

## Housing Rehab Program

**ENTITY:** Countywide Area

**PROJECT:** Reconstruction of a single family housing unit located at: 6830 Felix Garcia St., Weslaco Texas.

**FUNDING YEAR:** HOME 2018

**SYNOPSIS:**

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

<b>Gloria De La Rosa</b>	Family of five (5)	
<b>CW#85-20-08</b>	Does applicant meet	
	Deferred Loan Requirements:	Yes
	Title Search:	No Abstract or Liens
	Flood Zone:	No – Zone C
	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:	3
	Square Feet:	1261
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 50,900.00
	<b>Deferred Loan-Elderly</b>	

Existing Dwelling: 2 bedrooms frame home, built in 1957

**RECOMMENDATION:**

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

# INITIAL INSPECTION

Date: July 16, 2019

City: Weslaco

If County Wide, Precinct #:

Name of Applicant: Juan De la Rosa

Inspector: Robert Cavazos

Address: 6830 Felix Garcia St.

Year House was built: 1990

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## EXTERIOR

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

Notes: Floor joist are sagging in several areas of the house. Floor joist might be damaged due to deterioration.

Dimension 30'-0"x60'-0"

Estimated Cost \$ 3,500

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

Notes: Siding on the exterior walls has several areas where severe deterioration has occurred.

Dimensions x

Estimated Cost \$ 5,000

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

Notes: The windows in the entire home need to be replaced. Many are broken or not functioning correctly.

Qty 11

Estimated Cost \$ 2,500

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

Notes: The entry door is broken and does not close properly. The glass in the entry door is broken. The door frame seems to be damaged as well. The exit door located in the rear of the house is also damaged and needs to be replaced.

Qty 2

Estimated Cost \$ 1,000

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

Notes: The trim and soffit seem to be in great shape. There is some areas where the soffit will have to be replaced due to severe decomposition.

Dimension 2'-0"x10'-0"

Estimated Cost \$ 500

- |                  |  |                                 |                                  |
|------------------|--|---------------------------------|----------------------------------|
| 6. <b>Roof:</b>  | Good <input checked="" type="checkbox"/> | Repair <input type="checkbox"/> | Replace <input type="checkbox"/> |
| Front Porch Roof | Good <input checked="" type="checkbox"/> | Repair <input type="checkbox"/> | Replace <input type="checkbox"/> |
| Rear Porch Roof  | Good <input checked="" type="checkbox"/> | Repair <input type="checkbox"/> | Replace <input type="checkbox"/> |

Is the roof sound and free from hazards?

Notes: The roof needs to be replaced.

Dimension x

Estimated Cost \$ 5,000

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

Notes: The entry and exit stairs need to be replaced due to severe deterioration. There are currently no rails installed at the home.

Estimated Cost \$ 1,000

- |  |  |                                 |                                  |
|--|--|---------------------------------|----------------------------------|
| 8. <b>Sewer Connected to City Main Line<br/>Yard Line:</b> | Good <input checked="" type="checkbox"/> | Repair <input type="checkbox"/> | Replace <input type="checkbox"/> |
|--|--|---------------------------------|----------------------------------|

Notes: Sewer is currently connected to the city main line and is functioning as intended.

Dimension x

Estimated Cost \$

- |   |                               |                                 |                                  |
|---|-------------------------------|---------------------------------|----------------------------------|
| 9. <b>Septic Tank:</b>                        | Good <input type="checkbox"/> | Repair <input type="checkbox"/> | Replace <input type="checkbox"/> |
| <b>Sewage Connected to Septic System</b>      |                               |                                 |                                  |
| <b># of years with current Septic System:</b> |                               |                                 |                                  |

Is plumbing free from sewer back up? Yes plumbing is free from sewer backup.

<b>Yard Line &amp; Drain Field:</b>	Good <input type="checkbox"/>	Repair <input type="checkbox"/>	Replace <input type="checkbox"/>
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Notes:

Estimated Cost \$

- |                        |                               |                                 |                                  |
|------------------------|-------------------------------|---------------------------------|----------------------------------|
| 10. <b>Water Line:</b> | Good <input type="checkbox"/> | Repair <input type="checkbox"/> | Replace <input type="checkbox"/> |
|------------------------|-------------------------------|---------------------------------|----------------------------------|

Notes: Waterline is in good working order. Good water pressure observed throughout the house.

Estimated Cost \$

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

Notes: The propane tank is located at the rear of the house. The location and plumbing of the propane tank is not to code.

Estimated Cost \$ 1,500

12. **Other observations about all Exterior Plumbing / Drains / Sewer:**  
Plumbing is exposed throughout the entire house.

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): The entire house has exposed electrical lines and exposed electrical boxes.

Notes: Electrical hazard.

