

# Housing Rehab Program

**ENTITY:** City of Mercedes

**PROJECT:** Reconstruction of a single family housing unit located at: 1225 S. Indiana St., Mercedes, 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 September 2016 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>Francisco Galindo</b>	Family of three (3)	
<b>Martha Gonzalez</b>	Does applicant meet	
<b>ME#50-21-01</b>	Deferred Loan Requirements:	Yes
	Title Search:	No Abstract or Liens
	Flood Zone:	No – Zone B
	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:	1376
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 42,400.00
	<b>Deferred Loan-Elderly</b>	

Existing Dwelling: 4 bedrooms frame home, built in 1972

**RECOMMENDATION:**

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

# INITIAL INSPECTION

Date: October 21, 2020

City: Mercedes

If County Wide, Precinct #:

Name of Applicant: Francisco Galindo

Inspector: Robert Cavazos

Address: 1225 S. Indiana Ave., Mercedes TX

Year House was built: 1972

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## EXTERIOR

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

Is the foundation sound and free from hazards? No

The Foundation is made of concrete slab. The foundation needs to be repaired due to severe movement and large cracks and uneven areas.

Dimensions 40'-0"x 30'-0"

Estimated Cost \$ 5,000

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

Are the exterior surfaces sound and free from hazards? No

The exterior walls are made of plank siding. There are areas where the siding has cracked and deteriorated due to movement and moisture.

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. There are ten windows on the home.

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

What are the conditions of the overhand and trim?

The soffit and trim are in good shape. Some panels need to be replaced.

Estimated Cost \$ 500.00

6. **Roof:** Good  Repair  Replace

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 30'-0

Estimated Cost \$ 6,800

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

No stairs or ramps.

Estimated Cost \$

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

**Yard Line:** Good  Repair  Replace

Estimated Cost \$

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

**Sewage Connected to Septic System? Yes**

**# of years with current Septic System:**

Is plumbing free from sewer back up?

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** Relocate  Replace

Estimated Cost \$

## INTERIOR

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

The flooring for the main part is in good shape. Some areas need attention as the floor is uneven.

Estimated Cost \$ 1,000

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 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 \$ 2,500

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

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.

Estimated Cost \$ 1,200

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

The exterior walls don't have wall coverings due to being cinder blocks. The interior walls are drywall and have many cracks due to foundation movement. Walls need to be repaired and drywall installed on exterior walls.

Estimated Cost \$ 3,300

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

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

Estimated Cost \$

17. **Plumbing:** Good [  ] Repair [  ] 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 \$

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

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

Insulation is needed on all exterior walls and additional insulation in attic.

Estimated Cost \$ 1,600

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.

