

## Housing Rehab Program

**ENTITY:** City of Edcouch

**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 March 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

<b>Teresa Lara</b>	Family of one (1)	
<b>ED#20-15-01</b>	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
	<b>Deferred Loan-Elderly</b>	

Existing Dwelling: 4 bedrooms frame home, built in 1965

**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 10, 2014 City: Edcouch If County Wide, Precinct #: 1

Name of Applicant: Teresa Lara Inspector: Eric Trevino

Address: 217 E. Cano St. Year House was Built: 1980

## EXTERIOR

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

Notes: Foundation needs to be leveled

Dimension 33' x 34' Estimated Cost \$ 4,200

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

Notes: siding has rotted and jagged edge,

Dimensions 33' x 34' Estimated Cost \$ 3,000

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

Notes: Some windows do not lock and/or open and shut proper, burglar bars on windows do not open, no deadbolt.

Dimension varies x varies Qty 10 Estimated Cost \$ 2,800

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

Notes: Front door needs adjusting

Dimension 36" x 70" Qty 1 Estimated Cost \$ 200

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

Notes: Soffits, drip edge and fascia have rot due to weather normal wear.

Dimension entire perimeter

Estimated Cost \$ 1,400

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 shingles are old and in needs replacing

Dimension 33' x 34'

Estimated Cost \$ 2,500

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

Estimated Cost \$ \_\_\_\_\_

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

Notes: \_\_\_\_\_

Dimension \_\_\_\_\_ x \_\_\_\_\_

Estimated Cost \$ \_\_\_\_\_

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:

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 \$ \$300

12. **Other observations about all Exterior Plumbing / Drains / Sewer:** \_\_\_\_\_  
Plumbing exposed throughout and drains to lawn

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: lots of patch work, floor covering Buckling/ lifting, peeling, tearing and missing in some areas different types of flooring

Describe Specific Floor **Problem Areas:** Uneven in some areas, floor is buckling has some Areas that are wood other cement, uneven due different addition to home

**Is Floor Reparable** Yes [ ] No [ X ]

Notes: would have to remove and replace entire floor and covering

Dimension 33' x 34'

Estimated Cost \$ 4,500

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

Notes: just a little old but still function and server their purpose

Dimension 24" x 72" Estimated Cost \$ \_\_\_\_\_

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

Notes: Had some leaks patched up, covering not consistent only patch not finish applied

Dimension 33' x 34' Estimated Cost \$ 1,500

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 holes due to termites

Dimension 33' x 34' Estimated Cost \$ 5,300

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

Notes: Water heater closet replace door and siding panel.

**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

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 33' x 34' 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: Some rodents and insects

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 33' x 34'

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.

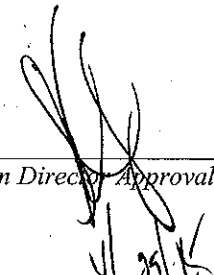
Total Rehab Estimated Cost \$ 43,900

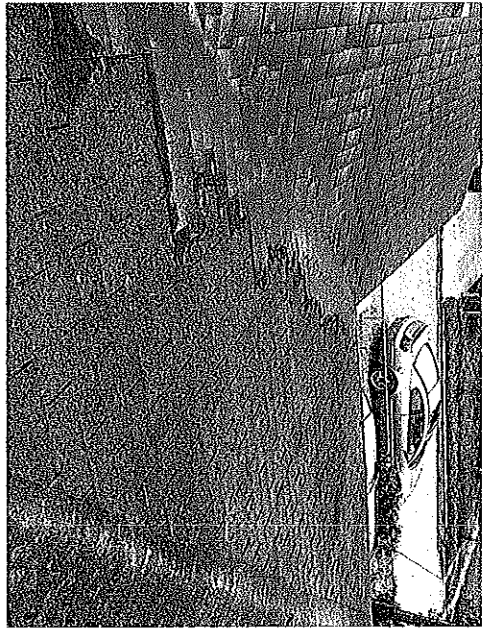
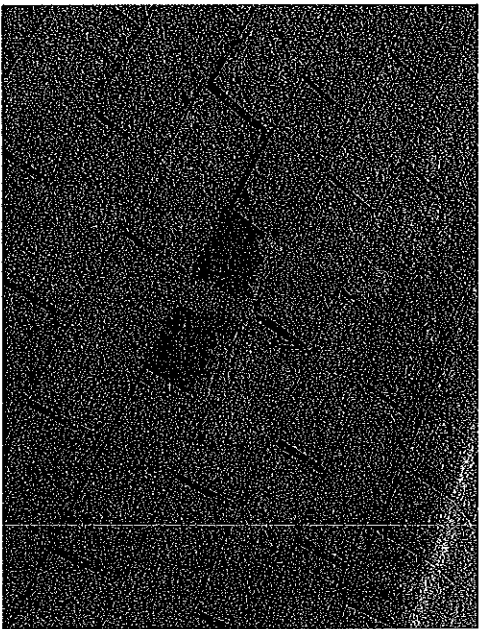
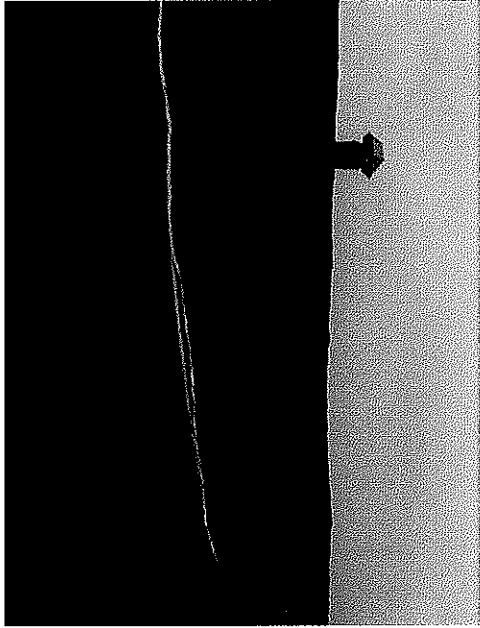
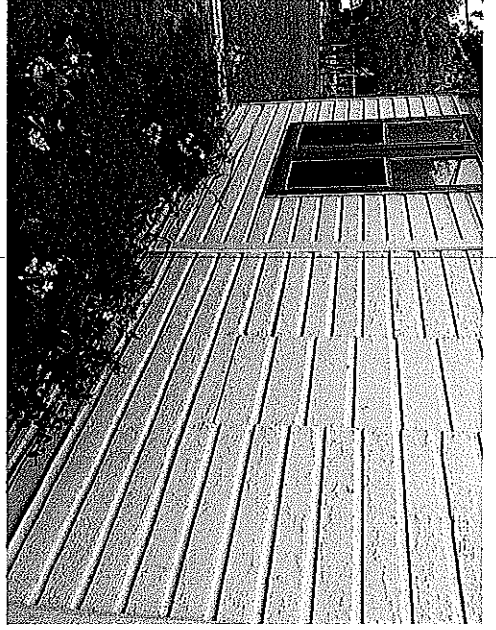
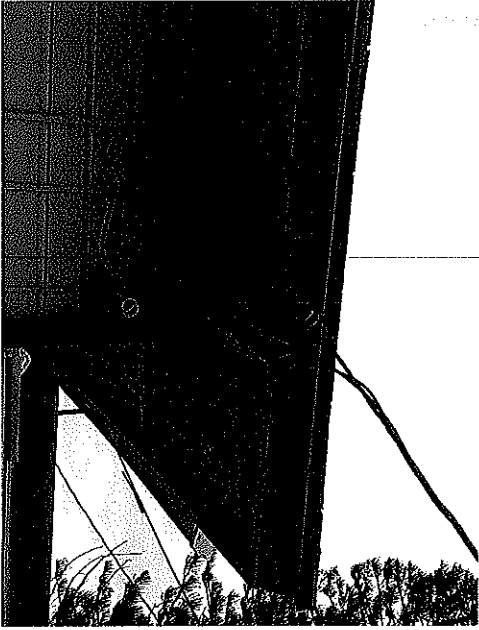
Current Value of Structure \$ 13,050

