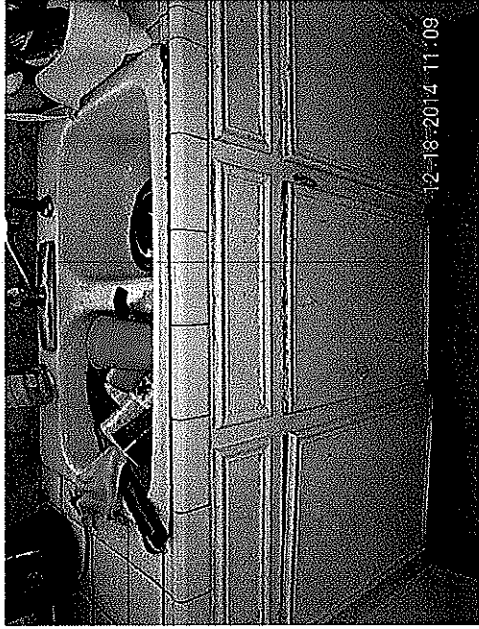
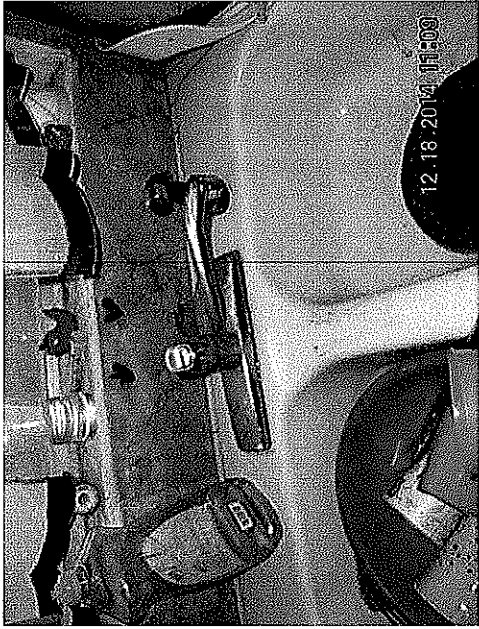
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Inspector

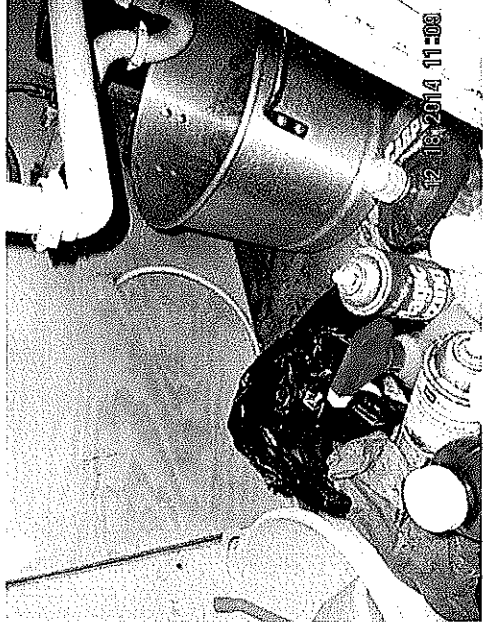
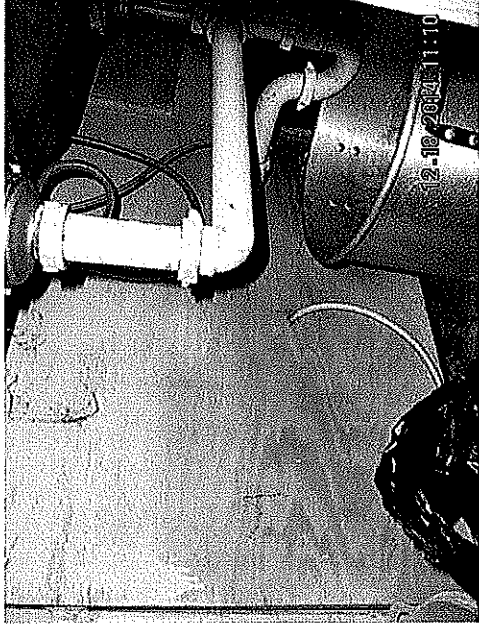
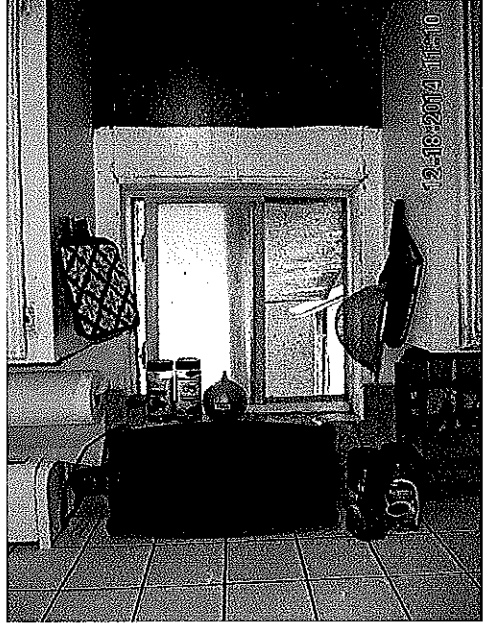
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Division Director Approval