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 \$ 28,400

Current Value of Structure \$ 15,004

50% Value \$ 7,502

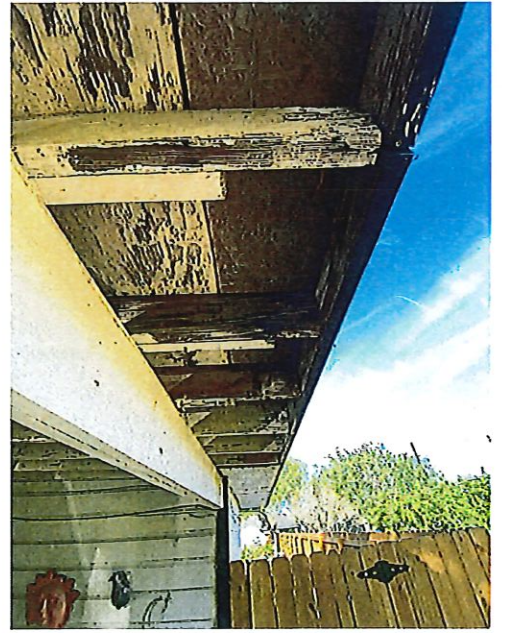
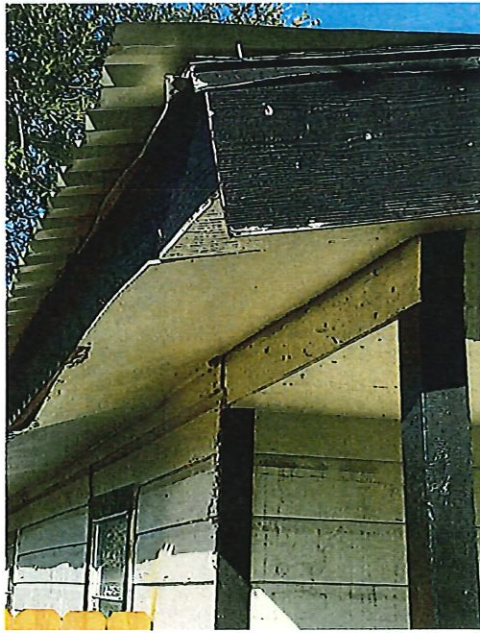
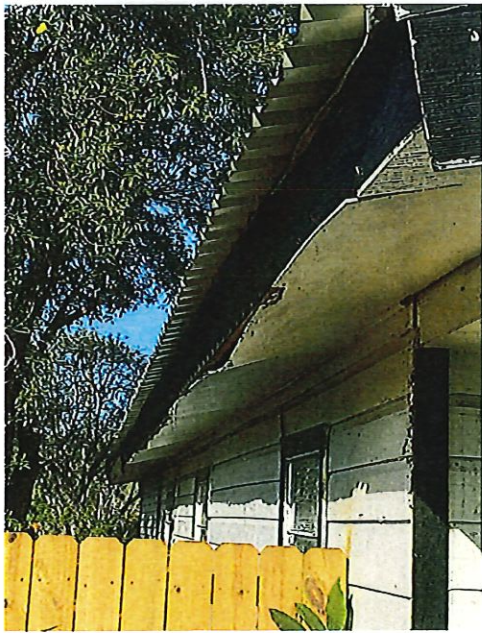
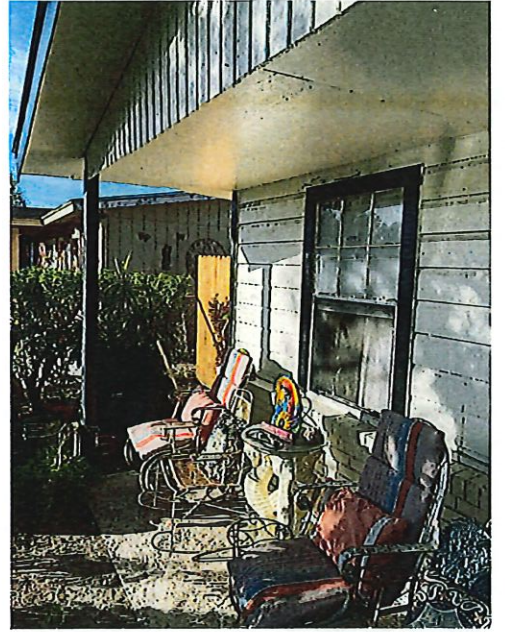
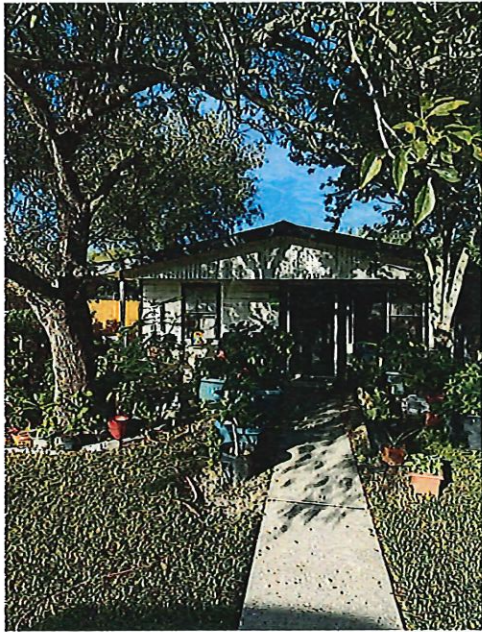