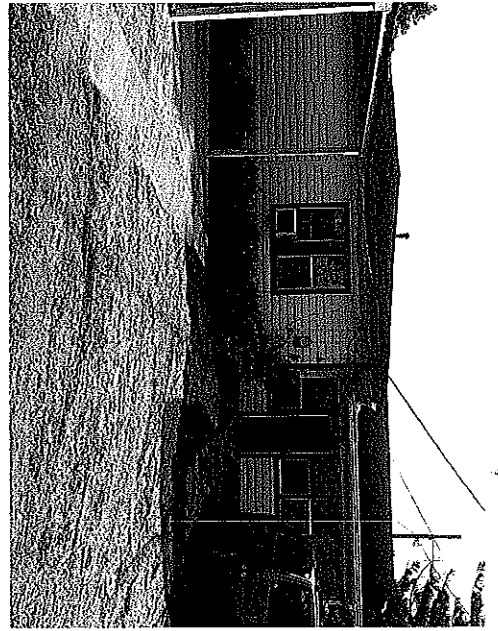
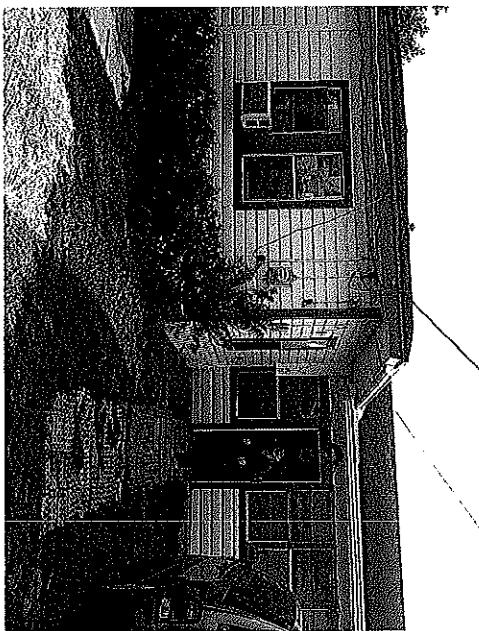
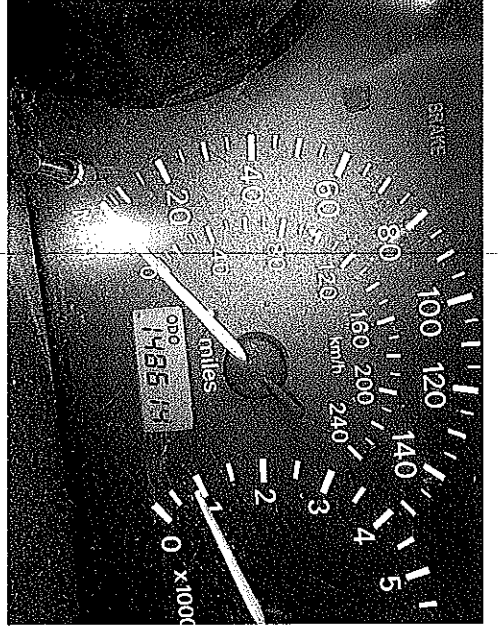
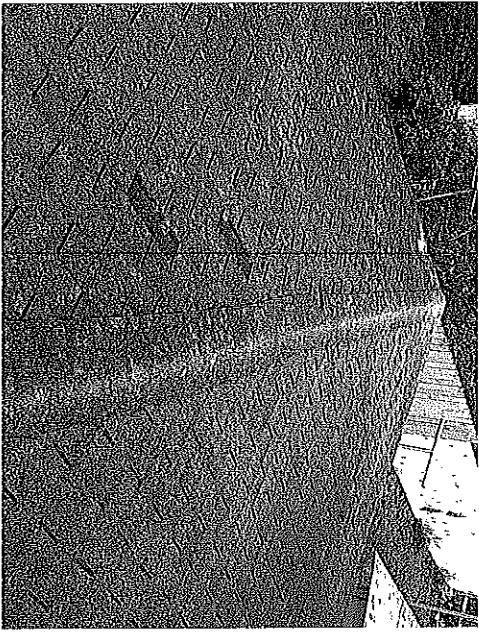
50% Value \$ 6,525

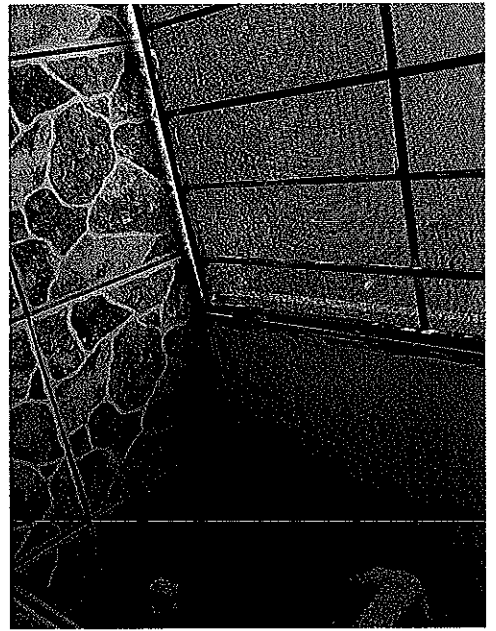
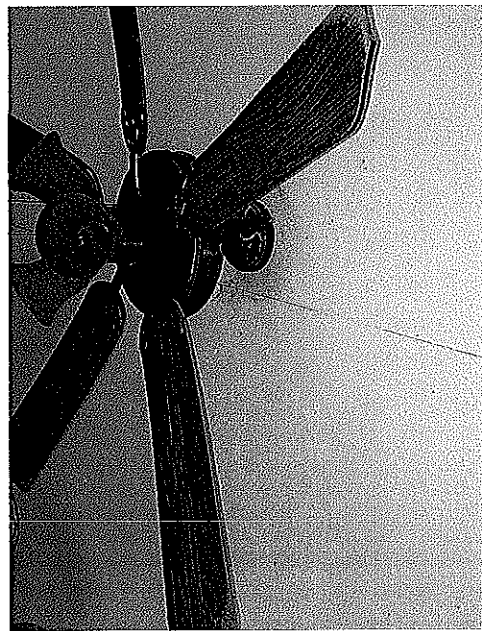
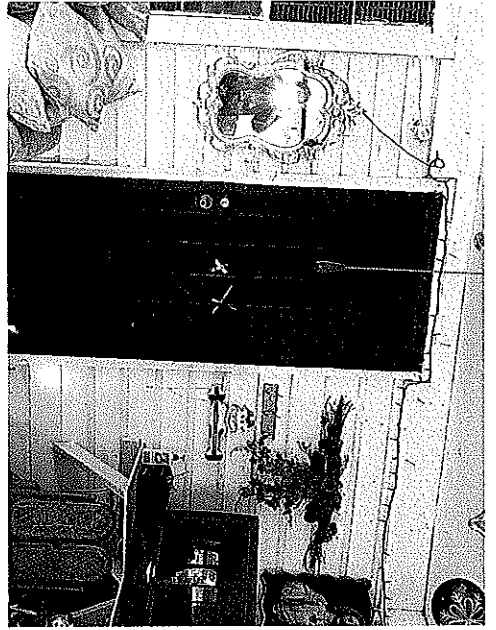
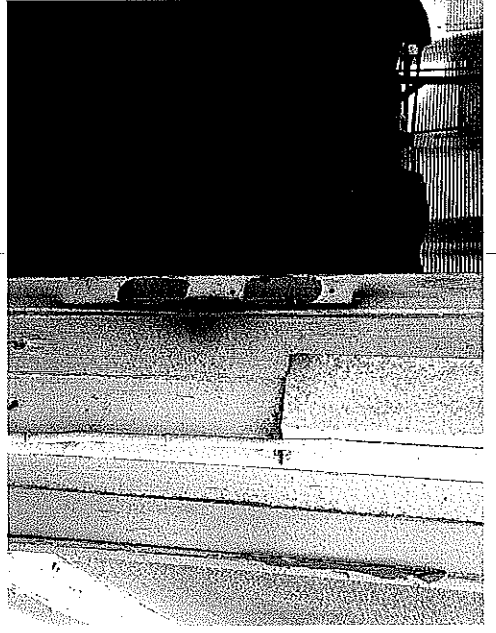
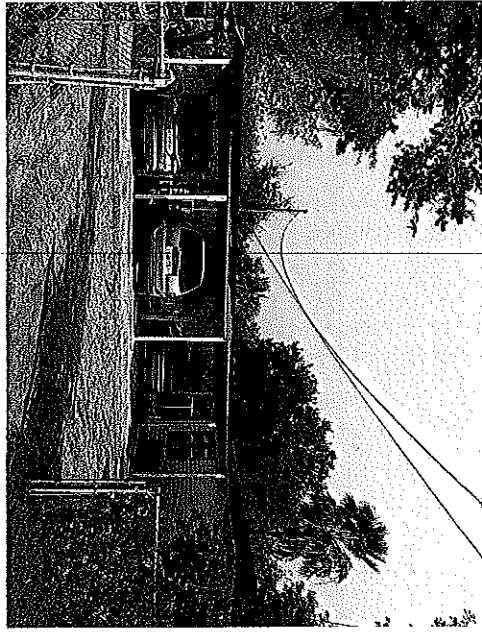
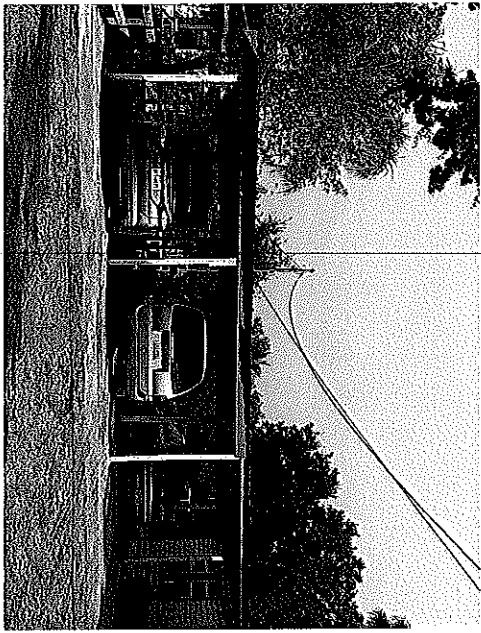
  
