

Housing Rehab Program

ENTITY: City of Mercedes

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 September 2008 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

Ezequiel & Juanita Rodriguez	Family of two (2)	
ME# 50-15-06	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:	\$ 32,150.00
	Deferred Loan-Elderly	

Existing Dwelling: 2 bedrooms frame home, built in 1930

RECOMMENDATION:

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

INITIAL INSPECTION

Date: 9-17-2014 City: Mercedes If County Wide, Precinct #: 1

Name of Applicant: Ezequiel & Juanita Rodriguez Inspector: Eric Trevino

Address: 8009 Mile 1 East Rd. Year House was Built: 1920's

EXTERIOR

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

Notes: Foundation is uneven. The house has shifted drastically and has not been leveled since the home-owners purchased it. House is 80 to 100 years old.

Dimension 65' x 25' Estimated Cost \$ 4,000

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

Notes: Exterior walls masses of rot with jagged edge on wood siding being cutting hazardous

Dimensions 65' x 25' Estimated Cost \$ 5,500

3. **Windows:** Good Repair Replace

Notes: there are several either broken or nonworking boarded windows. The remaining Windows are old and difficult to open and close

Qty 13 Estimated Cost \$ 3,300

4. **Doors:** Good Repair Replace

Notes: Primary security door has damaged and incomplete door frame. Door is old and does Not have the enough reinforcement. Secondary security door also needs reinforcing.

Qty 2 Estimated Cost \$ 600

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

Notes: The majority of the overhang and trim is decomposing and useless.

Dimension 65' x 25' 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: Roof is not sound has not been replace years after shingle exceeded their purpose causing sheathing rafter and joist to rot and now need replacing.

Dimension 65' x 25' Estimated Cost \$ 14,000

7. **Other Exterior Structural Observations (stairs, rails, ramps, etc.):** _____
Front porch has no rails, steps made up of different materials (wood blocks brick)

Estimated Cost \$ 600

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

Notes: Toilet backs-up

Dimension _____ x _____ Estimated Cost \$ 400

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 [X] Repair [] Replace []

Notes: some exposed drain pipes

Estimated Cost \$ 400

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

Notes: Has water pump from well

Estimated Cost \$ _____

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

Notes: NA

Estimated Cost \$ _____

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

Estimated Cost \$ _____

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

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

Yes [X] No []

Location(s): Front, rear and both sides of house

Notes: has exposed wire not to code

Estimated Cost \$ 1,500

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: floor is missing covering and has holes

Describe Specific Floor **Problem Areas:** holes in floor are extremely hazardous, floor covering lifting causing tripping hazard

Is Floor Repairable Yes [] No [X]

Notes: floor is not repairable

Dimension 65' x 25'

Estimated Cost \$ 5,800

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

Notes: Have holes, falling apart corroded from drain not working proper

Dimension 24" x 72"

Estimated Cost \$ 3,500

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

Notes: Majority of house ceiling is missing or falling

Dimension x

Estimated Cost \$ 3,000

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

Interior Trim Good [] Repair [] Replace [X]

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

Notes: Has holes and missing drywall or finish, patch work throughout

Dimension 65' x 25'

Estimated Cost \$ 4,800

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 appears new, needs to be placed on stand with pan drain

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: Plumbing in kitchen needs replacing leaks and not installed proper. Bathroom toilet not installed proper and caused floor to rot, shower drain not installed proper causing shower pan to damage, shower is unsafe.