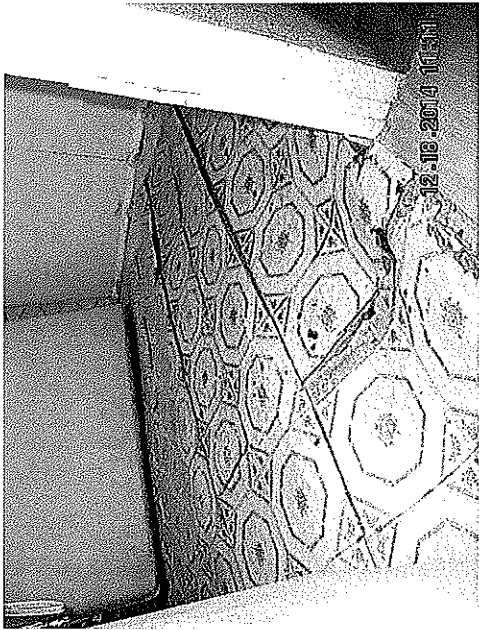
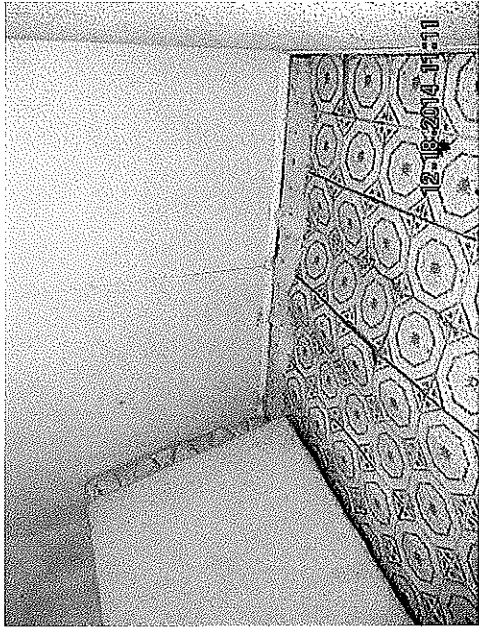
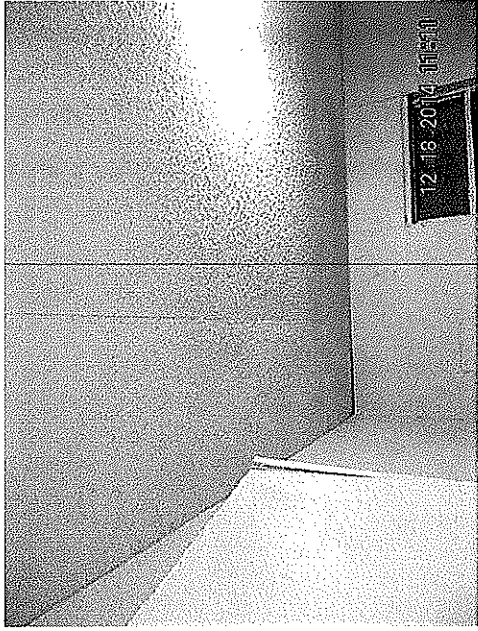
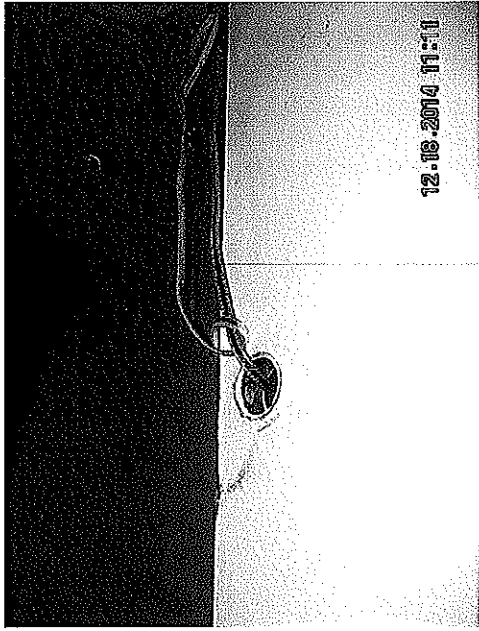
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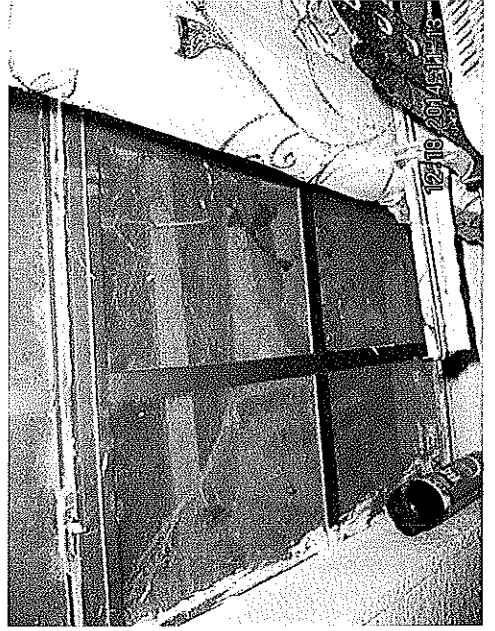
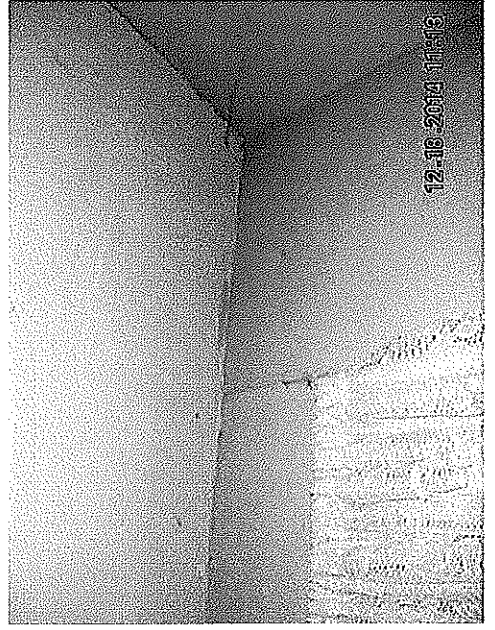


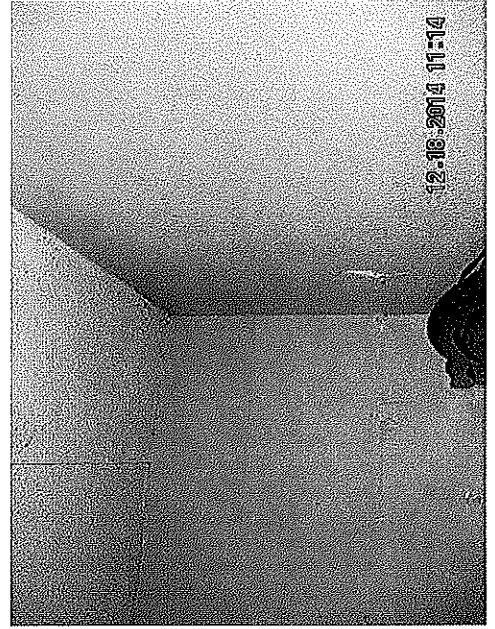
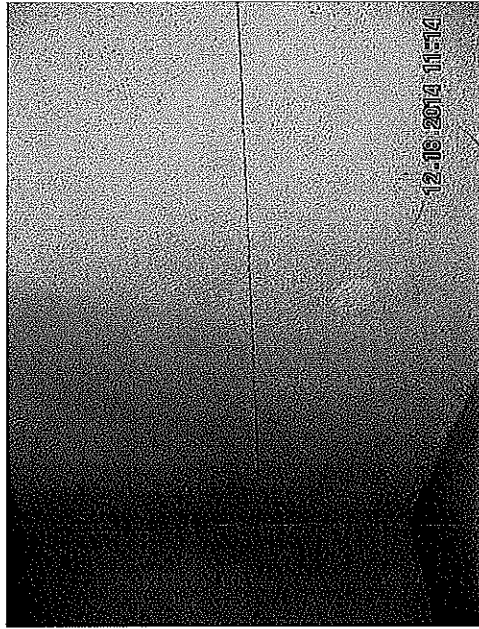
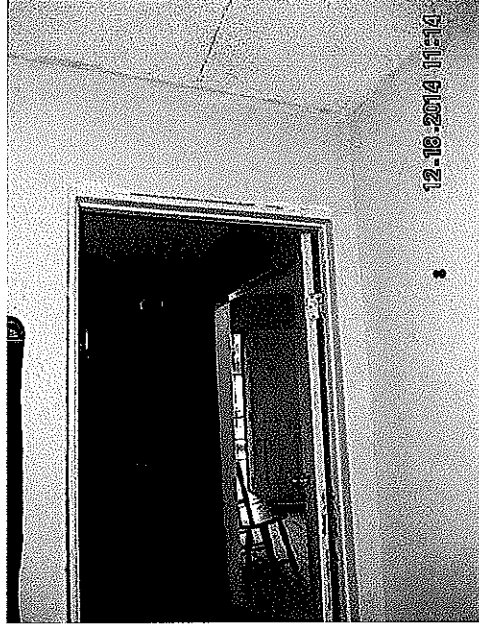
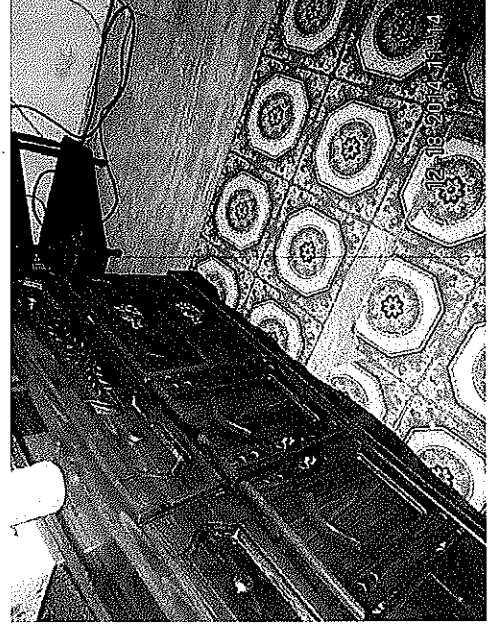
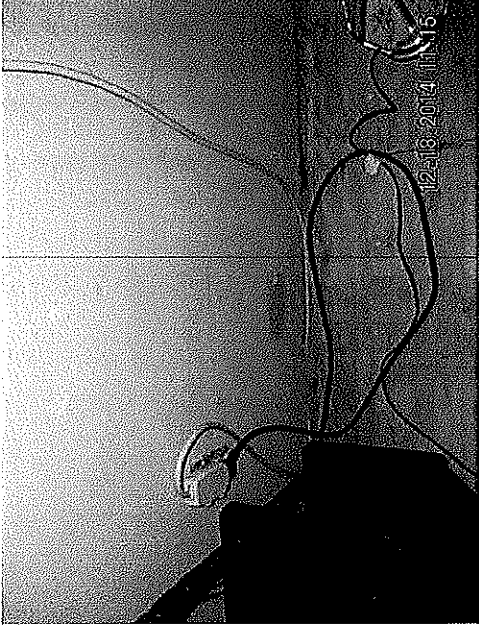


