

Housing Rehab Program

ENTITY: Countywide Area

PROJECT: Reconstruction of a single family housing unit located at: 1000 Dove St., Alamo, Texas

FUNDING YEAR: HOME 2018

SYNOPSIS:

The family is being recommended for applicant approval under the Owner-Occupied Housing Rehabilitation Program. The applicant has met all of the program requirements for assistance under the Owner-Occupied Housing Rehabilitation Program. The following is a profile of the project

Tomasa Hernandez CW#85-21-01	Family of one (1) 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 2 765 No \$ 33,000.00
---	--	---

Existing Dwelling: 2 bedrooms mobile home built in 1994

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 9, 2021

City: Alamo

If County Wide, Precinct #:

Name of Applicant: Tomas Hernandez

Inspector: Robert Cavazos

Address: 1000 Dove Street, Alamo Tx.

Year House was built: 1994

EXTERIOR

1. **Foundation Condition:** Good [] Repair [X] Replace []
Foundation Type: Piers [X] Concrete []

Is the foundation sound and free from hazards? No

The Foundation is made up of pier and beam Mobile Home. The foundation needs to be replaced due to severe deterioration of sub floor

Dimensions 40'-0"x 15'-0"

Estimated Cost \$ 5,000

2. **Exterior Walls:** Good [] Repair [] Replace [X]

Are the exterior surfaces sound and free from hazards? No

The exterior wall siding is in bad shape. There are many areas where the wood siding has deteriorated due to moisture or termites. Wood siding needs to be replaced and sealed to prevent future deterioration.

Estimated Cost \$ 2,500

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

Are the windows in good working order? No

The windows are not in good working order and need to be replaced. Windows are aluminum and many are cracked and do not open.

Estimated Cost \$ 1,500

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

What are the conditions of the exterior doors?

The front exterior doors need to be replaced. The door frame is damaged and cracked due to the shifting of the house.

Estimated Cost \$800

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

What are the conditions of the overhand and trim?

There is no soffit present. The trim needs to be replaced due to deterioration.

Estimated Cost \$ 2,000

6. **Roof:** Good [] Repair [] Replace [X]

Is the roof sound and free from hazards?

The roofing shingles and paper felt need to be replaced. The plywood decking needs to be inspected for deterioration due to water stains in the house.

Dimensions 40'-0"x 27'-0

Estimated Cost \$ 4,800

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

The front stairs are old and broken.

Estimated Cost \$ 300

8. **Sewer Connected to City Main Line?**

Yard Line:

Good [] Repair [] Replace []

Estimated Cost \$ 500

9. **Septic Tank:** Good [] Repair [X] Replace []

Sewage Connected to Septic System? Yes

of years with current Septic System:

Is plumbing free from sewer back up? No

Sewer lines are exposed and appear brittle due to exposure to the sun and other weather elements. Sewer line vents do not vent through roof and are cut short under soffit.

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

Is water pressure good? Yes

The water pressure was observed in the kitchen and bathroom and the pressure was acceptable.

Estimated Cost \$300

11. **Gas Line:** Good [] Repair [] Replace [X]
LP Gas Line & Tank to Code Relocate [] Replace []
- Estimated Cost \$400

INTERIOR

12. Describe **Flooring Conditions** for Entire Dwelling:

The flooring for the entire house needs to be replaced. In several areas in the house the VCT has come unglued. Exposed OSB decking

Estimated Cost \$ 1,500

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

Are the kitchen cabinets in good shape and are they serving their purpose?

The kitchen cabinets are in need of replacement. Cabinets in rough shape and not enough food prep surface. Repair is needed under the sink where water damage has taken place.

Estimated Cost \$ 2,000

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

The ceiling coverings have small cracks around the perimeter walls due to foundation movement. There are several areas where water damage has stained the ceiling. There are also signs of termites and rodent infestation. In the living room the ceiling is completely off due to water damage

Estimated Cost \$ 1,200

15. **Wall Coverings:** Good [] Repair [] Replace [X]
 Interior Trim Good [] Repair [] Replace [X]
 Interior Finish (Wall Texture) Good [] Repair [] Replace [X]

The wall coverings and trim are in need of repair. There are holes in walls and cracks due to foundation movement. Door frames and trims are broken and do not close properly.