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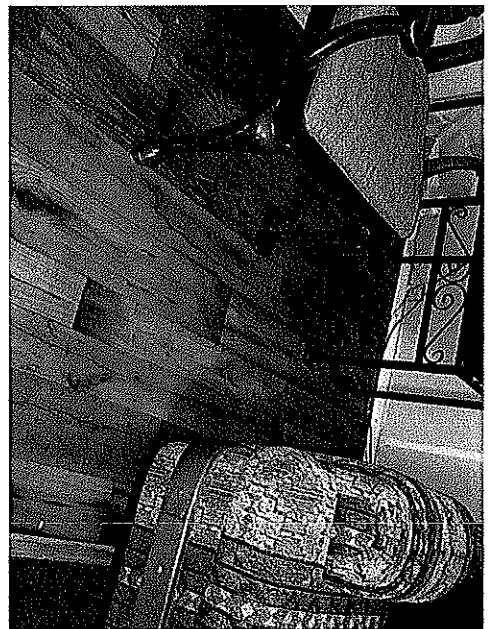
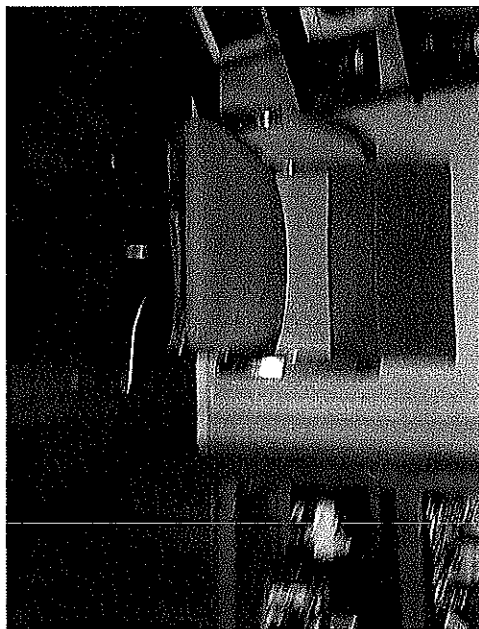
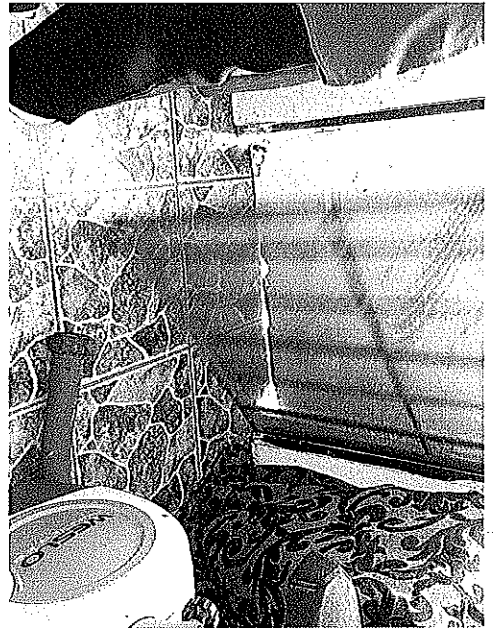
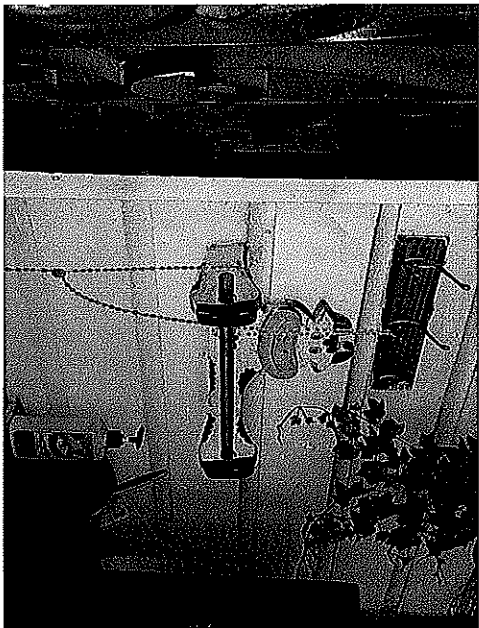
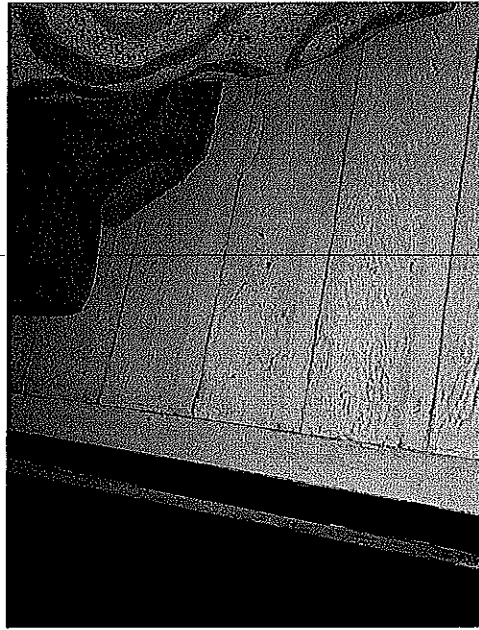
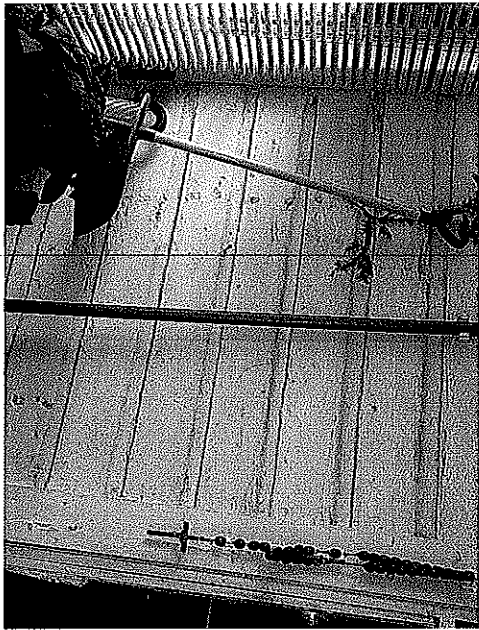
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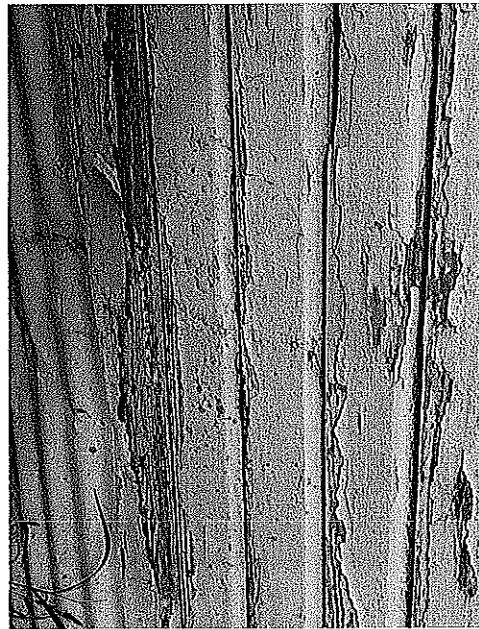
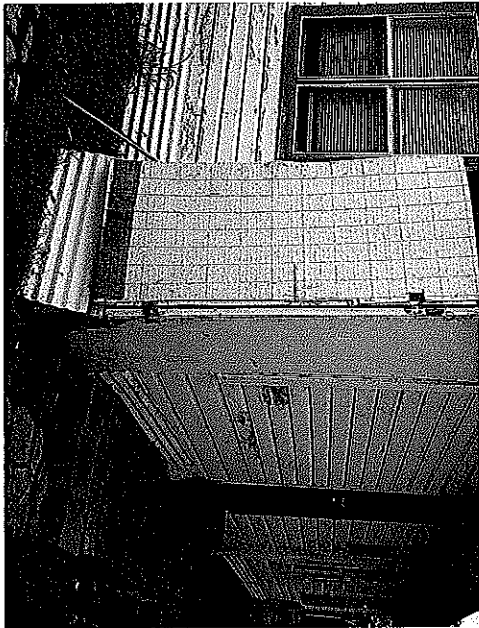
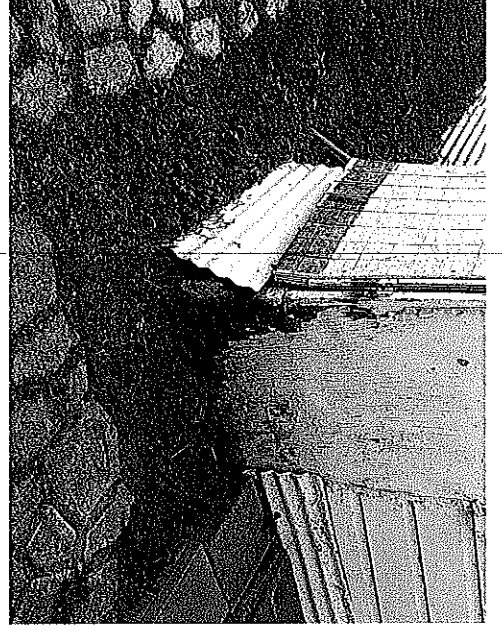
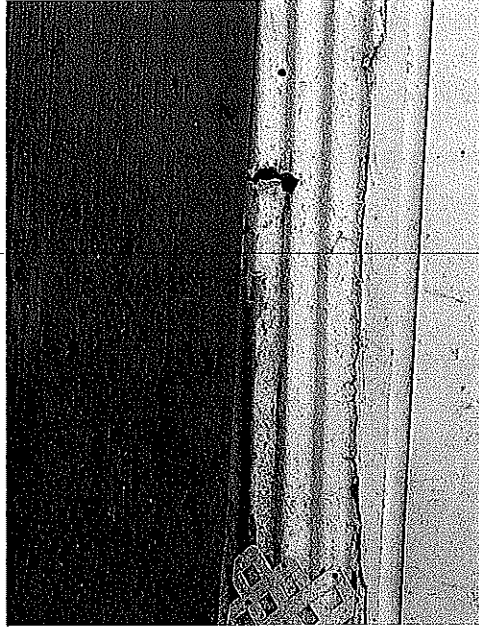
  