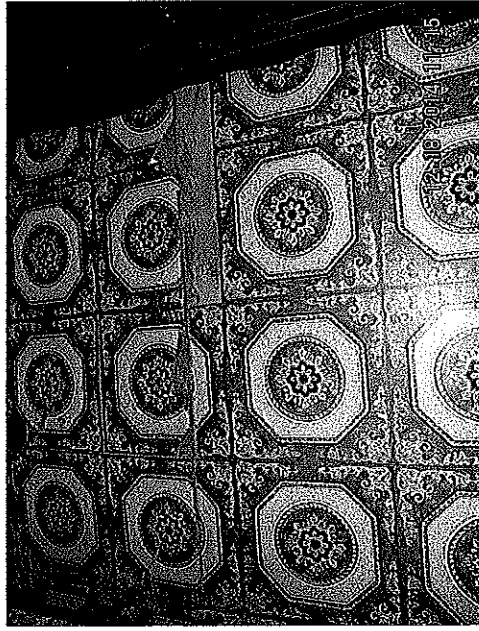
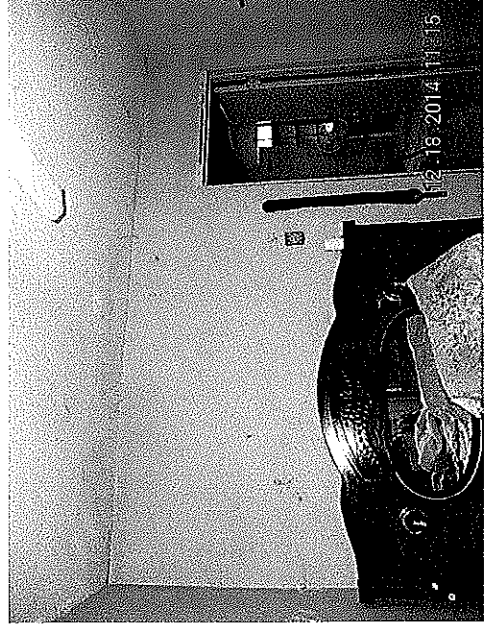
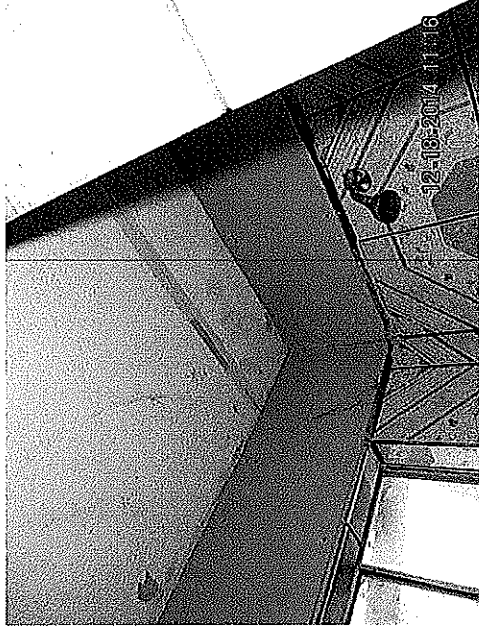


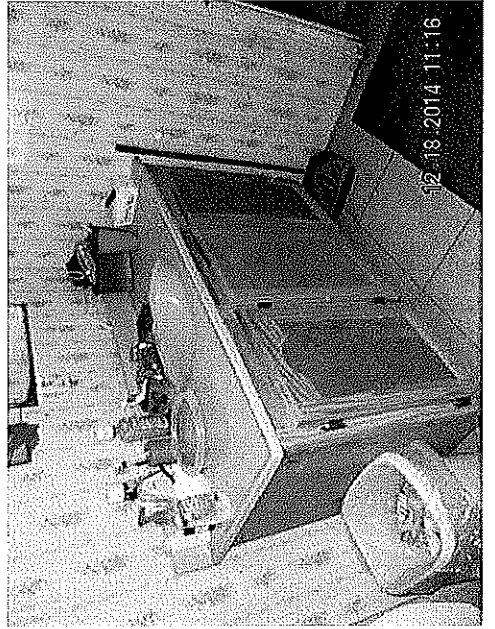
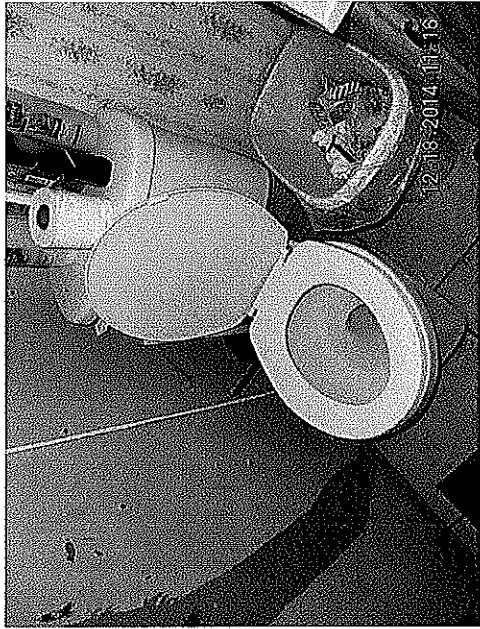
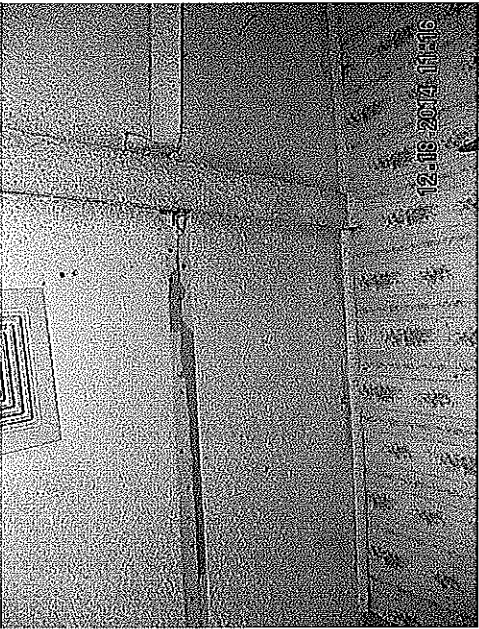
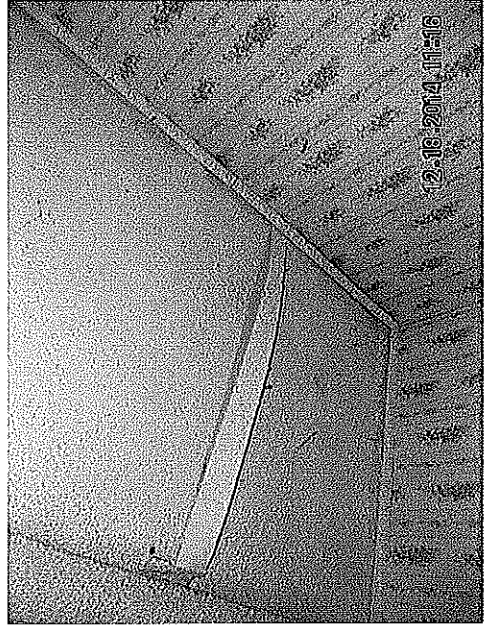
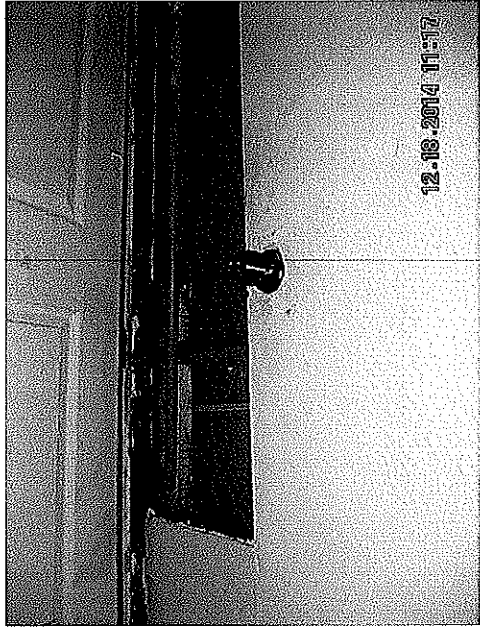
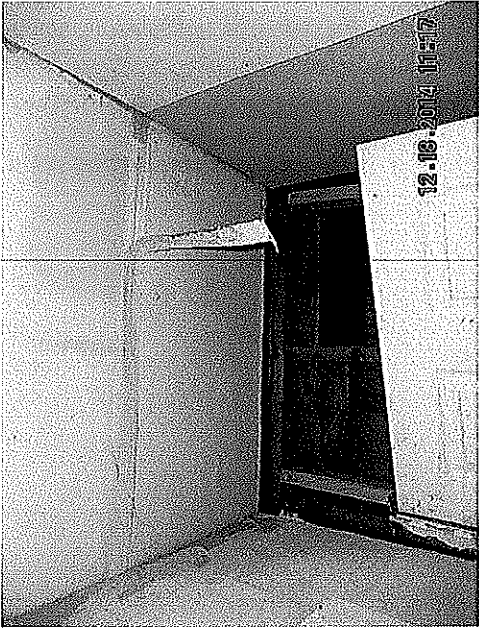