Estimated Cost \$ 4,000

## INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: The entire house needs to be floored. There are several areas with exposed plywood decking where the VCT tile has been damaged.

Describe Specific Floor **Problem Areas:** Entire house has floor problems.

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

Notes:

Dimensions x

Estimated Cost \$

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

Notes: Kitchen cabinets are in poor shape. Cabinet doors and hardware is missing. Countertops are damaged and need to be replaced.

Dimension 2'-0" x 12'-0" Estimated Cost \$ 2,500

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

Notes: The ceiling needs to be completely replaced due to water damage and holes.

Dimension x Estimated Cost \$ 1,900

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

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

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

Notes: The wall coverings are completely damaged. The drywall needs to be replaced and repainted.

Dimension x Estimated Cost \$ 2,000

18. **Water Heater:** Good [ ] Repair [ ] Replace [X]

Is hot water heater located and equipped in a safe manner and free of hazards?

Notes: The water heater is located at the rear of the house. The water heater looks to be rusted and deteriorated due to the elements. The plumbing and electrical wiring for the water heater needs to be replaced. The base of the water heater closet is rotted out due to water damage.

**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 exposed and several leaks around the house.

Estimated Cost \$ 500

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: Where drywall was broken inside the home no insulation was present. Insulation was also observed in the central air vents. Insulation will need to be replaced.

Dimension \_\_\_\_\_ Estimated Cost \$ 900

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 [X] No [ ]

Notes: Insects were observed during the initial inspection.

Estimated Cost \$ 500

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

Yes [ ] No [X]

Location(s): Bedrooms, kitchen, living room and restroom.

Notes: Exposed electrical outlets and switches were noted throughout the house.

Dimension x

Estimated Cost \$ 1,000


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

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


Total Rehab Estimated Cost \$ 34,800

Current Value of Structure \$ 10,372

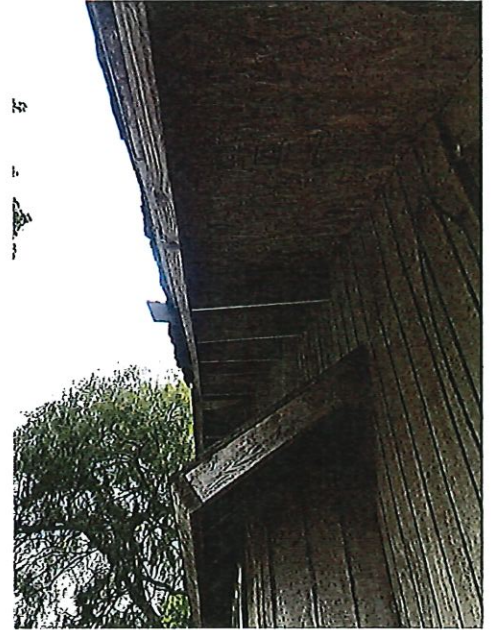
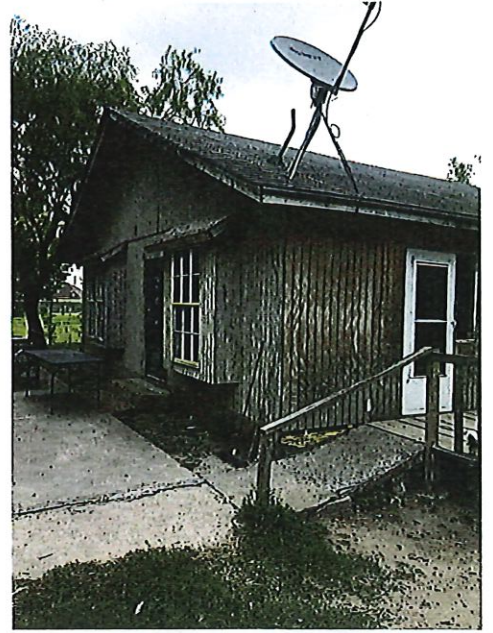
50% Value \$ 5,186