Estimated Cost \$ 1,200

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

Is hot water heater located and equipped in a safe manner and free of hazards? No

The water heater is fairly old needs attention. The water heater closets floor is deteriorated due to water damage.

Estimated Cost \$ 500.00

17. **Plumbing:** Good [] Repair [X] Replace []

Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water? No

Estimated Cost \$ 800

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

Are the attic and walls appropriately insulated for regional conditions? No

There is not continuous insulation in the flooring or walls as per inspection. Damage has occurred due to rodents.

Estimated Cost \$ 1,200

19. **Lead Base Paint Assessment** Required [] Not Required [X]

Estimated Cost \$

20. **Infestation** – Yes [X] No []

Is the unit free from rats or severe infestation by mice or vermin? No there are many areas where termite burrows are present. Owner states house is in fact infested with termites and rodents. Rodents have damaged the flooring and insulation.

Estimated Cost \$ 500

21. **Electrical Hazards** – Yes [X] No []

Are the rooms free from electrical hazards? No

There were several plugs throughout the house that were not working. Several ceiling light fixtures in the house were also not working. Electrical needs to be inspected for electrical shorts.

Estimated Cost \$ 1,200


22. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation): Recommend 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 \$ 28,200

Current Value of Structure \$12,970.00

50% Value \$6,485



Inspector

2-9-21

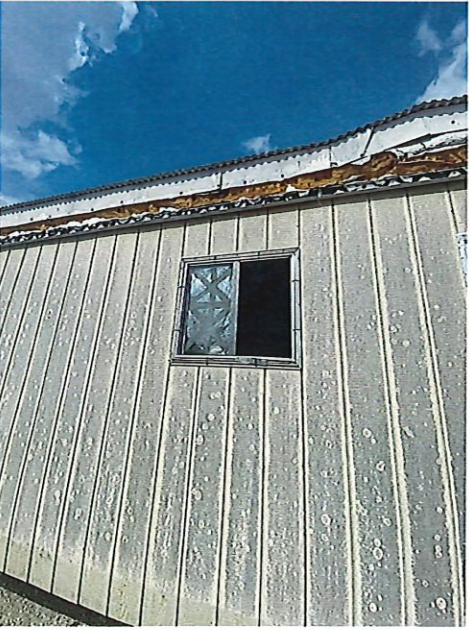
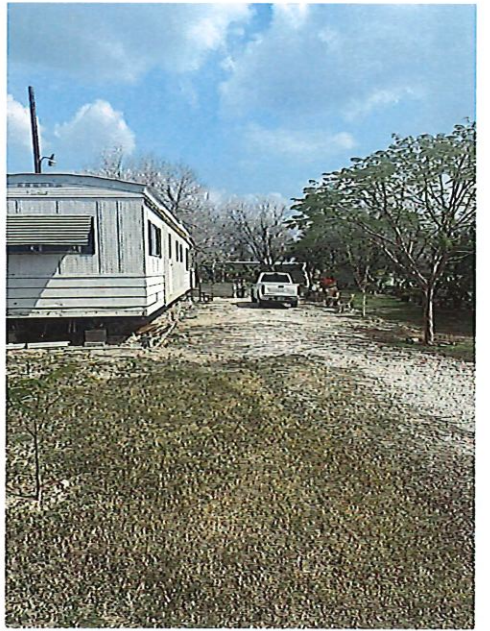
Date