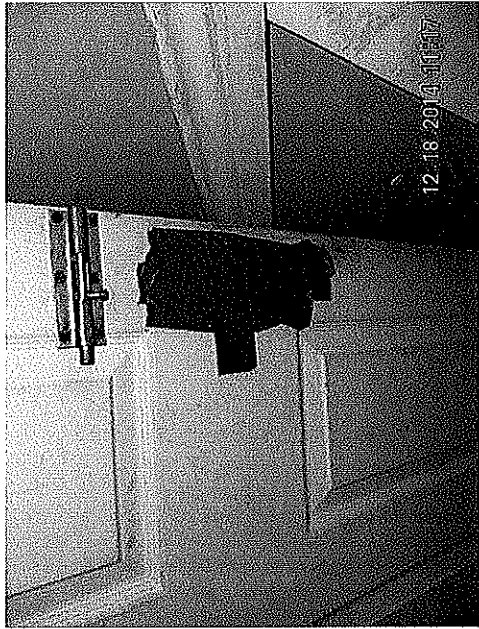
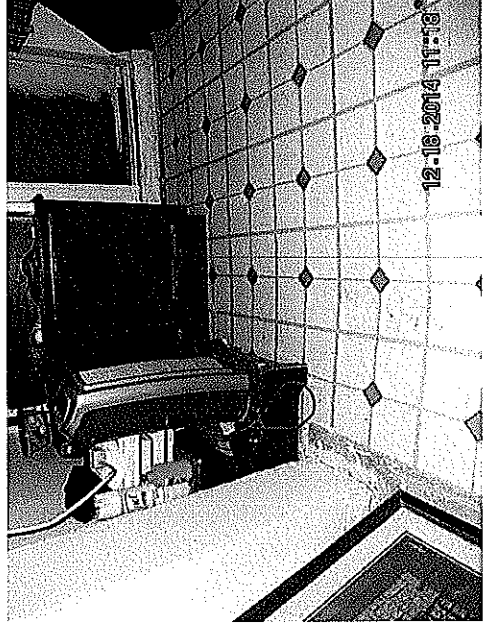


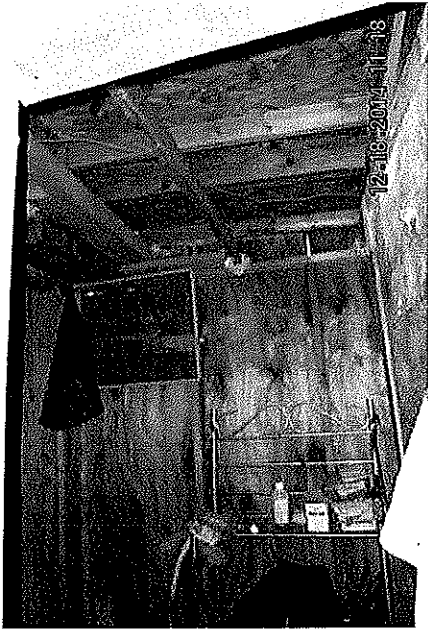
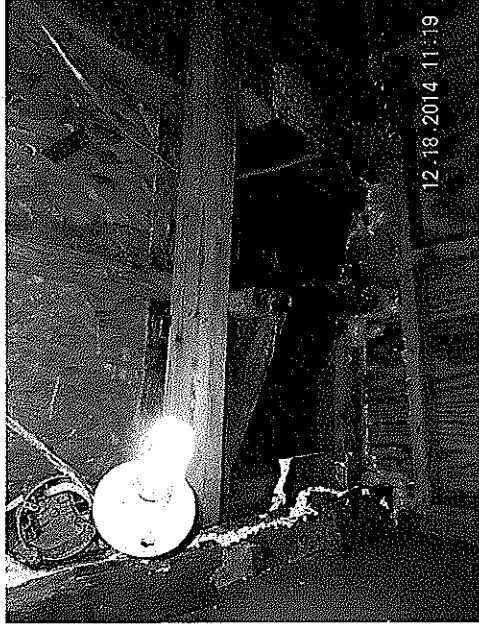
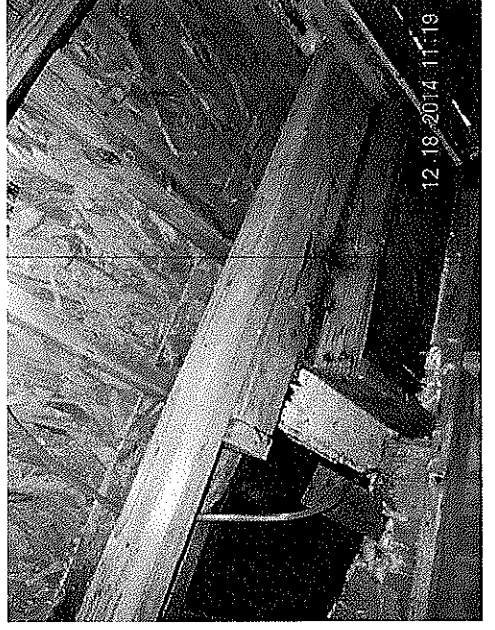
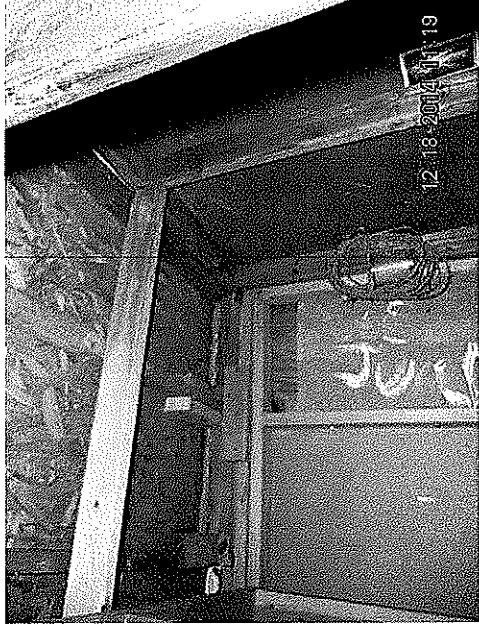