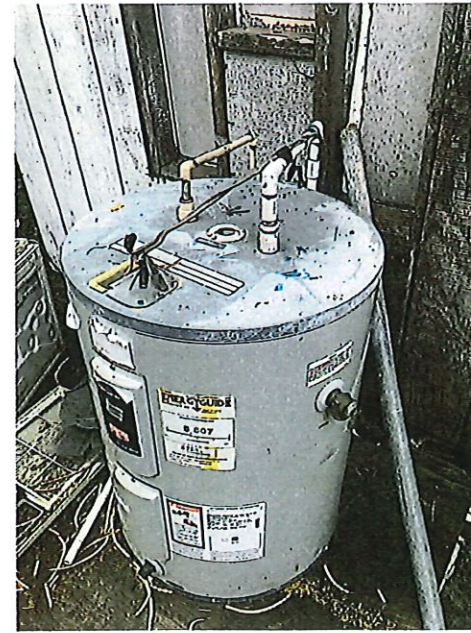
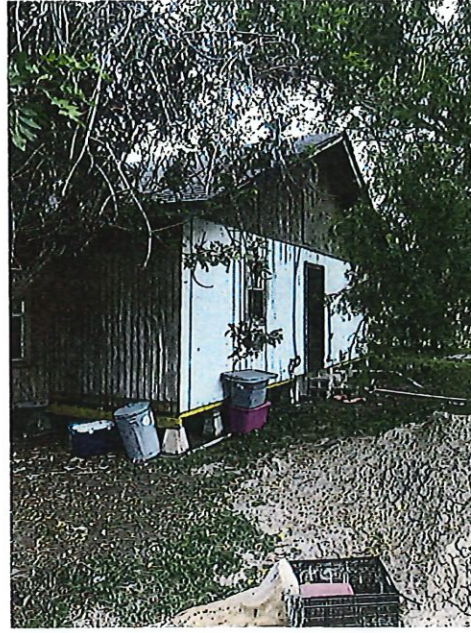
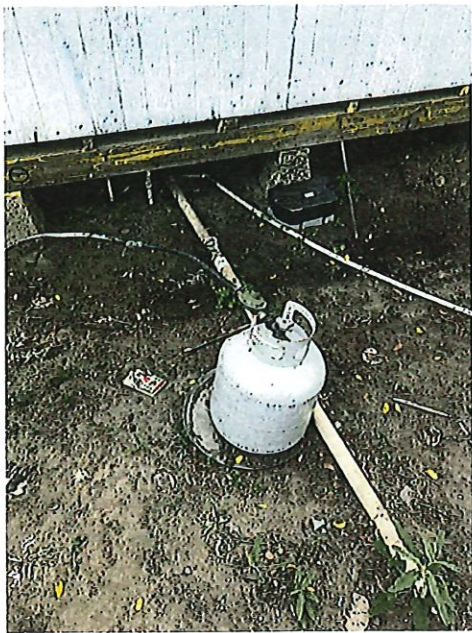
  