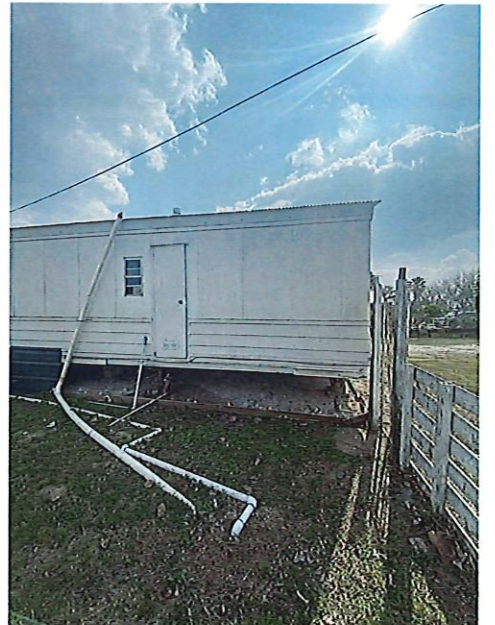
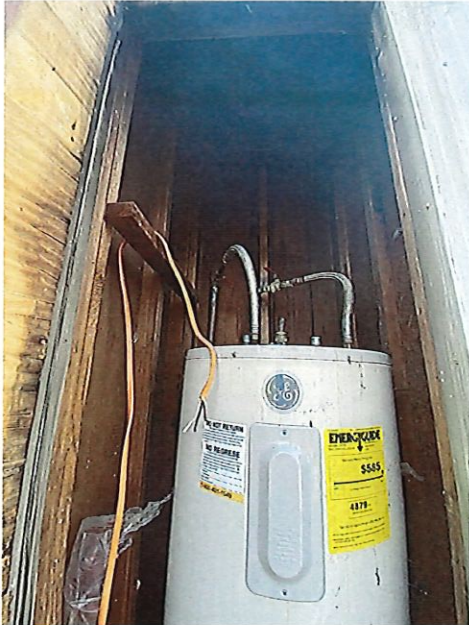
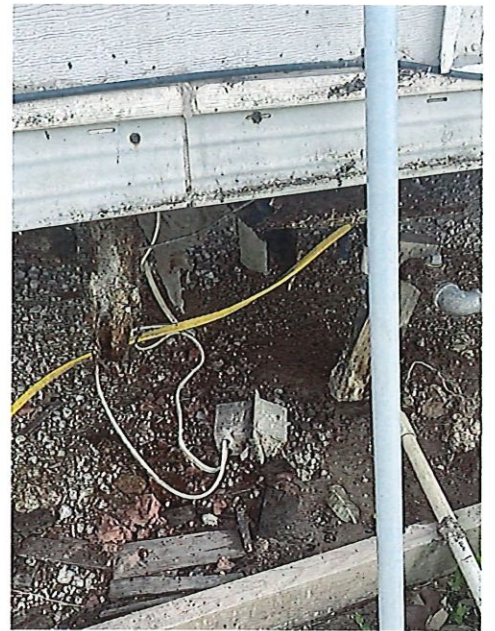


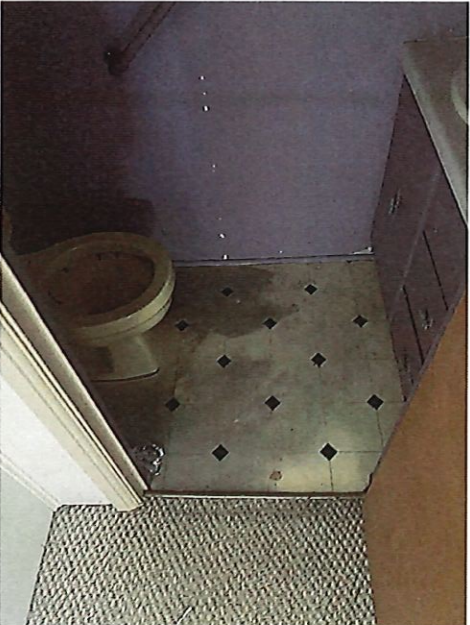
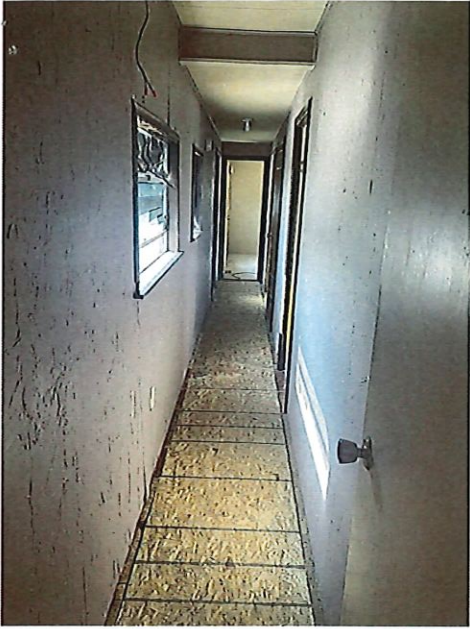
Division Director Approval