Estimated Cost \$ 5,000

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: No, walls have holes and insulation that is there is exposed

Dimension

Estimated Cost \$ 2,500

20. **Lead Base Paint Assessment** Required [] Not Required [X]
Estimated Cost \$ NA

21. **Infestation** – Is the unit free from rats or severe infestation by mice or vermin?
Yes [] No [x]

Notes: house has too many holes gaps and penetration making it inevitable for vermin and Pest to enter and rid them

Estimated Cost \$ _____

22. **Electrical Hazards** – are the rooms free from electrical hazards?:
Yes [] No [X]

Location(s): Throughout

Notes: House ceiling and wall have exposed wires due to no finish or covering. Electrical Needs up-dating and placing

Dimension x 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 Reconstruction Policy is triggered.**

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

Total Rehab Estimated Cost \$ 60,500

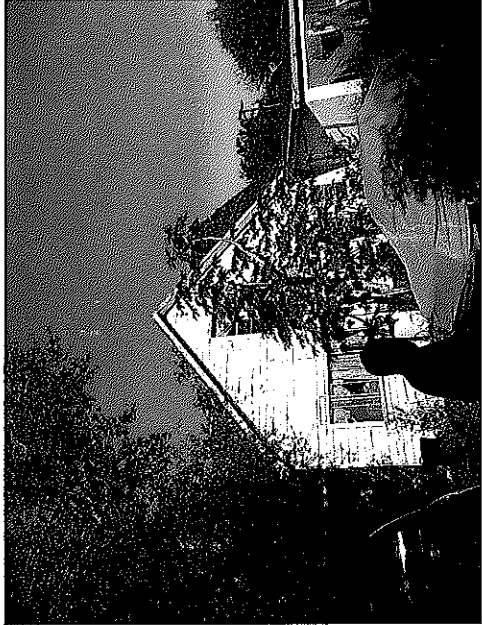
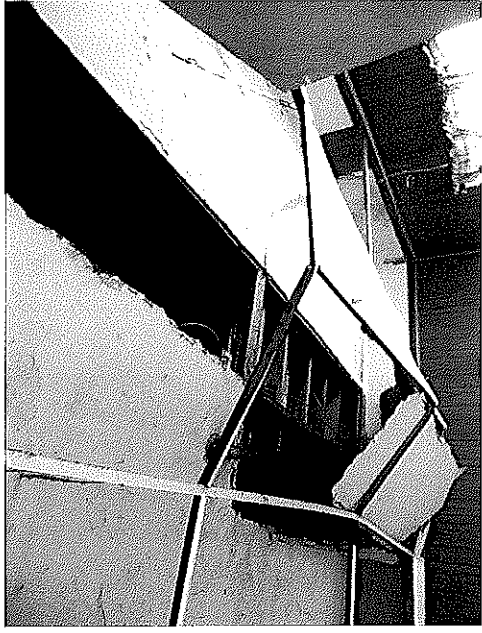
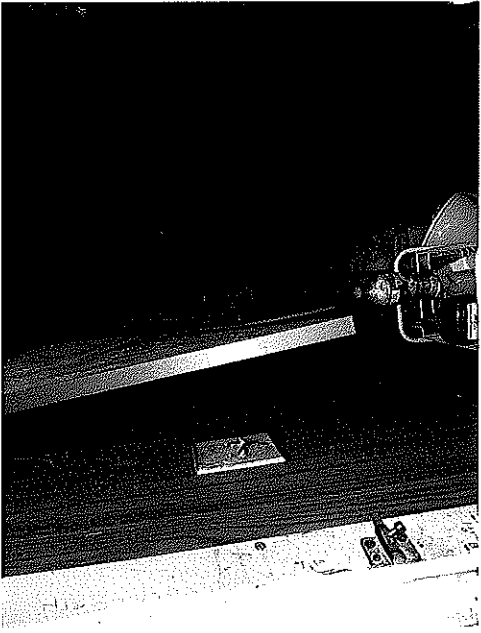
Current Value of Structure \$ 17,481