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Date



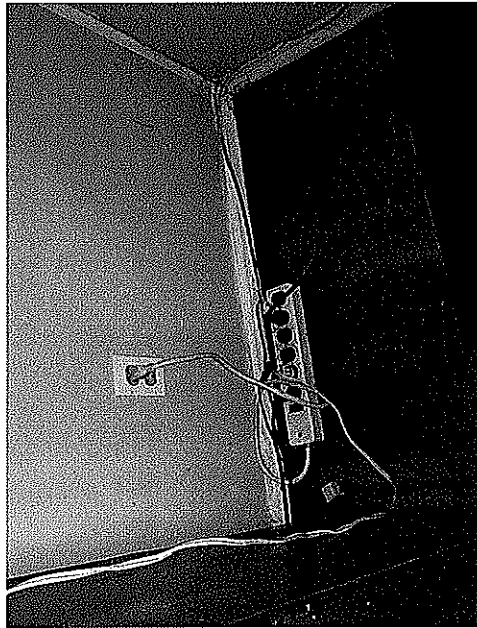
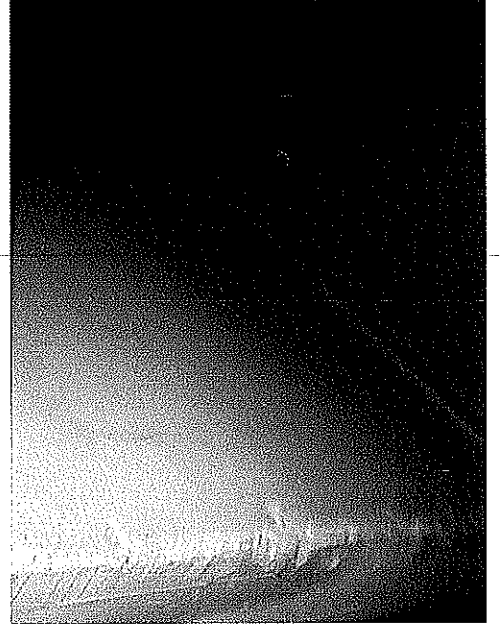