Date







Housing Rehab Program

ENTITY: Countywide Area

PROJECT: Reconstruction of a single family housing unit located at: 8015 Buckles Blvd., Edinburg, Texas

FUNDING YEAR: HOME 2018

SYNOPSIS:

The family is being recommended for applicant approval under the Owner-Occupied Housing Rehabilitation Program. The applicant has met all of the program requirements for assistance under the Owner-Occupied Housing Rehabilitation Program. The following is a profile of the project

Gilberto & Ernestina Garza CW#85-21-02	Family of three (3)	
	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:	2
	Square Feet:	765
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 42,400.00
	Deferred Loan-Elderly	

Existing Dwelling: 2 bedrooms mobile 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 18, 2021

City: Edinburg

If County Wide, Precinct #:

Name of Applicant: Gilberto & Ernestina Garza

Inspector: Eric Gonzales

Address: 8015 Buckles Blvd. Edinburg Tx.

Year House was built: 1983

EXTERIOR

1. **Foundation Condition:** Good [] Repair [] Replace [X]
Foundation Type: Piers [X] Concrete []

Is the foundation sound and free from hazards? No

The mobile Home floor Joists are uneven and in some places broken from dry rot making the floor a tripping hazard. The floor joists need to be leveled and inspected for deterioration due to moisture and termites.

Dimensions 64'-0"x 17'-0"

Estimated Cost \$ 2,000

2. **Exterior Walls:** Good [] Repair [] Replace [X]

Are the exterior surfaces sound and free from hazards? No

The exterior wall siding is in ok shape

Estimated Cost \$

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

Are the windows in good working order? No

The windows are in good working order .

Estimated Cost \$

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

What are the conditions of the exterior doors?
Are in good shape .

Estimated Cost \$

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

What are the conditions of the overhand and trim?
N/A

Estimated Cost \$

6. **Roof:** Good [] Repair [] Replace [X]

Is the roof sound and free from hazards?
The roofing shingles and paper felt need to be replaced. The plywood decking needs to be inspected for deterioration due to water stains in the house.

Dimensions 64'-0"x 17'-0

Estimated Cost \$ 4,800

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

The ramp is in good shape .

Estimated Cost \$

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

Estimated Cost \$

9. **Septic Tank: No** Good [] Repair [] Replace []
Sewage Connected to Septic System? N/A
of years with current Septic System:

Is plumbing free from sewer back up? Yes

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

Is water pressure good? Yes

The water pressure was observed in the kitchen and bathroom and the pressure was acceptable.

Estimated Cost \$

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

Estimated Cost \$

INTERIOR

12. Describe **Flooring Conditions** for Entire Dwelling:

The flooring for the house is in good shape.

Estimated Cost \$

13. Condition of **Kitchen Cabinets:** Good Repair Replace

Are the kitchen cabinets in good shape and are they serving their purpose?

The kitchen cabinets are in good shape

Estimated Cost \$

14. **Ceiling Coverings:** Good Repair Replace

The ceiling coverings are in good shape.

Estimated Cost \$

15. **Wall Coverings:** Good Repair Replace
Interior Trim Good Repair Replace
Interior Finish (Wall Texture) Good Repair Replace

The wall coverings and trim are in good shape

Estimated Cost \$

16. **Water Heater:** Good Repair Replace

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

The water heater and water closet are in good shape.

Estimated Cost \$

17. **Plumbing:** Good Repair Replace

Is plumbing appears to be in good shape.