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Inspector

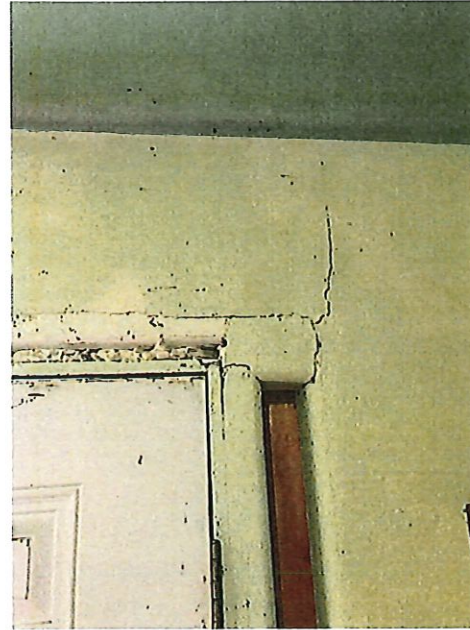
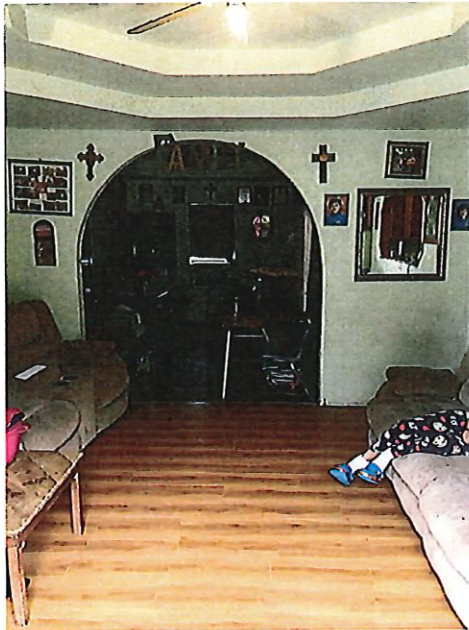
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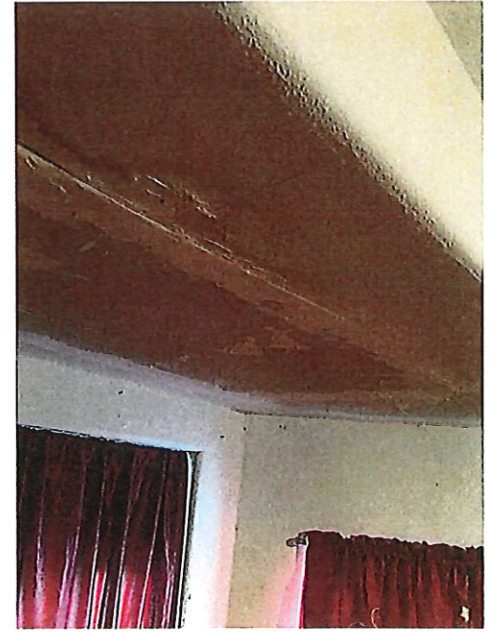
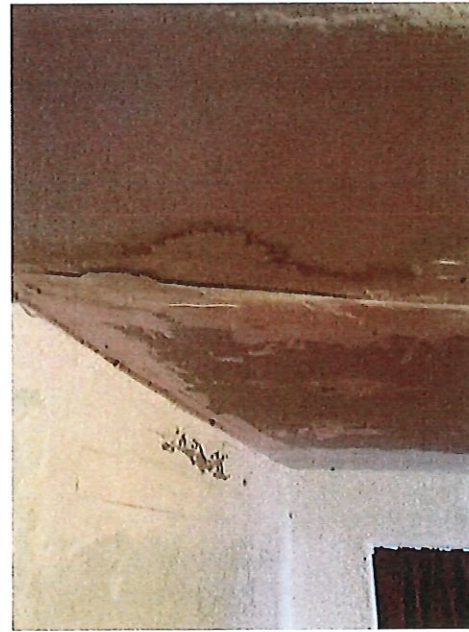
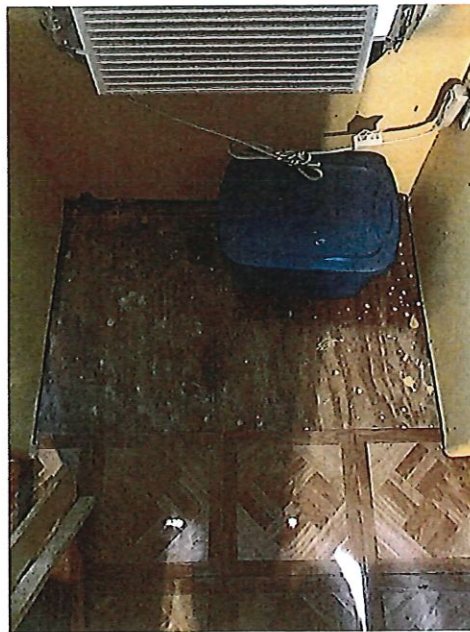
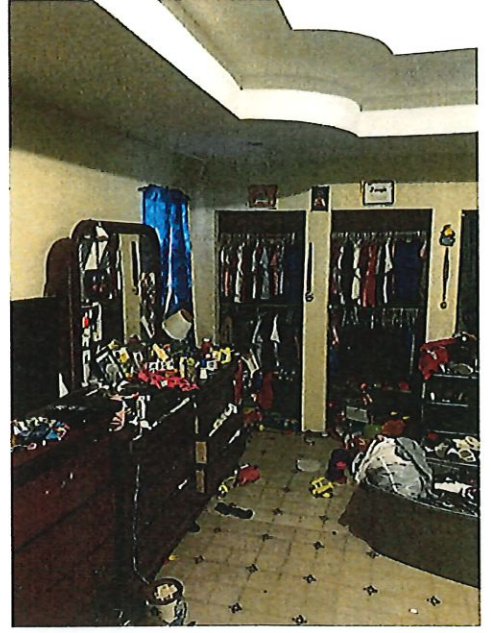
  
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Home Manager Approval

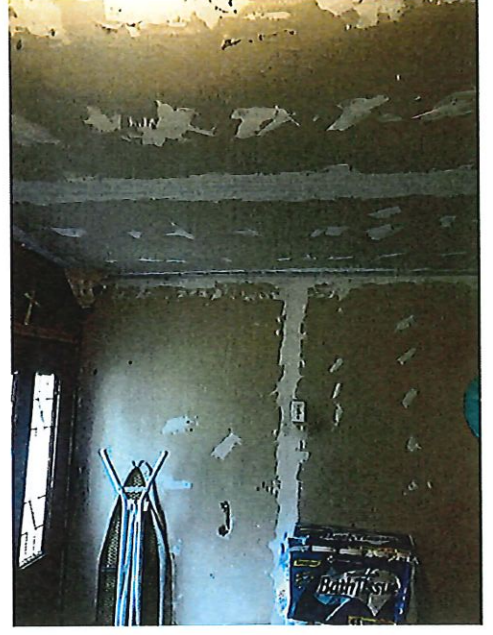
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# Site Location Map

6830 Felix Garcia St. / West Track E599.97'-N151.8' FT 259 2.09 AC Net, Weslaco TX