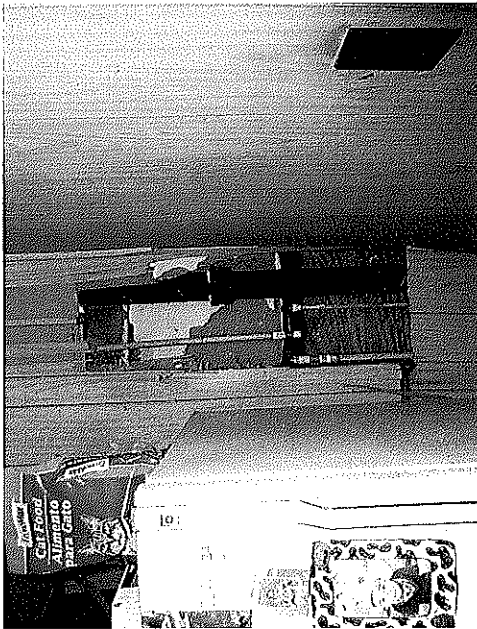
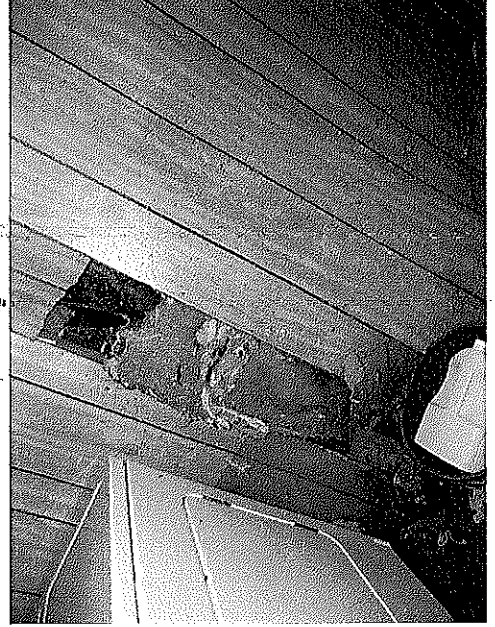
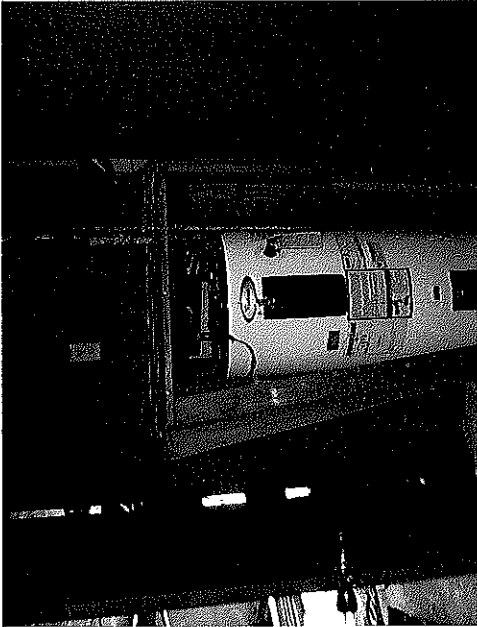
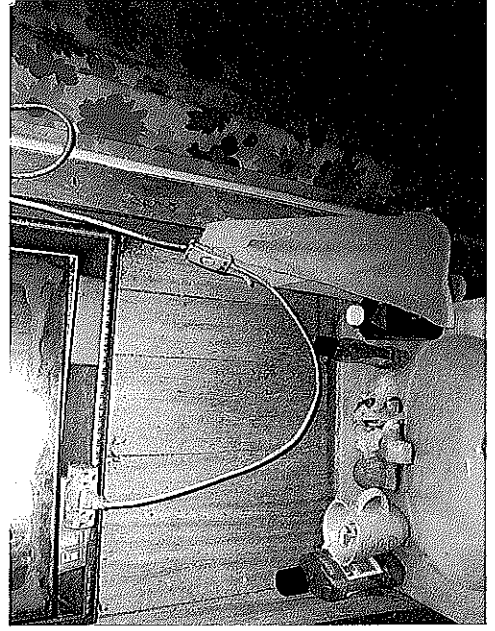
50% Value \$ 8740.50