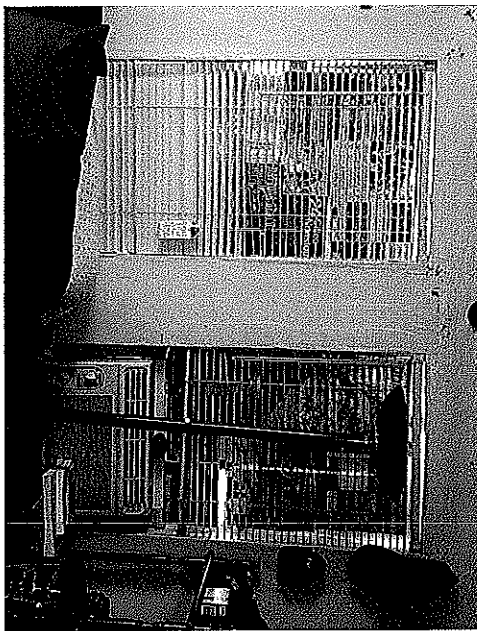
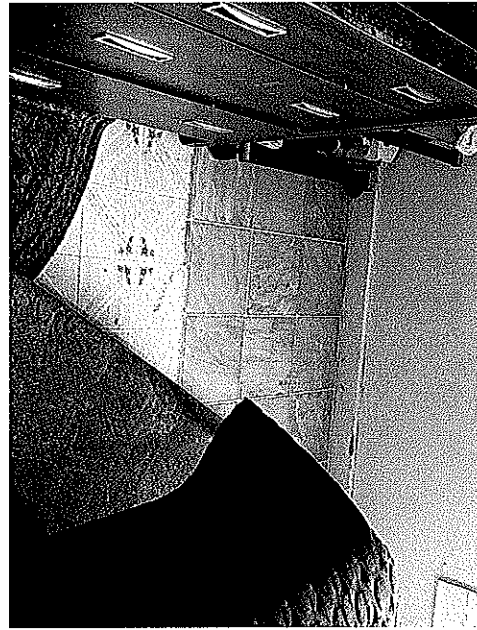
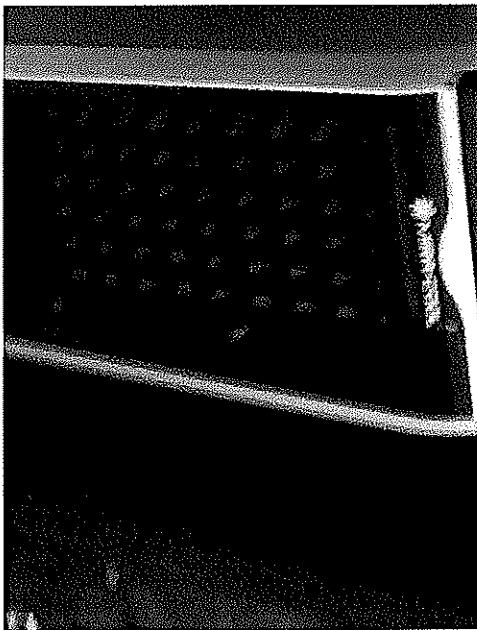
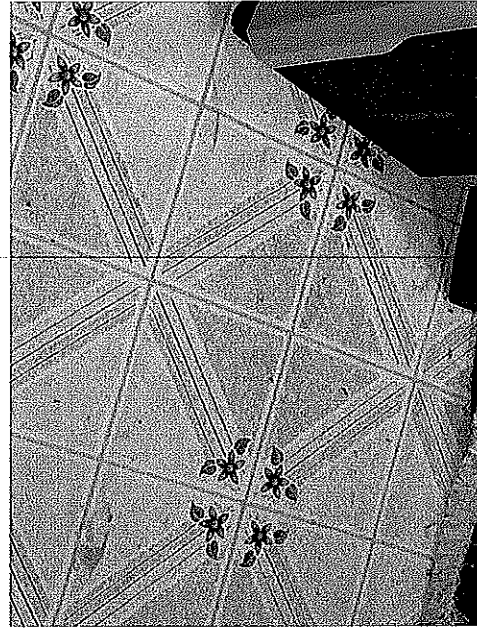


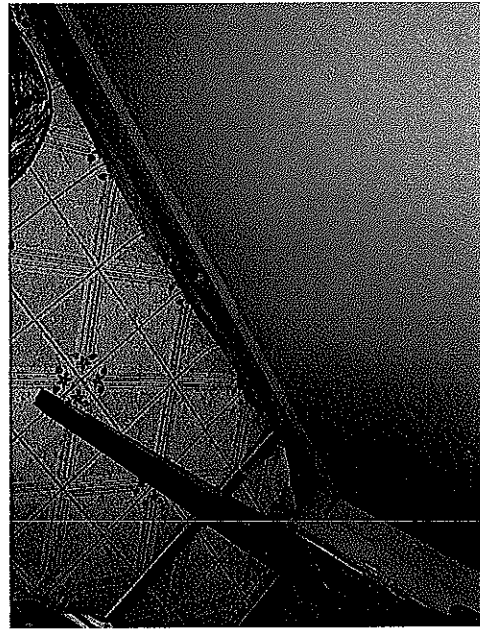
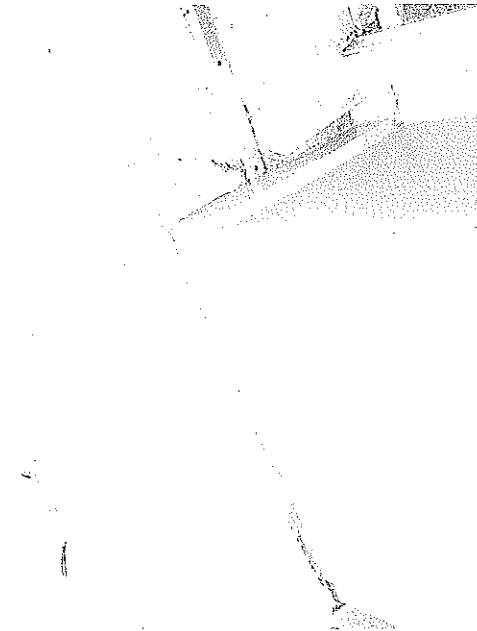
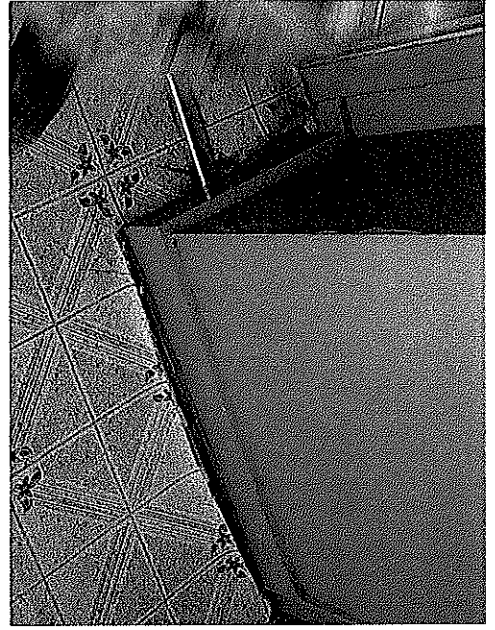
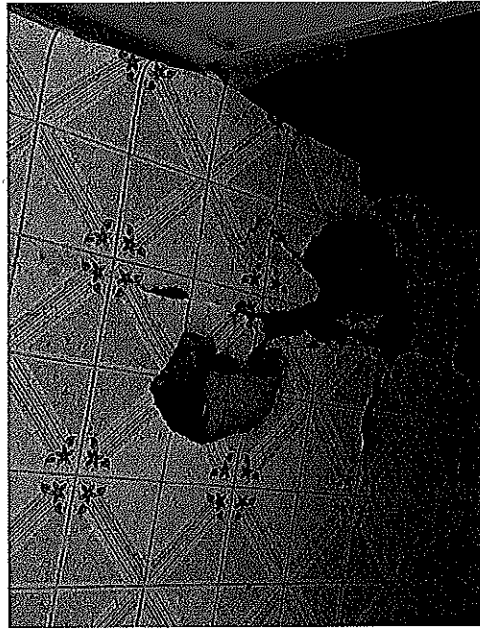
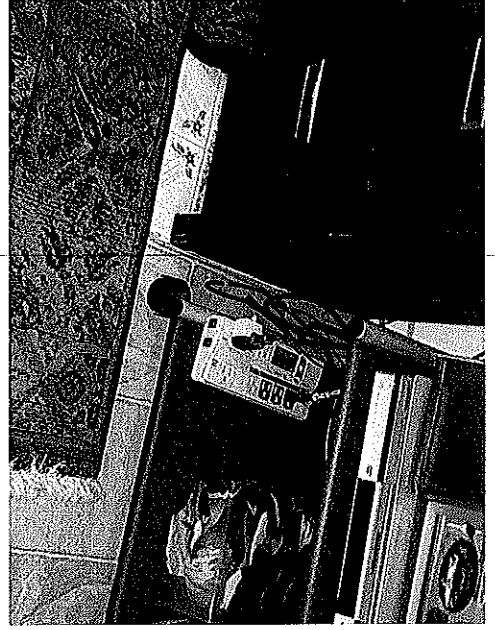