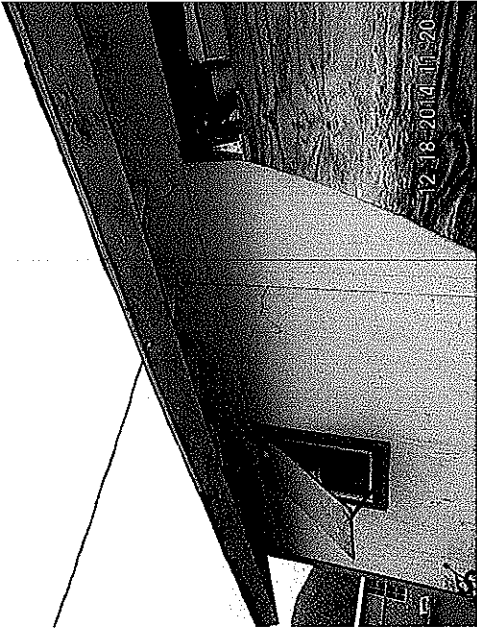


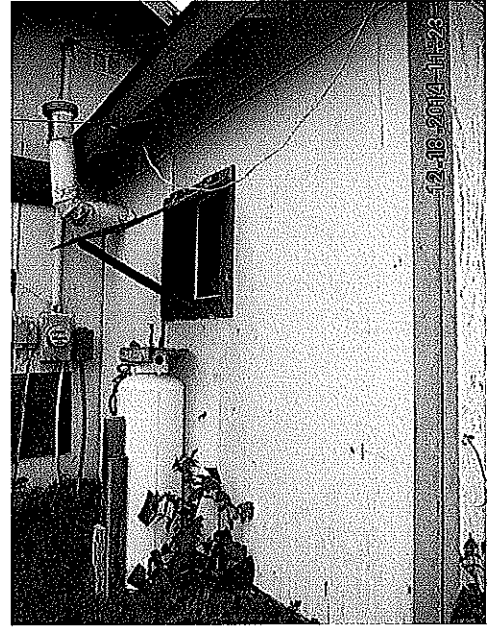
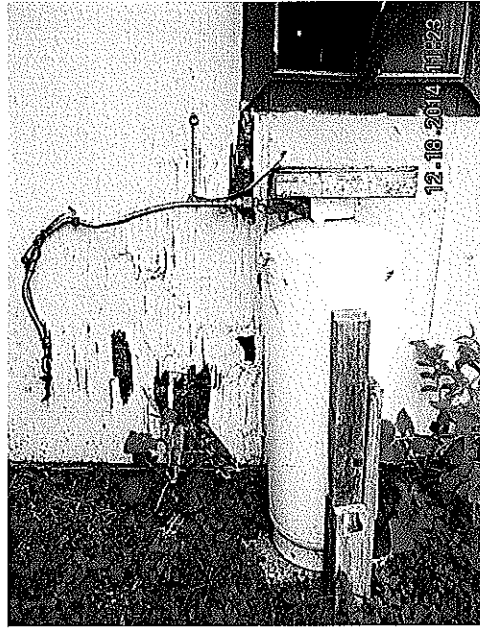
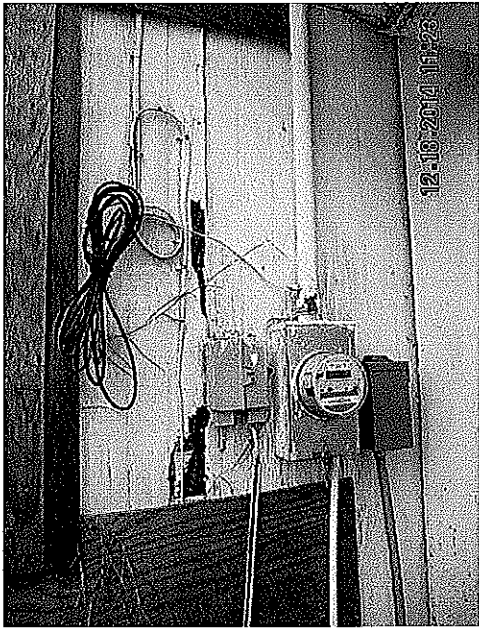
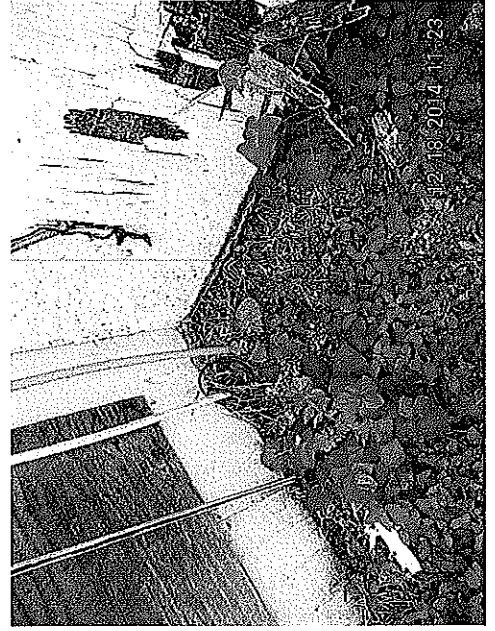
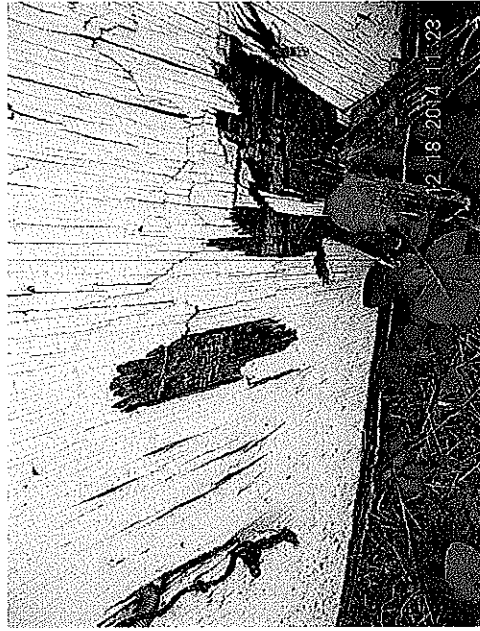
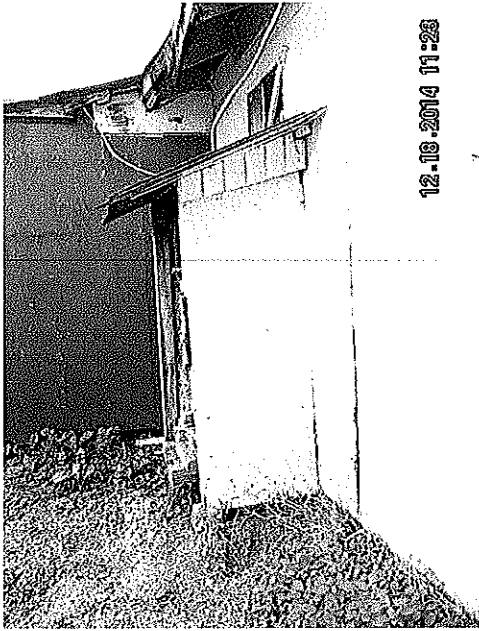