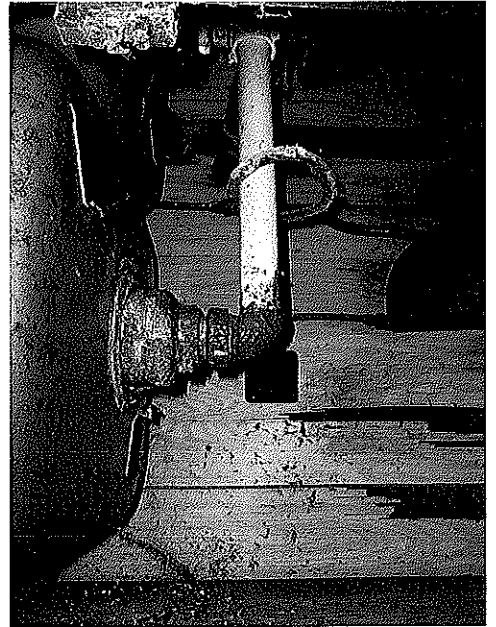
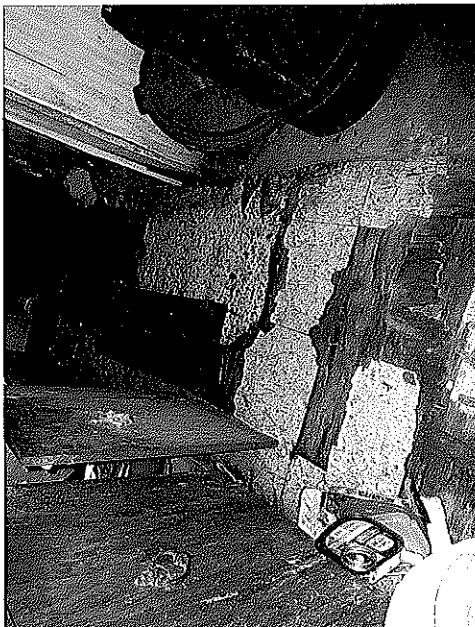
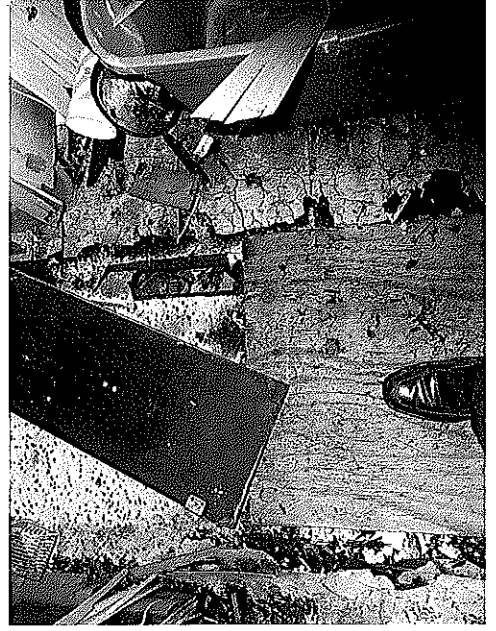
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Inspector