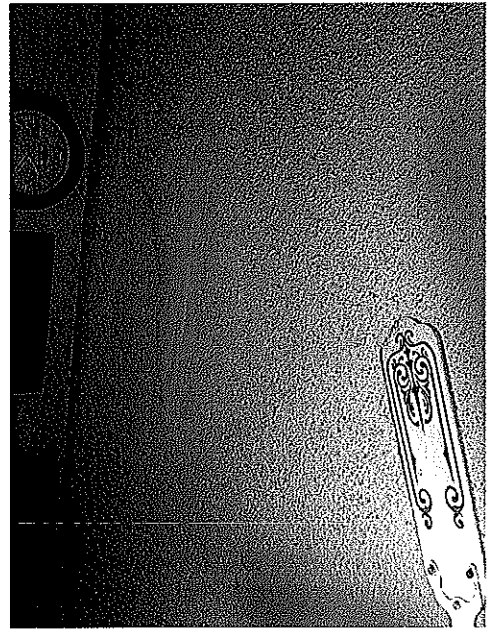
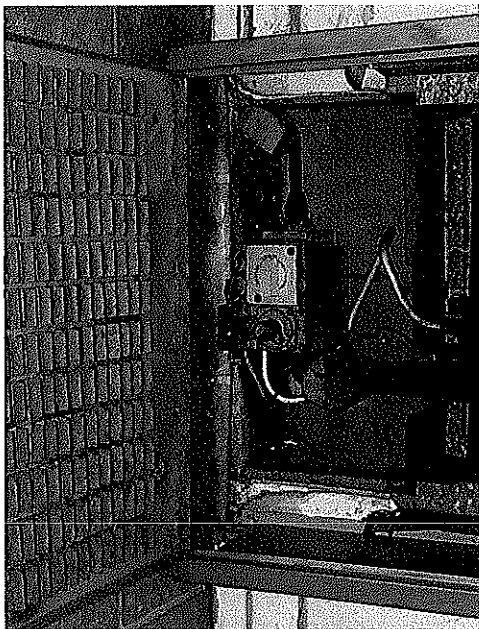
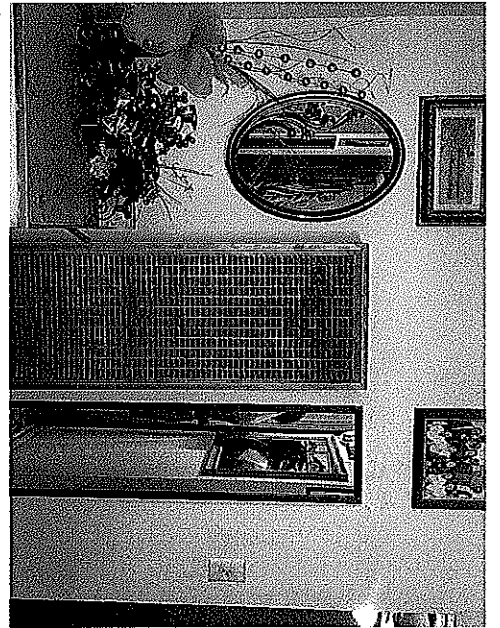
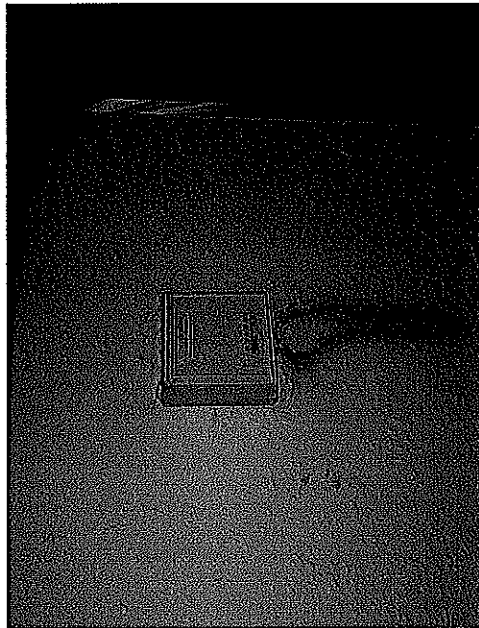
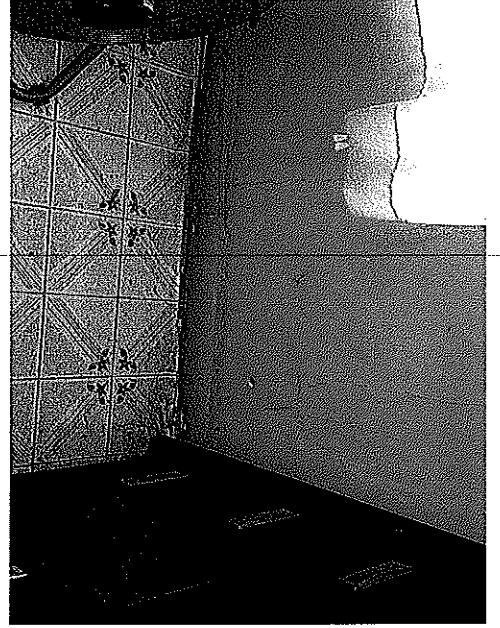
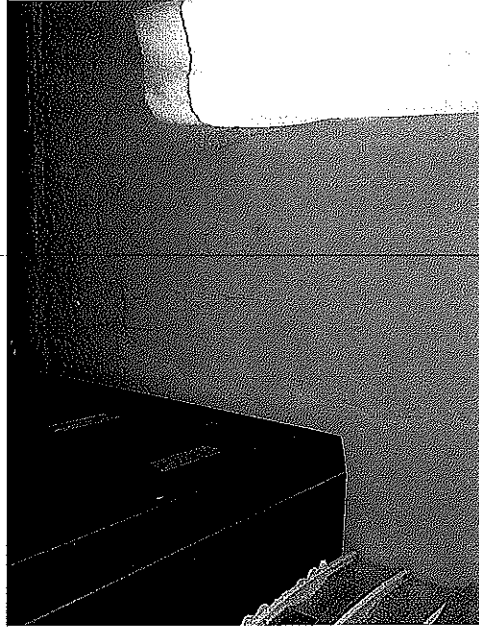
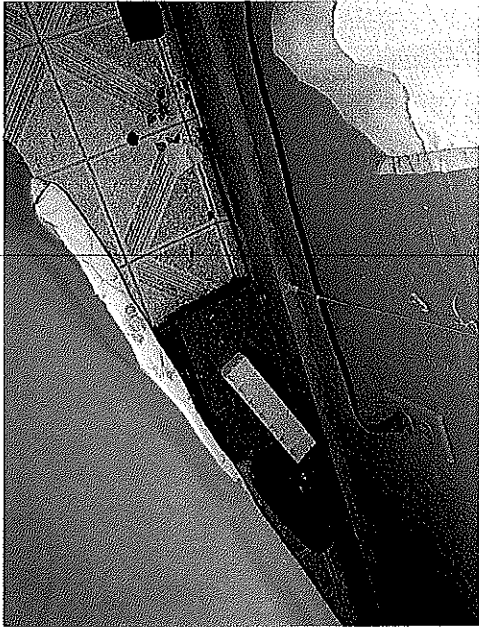