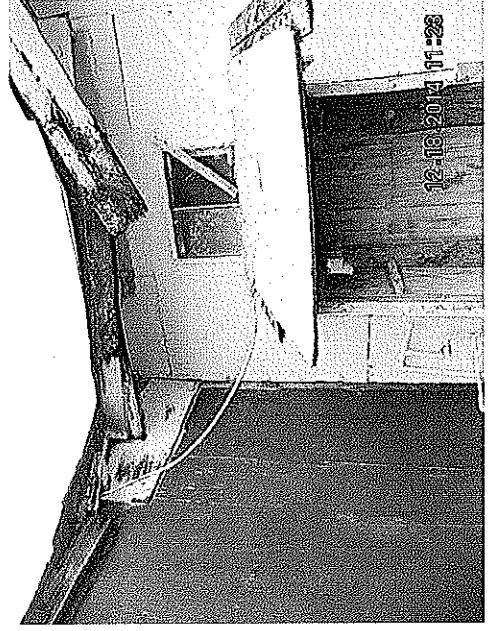
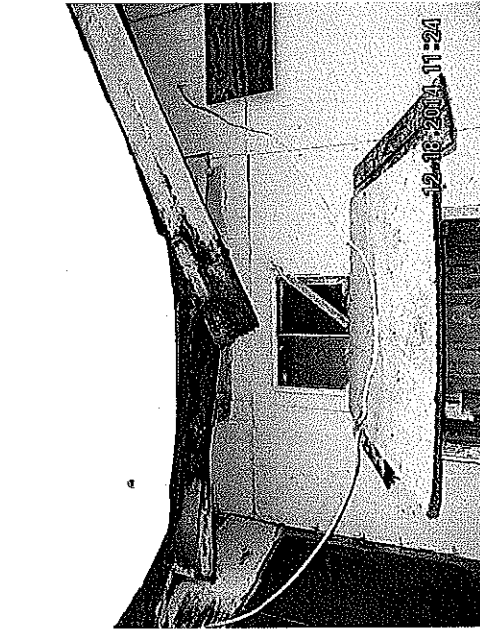
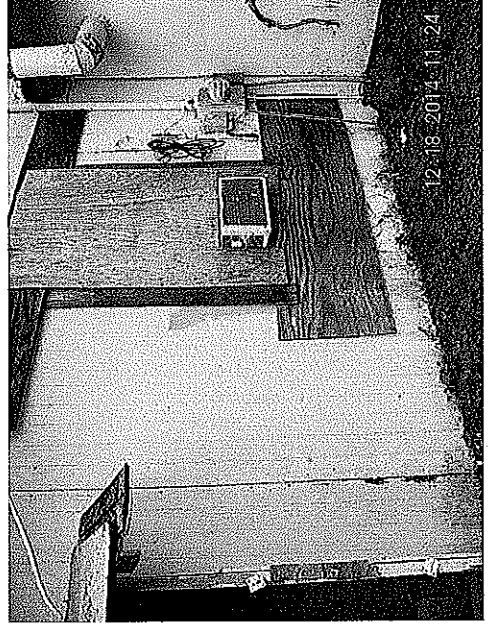
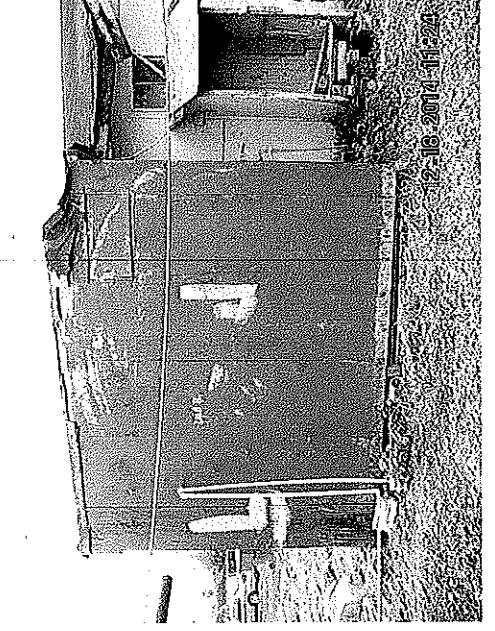


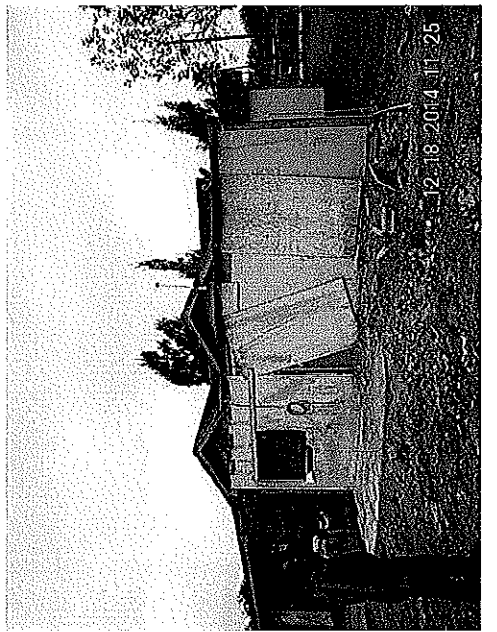
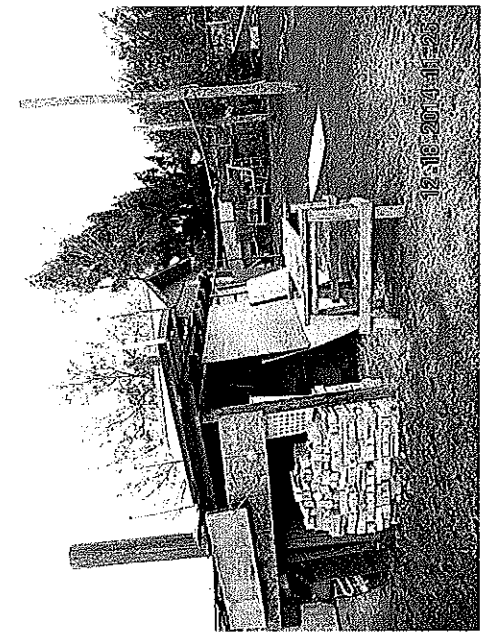
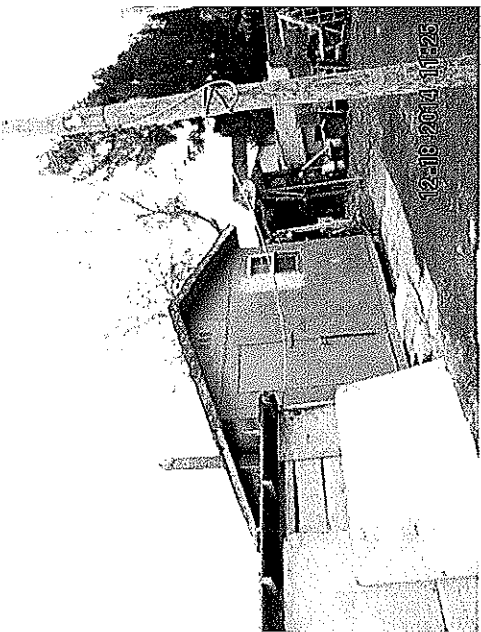
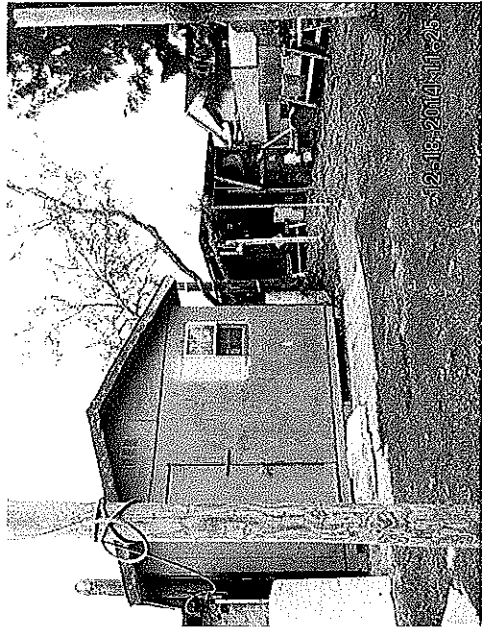
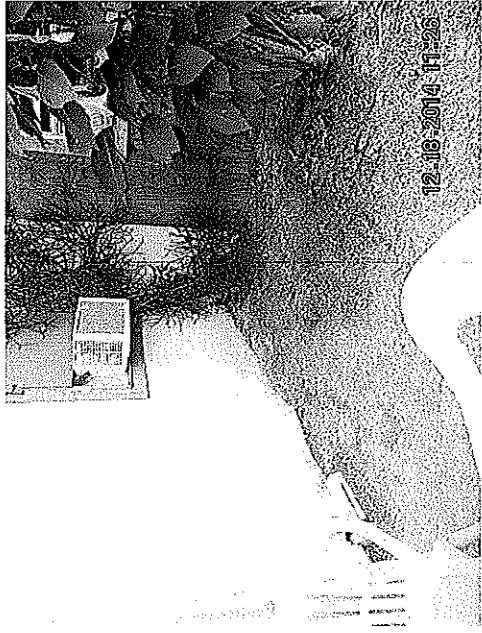