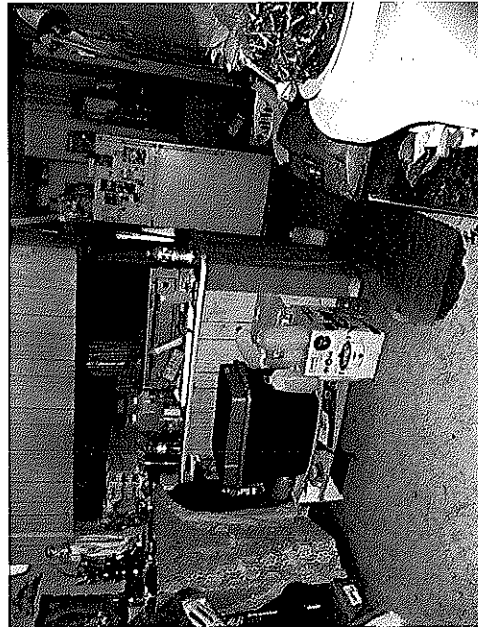
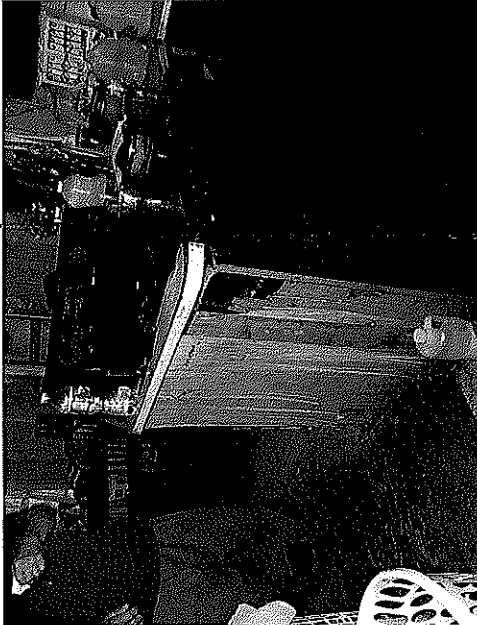
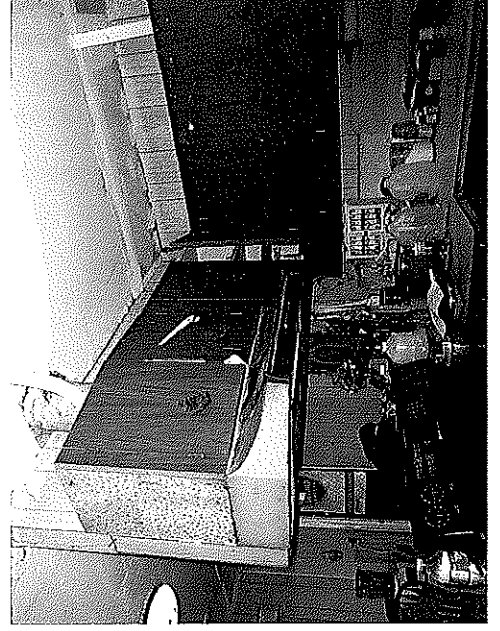
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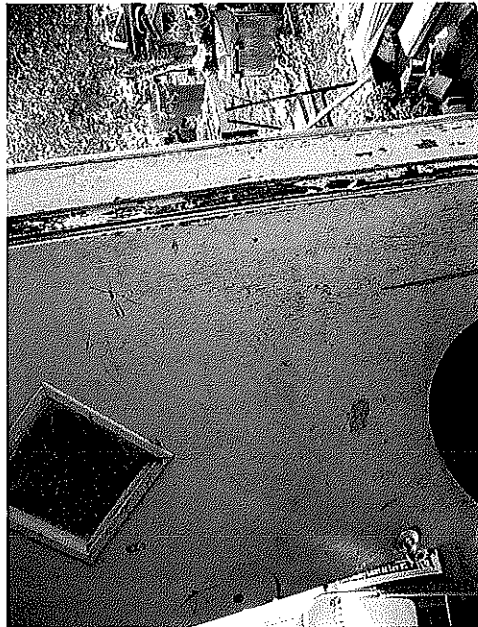
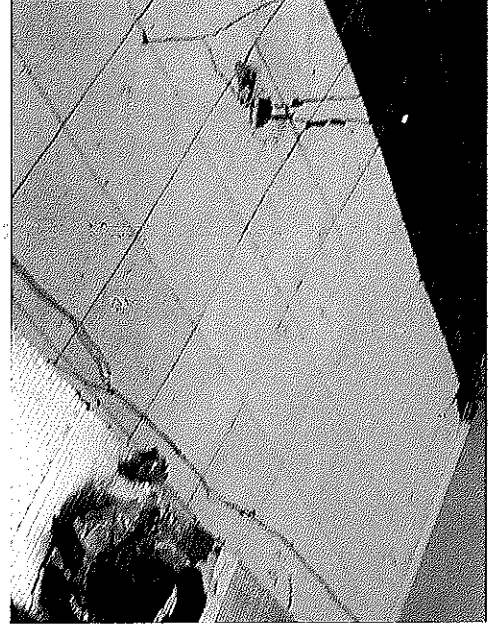