Estimated Cost \$

18. **Insulation:** Good Repair Replace

Are the attic and walls appropriately insulated for regional conditions? yes

Estimated Cost \$

19. **Lead Base Paint Assessment** Required Not Required

Estimated Cost \$

20. **Infestation –** Yes No

Is the unit free from rats or severe infestation by mice or vermin? . yes

Estimated Cost \$

21. **Electrical Hazards –** Yes No

Are the rooms free from electrical hazards? No

There were several plugs throughout the house that were not working. Several ceiling light fixtures in the house were also not working. Electrical needs to be inspected for electrical shorts.

Estimated Cost \$ 1,200

22. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation): Recommend 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 \$ 8,000
Current Value of Structure \$ 11,664
50% Value \$ 5,832



Inspector

4-9-2021

Date



Division Director Approval

4/9/21

Date

Initial Inspection Pictures



Front of the house facing south



North side of the house



East Side of the house



West side of the House



Main Entry way Ramp

Initial Inspection Pictures



Damaged Roof

Free Standing roof Structure over



Punctured
Metal siding



Footing for free standing roof



Electric water heater

Initial Inspection Pictures



Propane tank



propane tank connection and footing

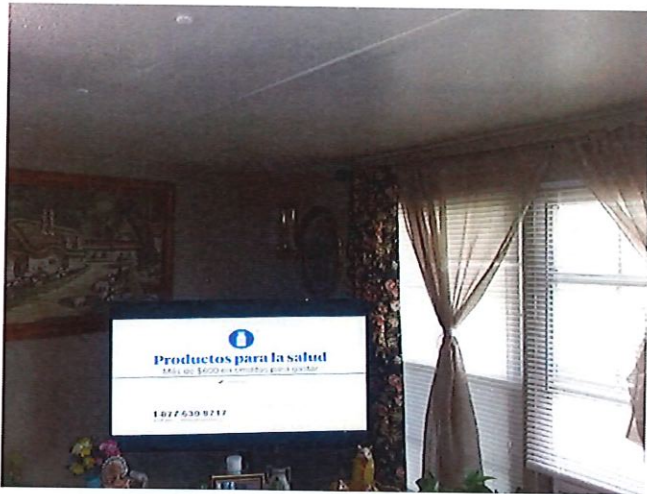


Water connection

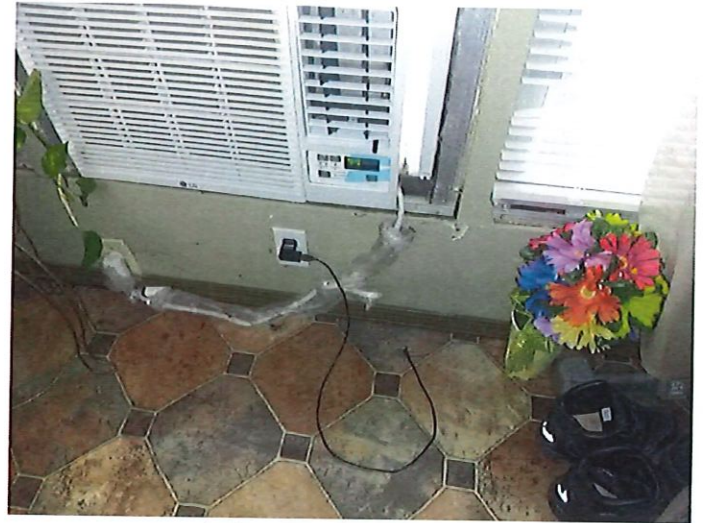


exposed plumbing

Initial Inspection Pictures



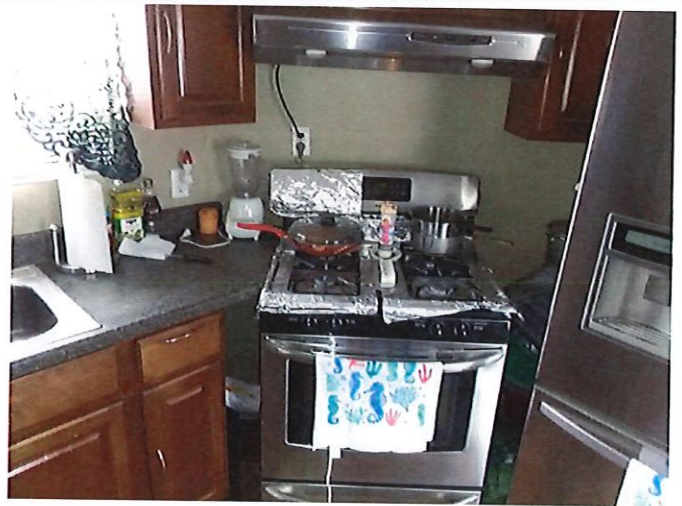
Living room



vinyl flooring in living room



Kitchen sink



propane Stove

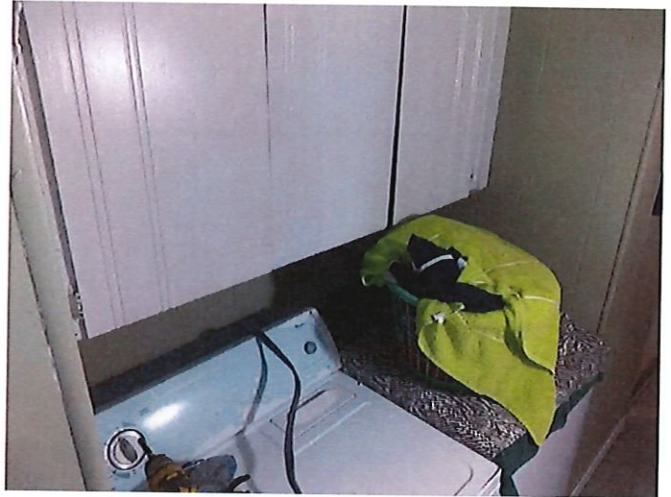


Under kitchen sink improperly vented
& exposed electrical outlet

Initial Inspection Pictures