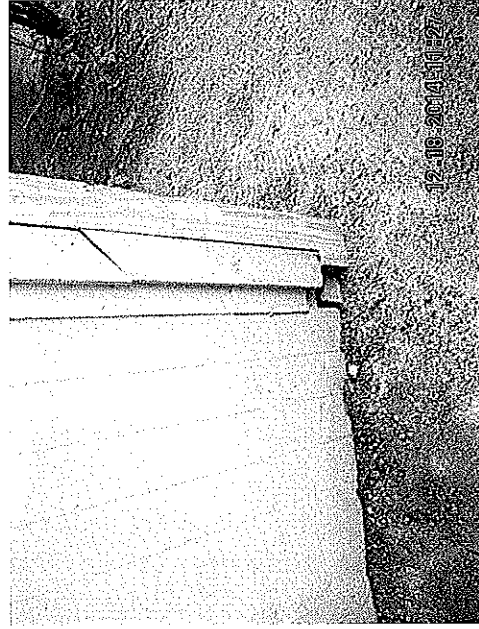
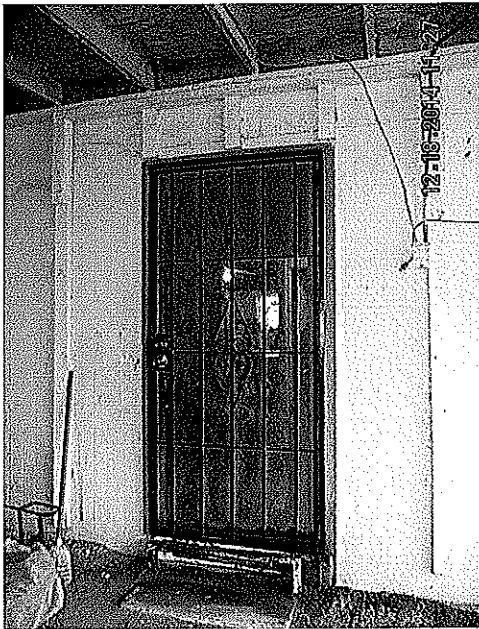
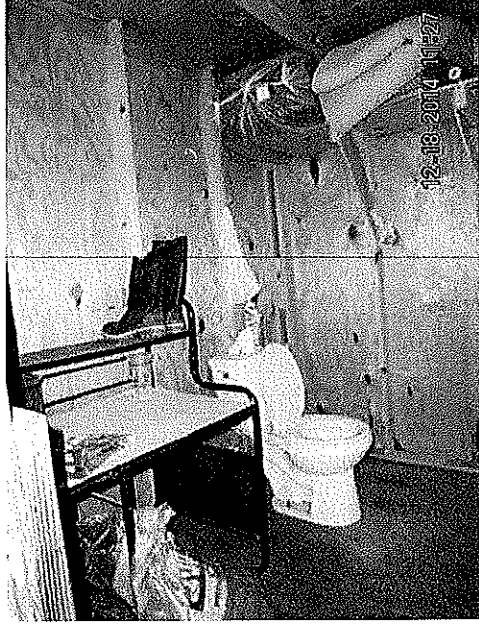
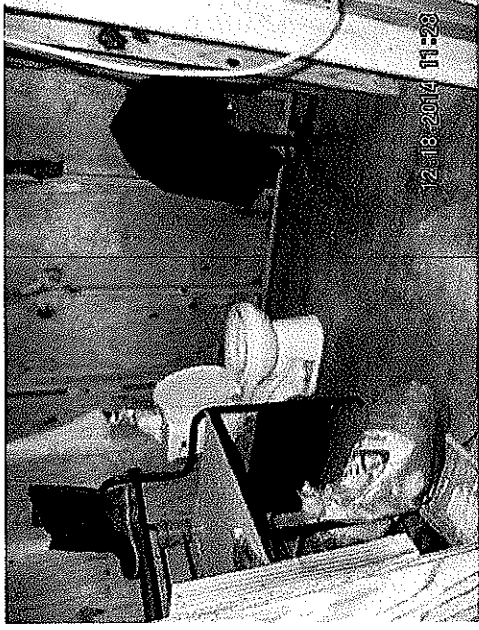