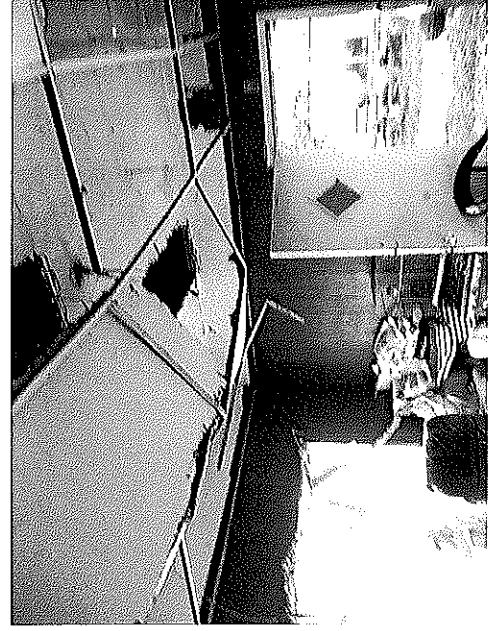
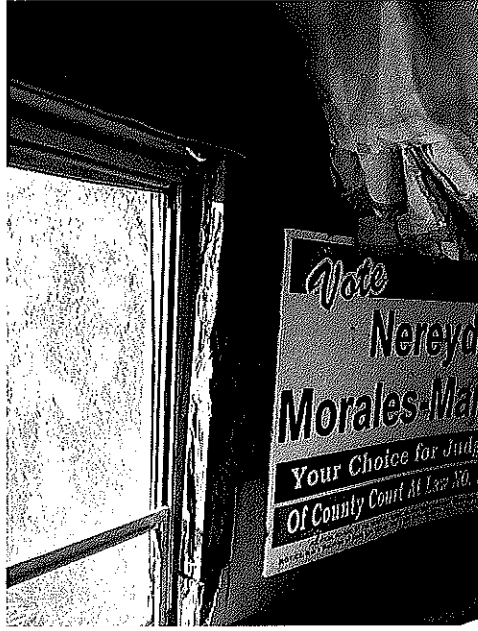
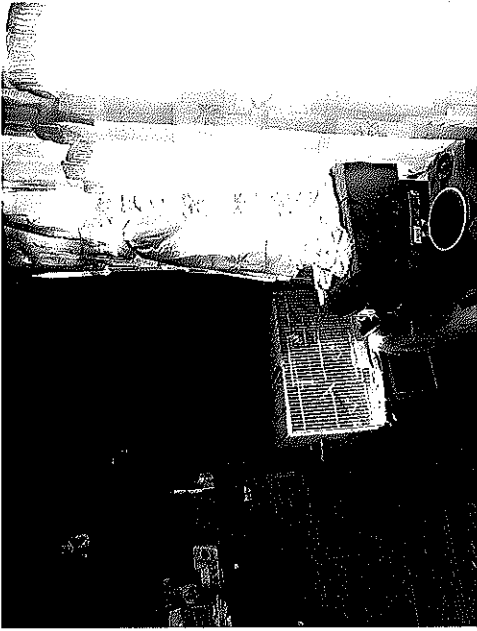
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Division Director Approval
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Date