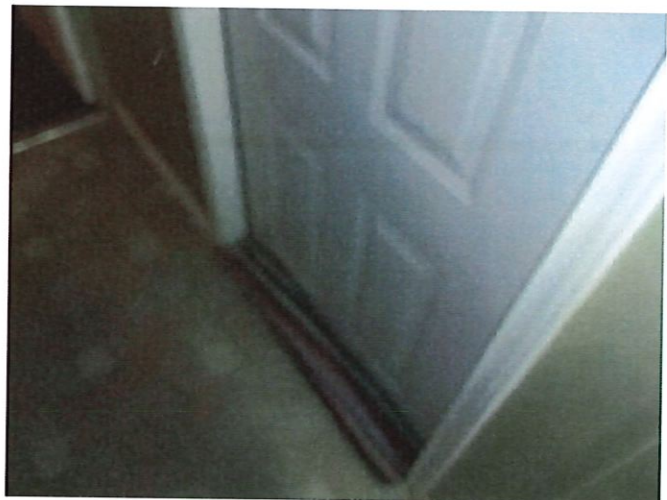
Hall way



Laundry area located in hallway



Behind washer



rear exit with towel to insulate

Initial Inspection Pictures



Bathroom door does
Not close properly



Bathroom



vanity



Toilet

Initial Inspection Pictures



Under vanity

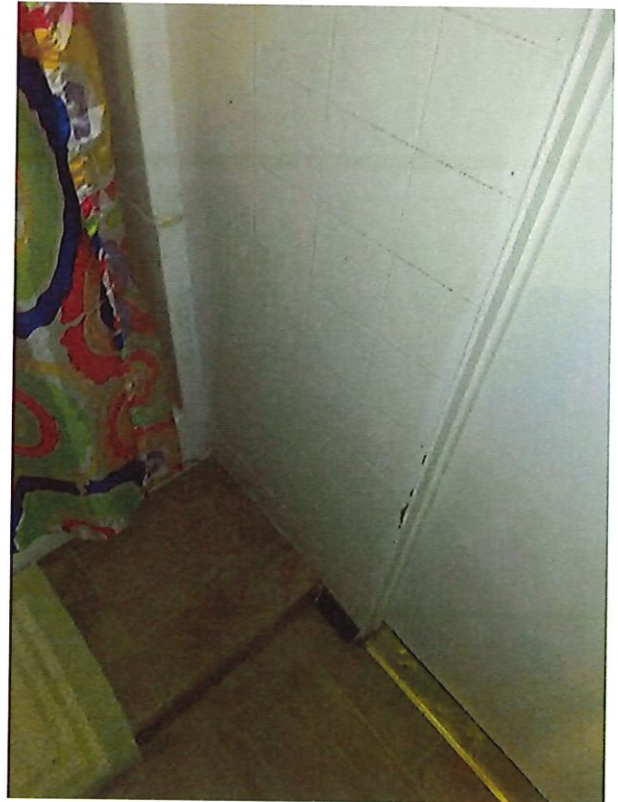


shower pictures

Leaking fixtures



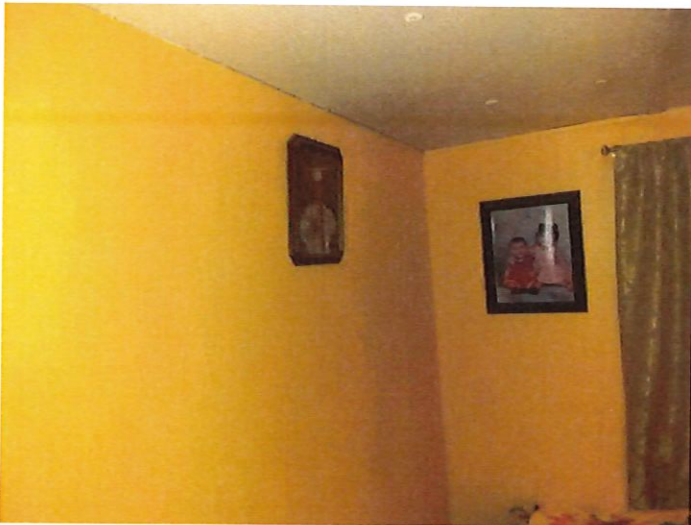
Awkward steps into shower



Initial Inspection Pictures



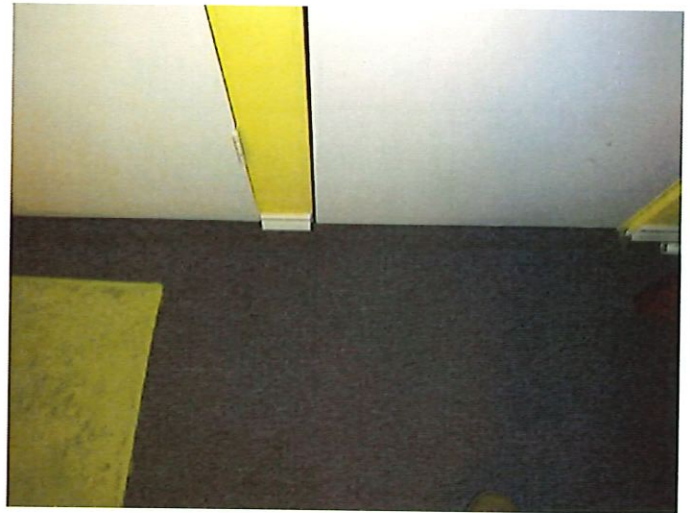
Bedroom #2



Initial Inspection Pictures



Master Bedroom



Initial Inspection Pictures



Electrical Panel located in Master Bedroom



Central air and heat removed and covered duct



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**HIDALGO
COUNTY,
TEXAS**
(UNINCORPORATED AREA)

PANEL 425 OF 525
(SEE MAP INDEX FOR PANELS NOT PRINTED)