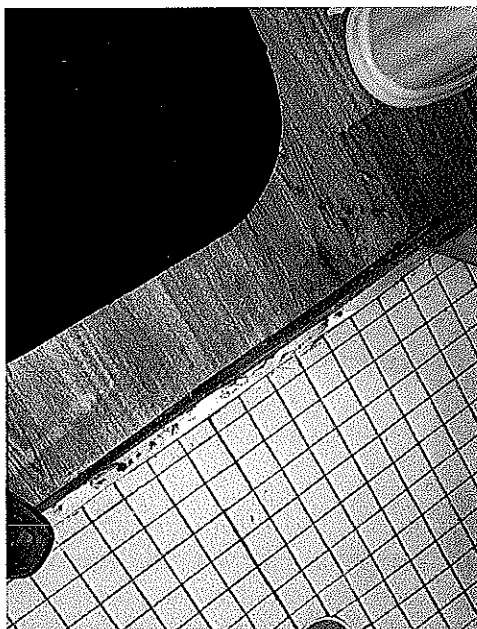
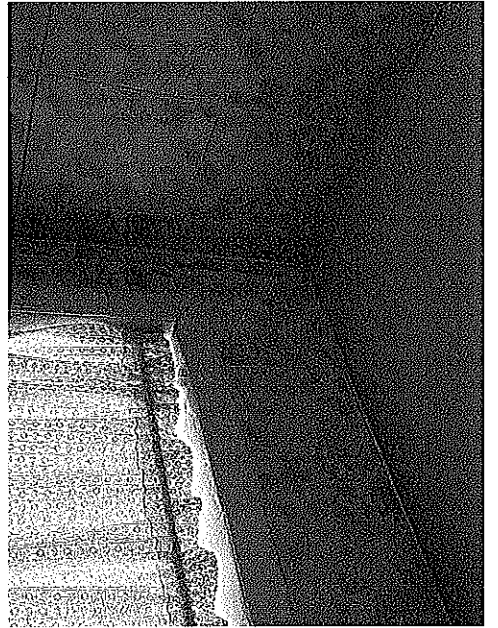
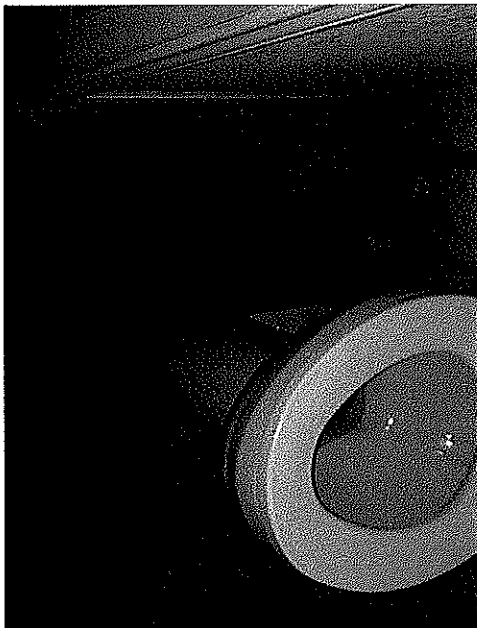


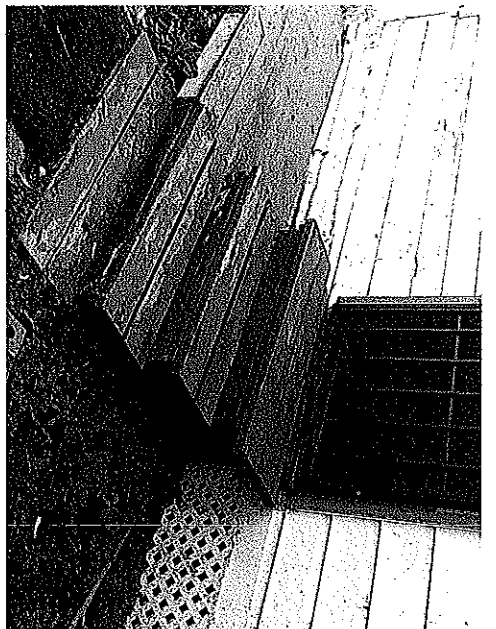
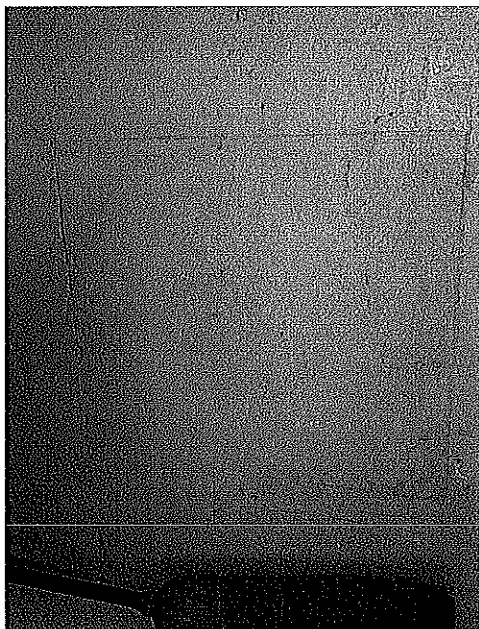
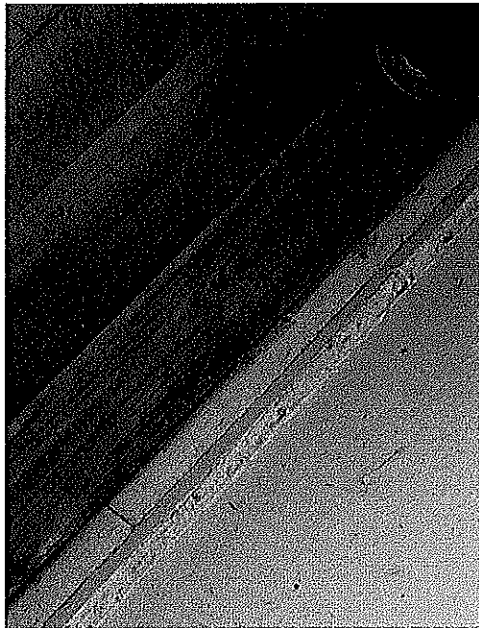
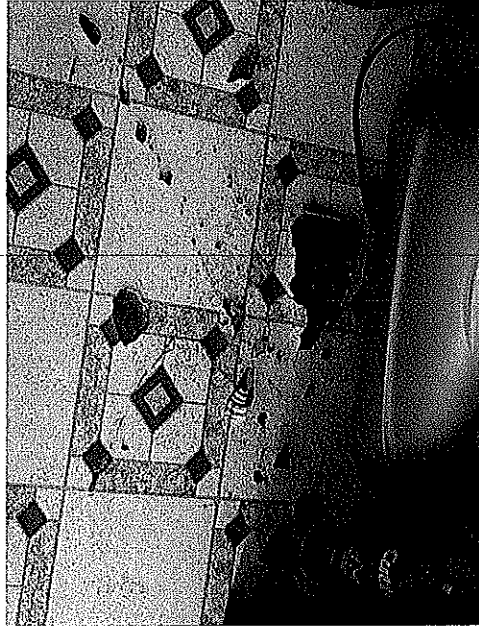
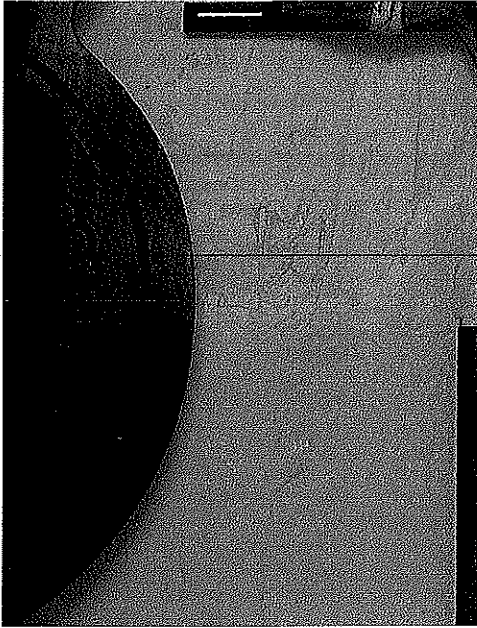