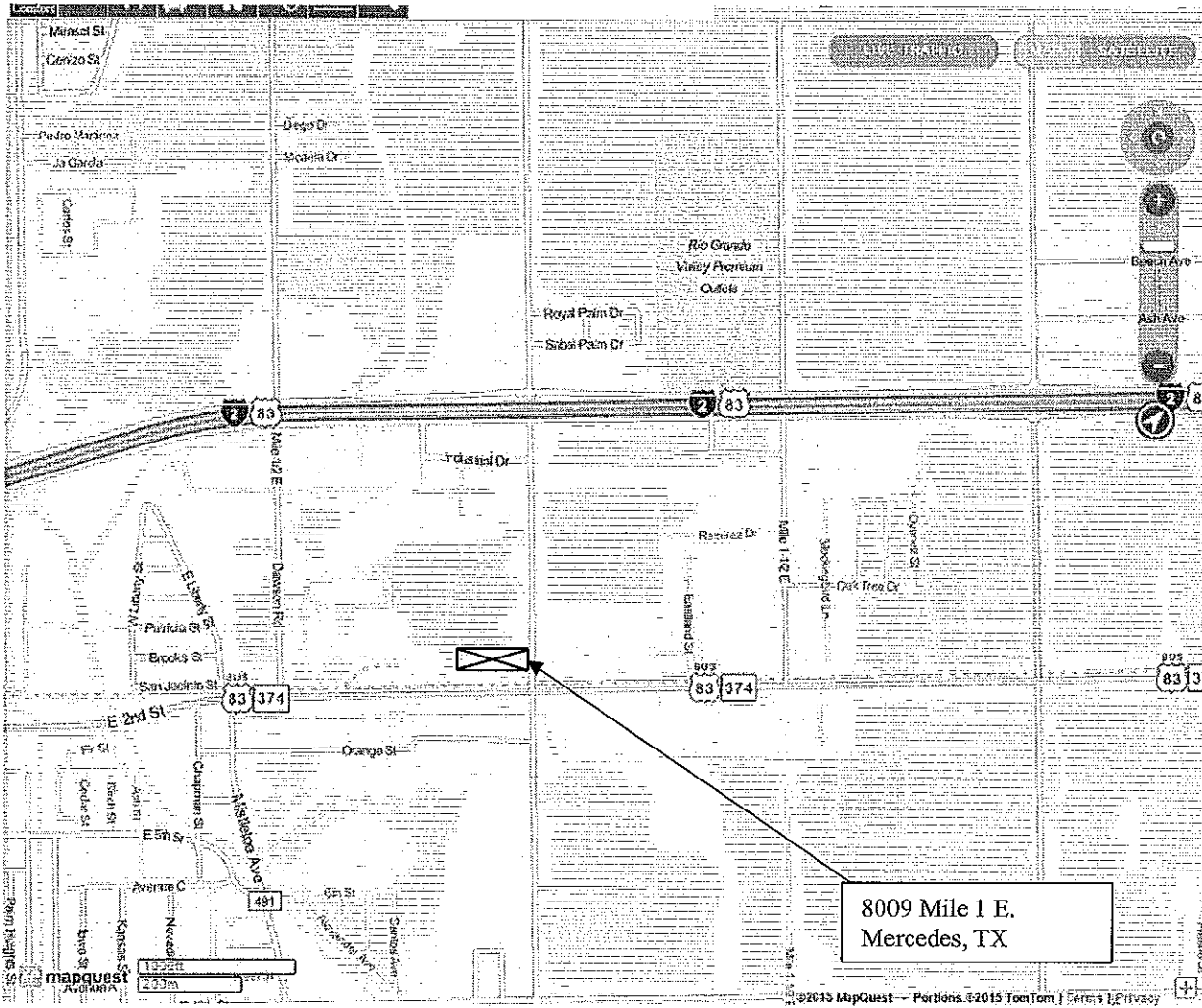












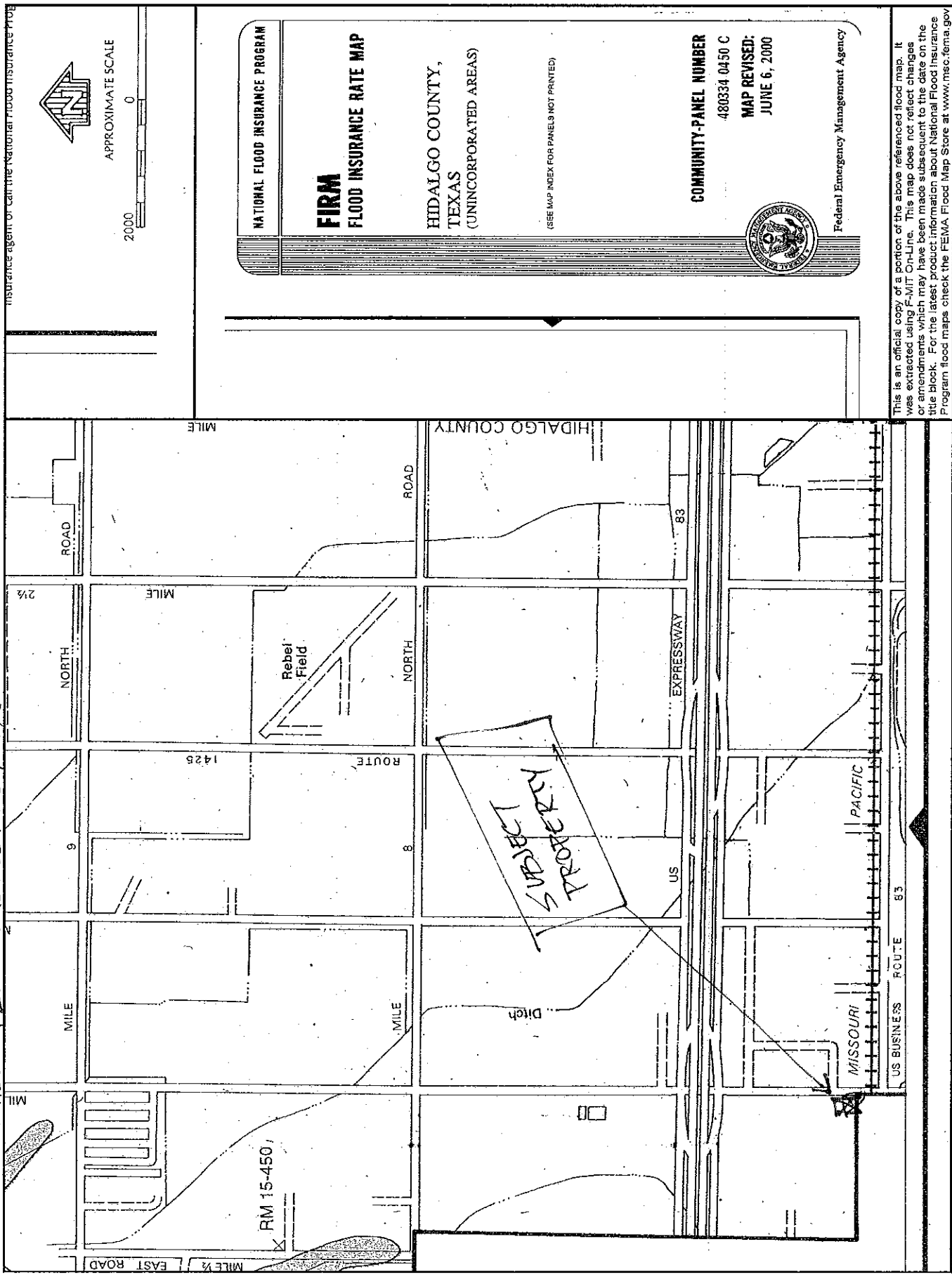
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8009 MILE 1 E. MERCEDES, TX



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 On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Insurance agent or call the National Flood Insurance Program

APPROXIMATE SCALE

2000