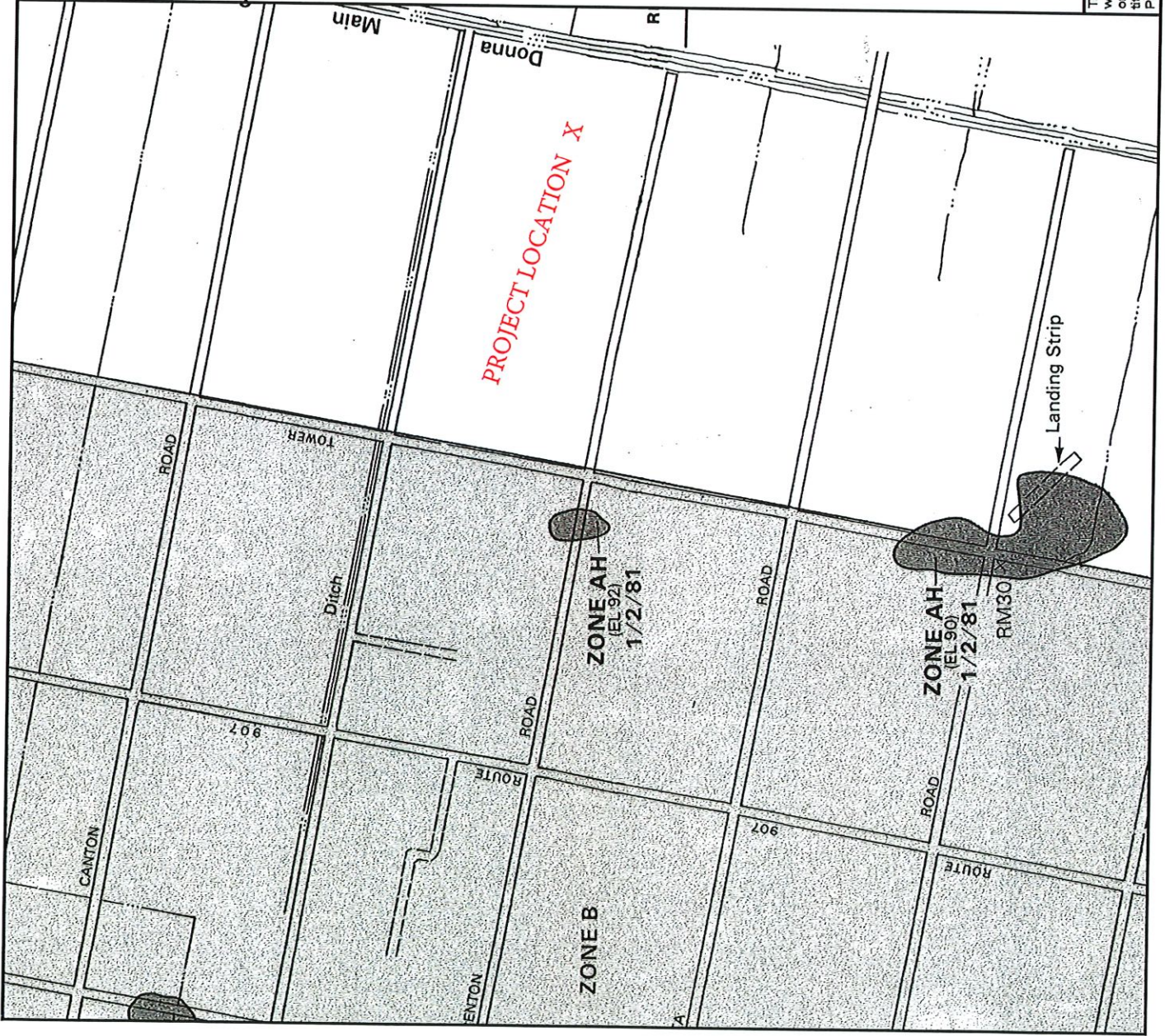
COMMUNITY-PANEL NUMBER
480334 0425 C

MAP REVISED:
NOVEMBER 16, 1982



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



VICINITY MAP FOR
8015 BUCKLES BLVD. EDINBURG TX 78542