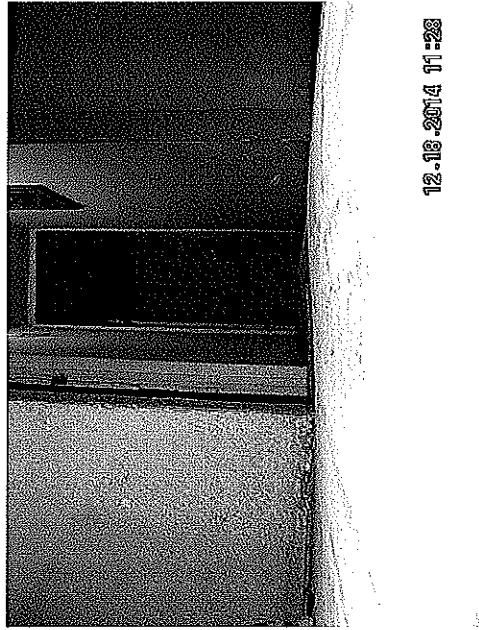


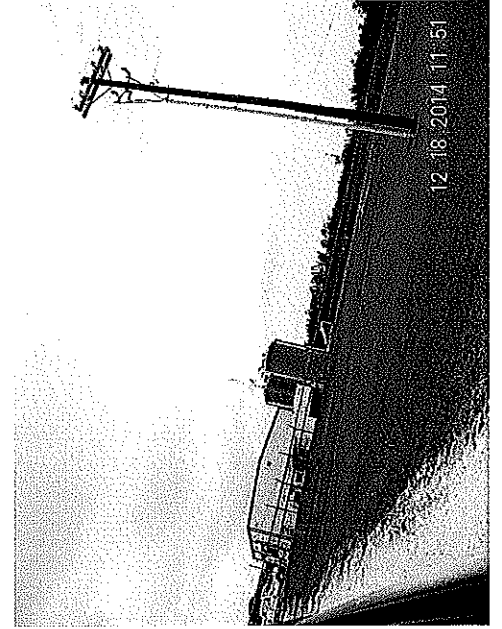
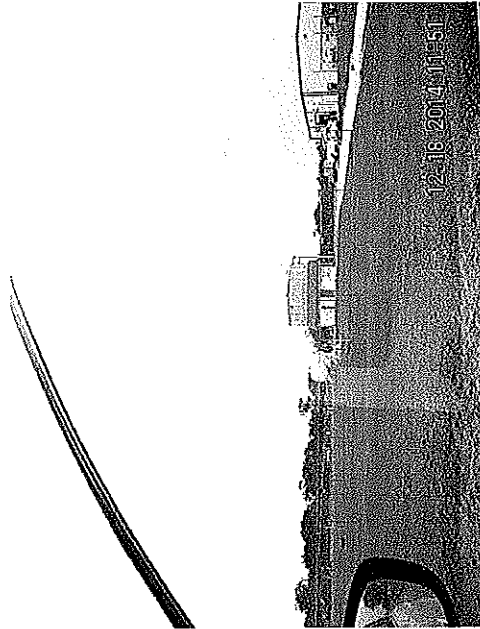
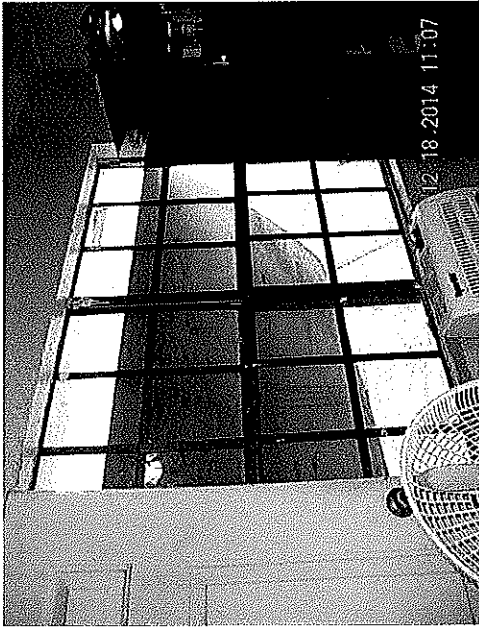
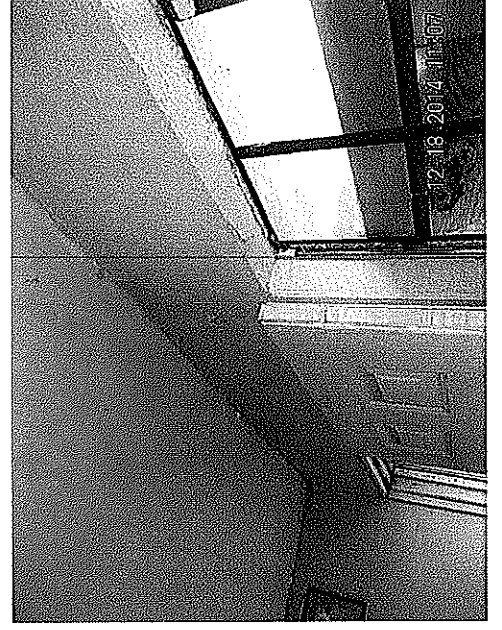
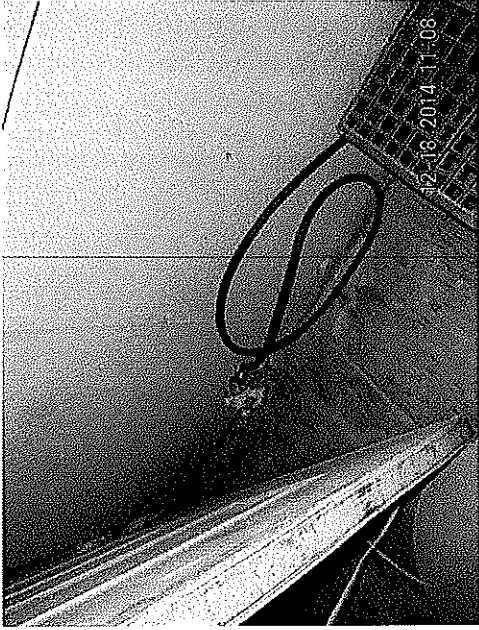


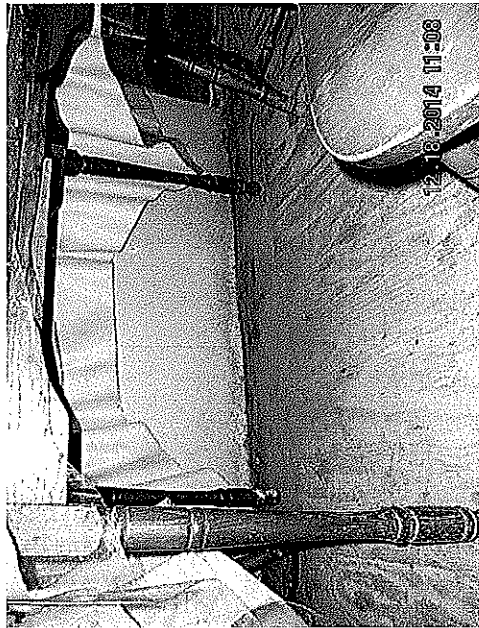
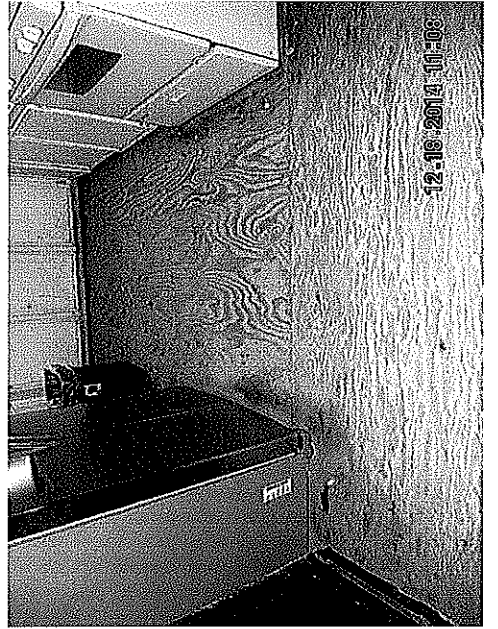












Juan Becerra & Catalina Becerra
S FM 1015 Mile 4 West Beto ST
Progresso, TX

Beto st - Progresso, TX
ex: Pizza near Clayville, KY
Get Directions History

Beto Ave, Weslaco, TX 78596, USA

Places

My Places

- 3702 Curve Rd
- McAllen International Air...
- Mid Valley Airport
- Delta Lake
- 4083 hwy 281
- Untitled Path
- 12626 Tejas Blvd
- 5912 Lucero Del Norte
- 5814 Lucero Del Norte
- 421 S. Vermont - Merced...
- 4000 S. Tower Rd

Layers

Earth Gallery >>

- Primary Database
- Borders and Labels
- Places
- Photos
- Roads
- 3D Buildings
- Ocean
- Weather
- Gallery
- Global Awareness
- More





APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

PANEL 525 OF 525

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981

federal emergency management agency
federal insurance administration



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