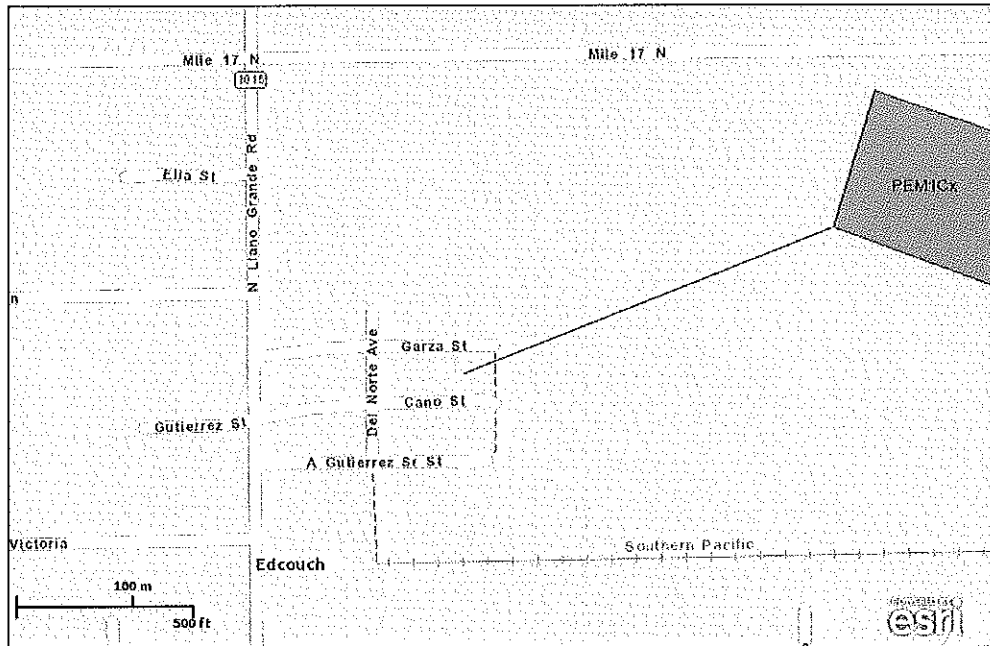
Teresa Lara



# U.S. Fish and Wildlife Service National Wetlands Inventory

217 E Cano St  
Edcouch TX

Apr 16, 2015



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

## User Remarks:

Closest Area of Interest to property site is over .15 miles. No adverse effect.

SEE 217 E-CAND ST EDDOUCH, TX

SUBJECT PROPERTY

MAP REVISED 3/19/76

APPROXIMATE SCALE 2000 1000 3000 FEET

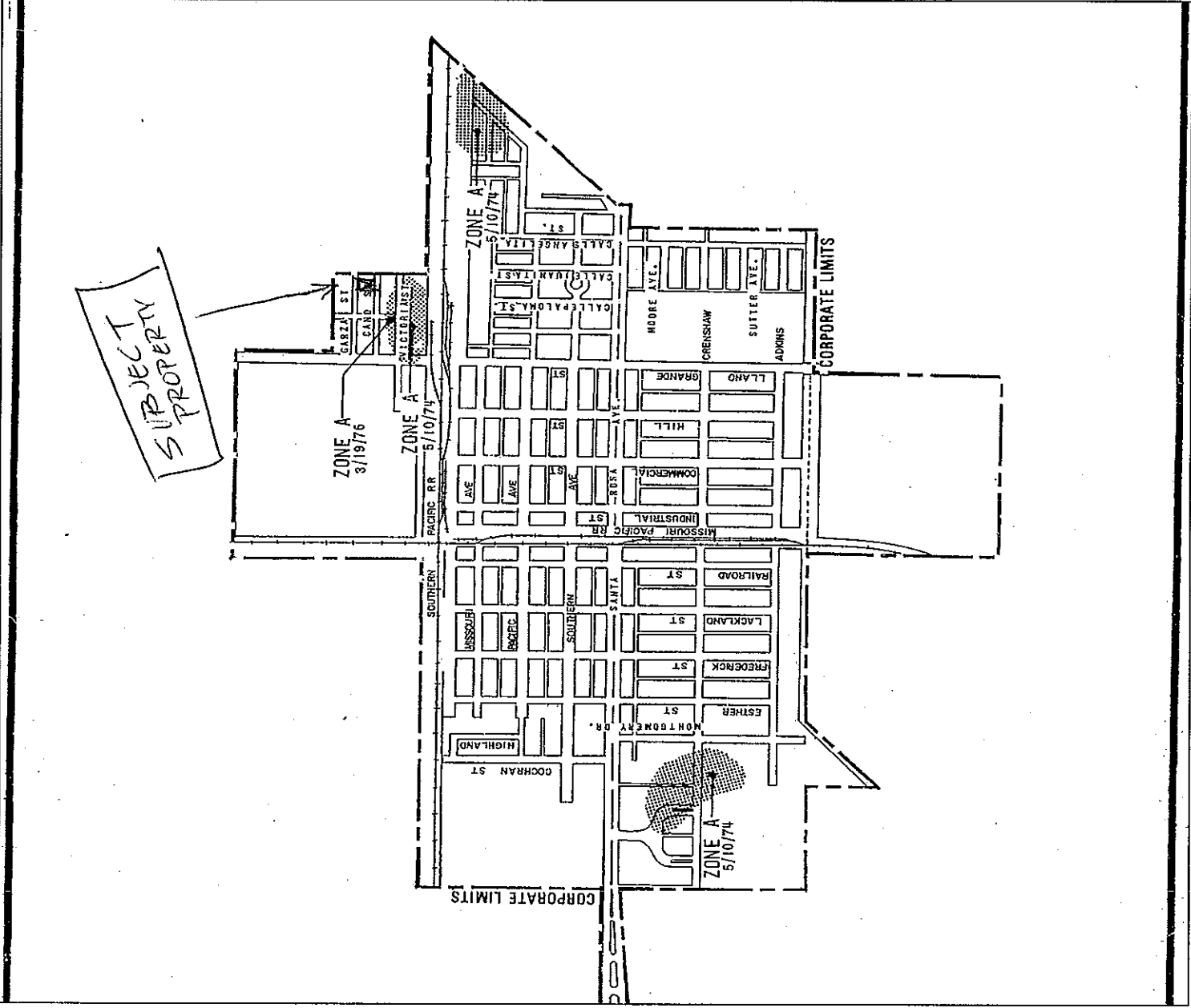
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
Federal Insurance Administration

CITY OF EDDOUCH, TX  
(HIDALGO CO.)

FIA FLOOD HAZARD BOUNDARY No. H 01

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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/>.