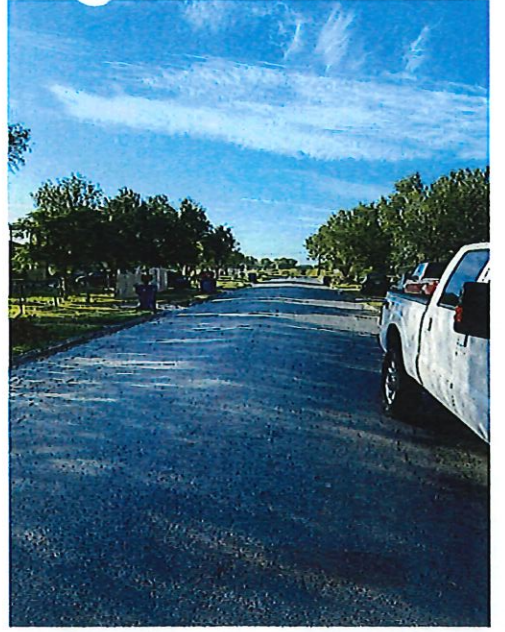
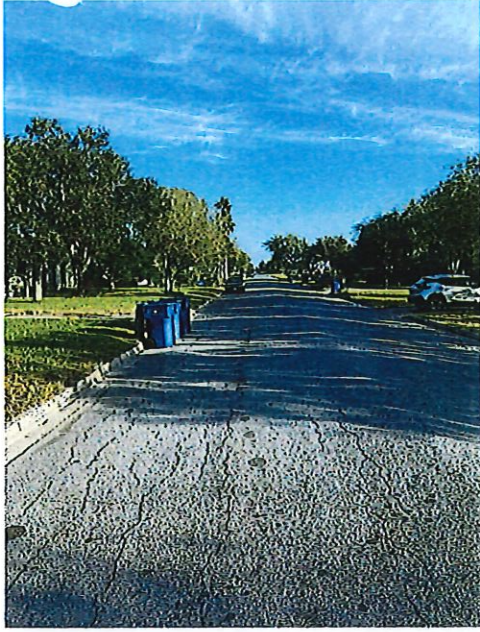
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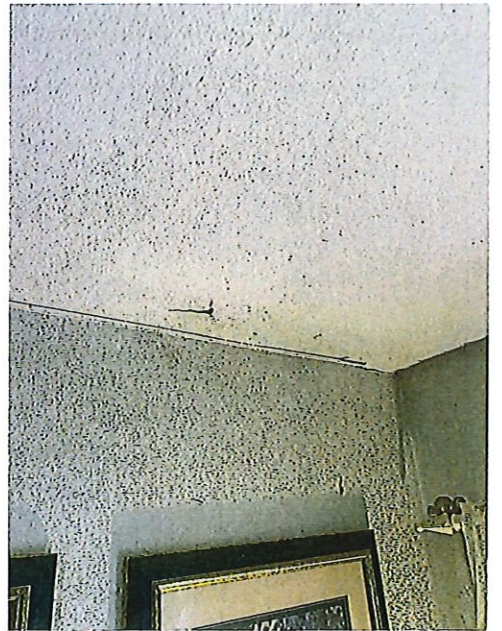
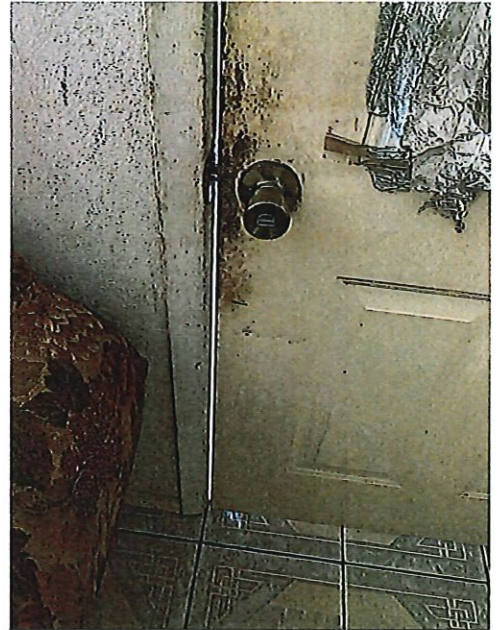
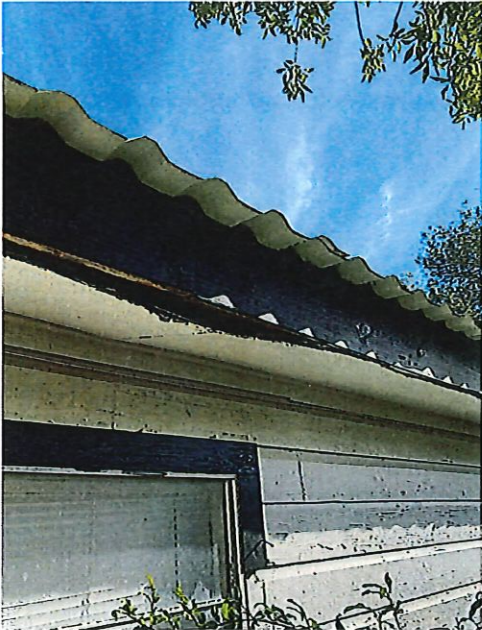
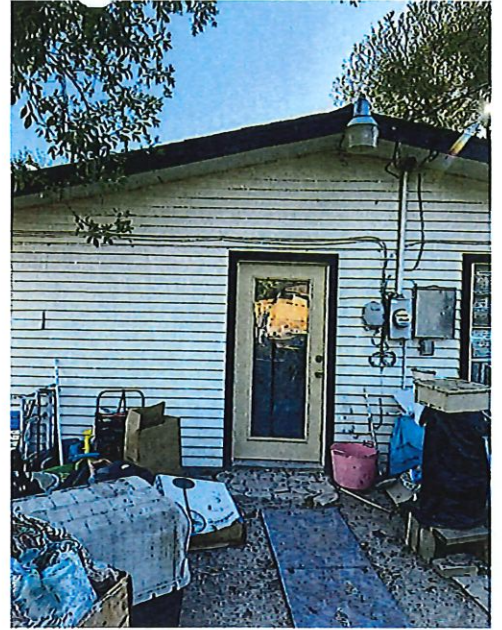
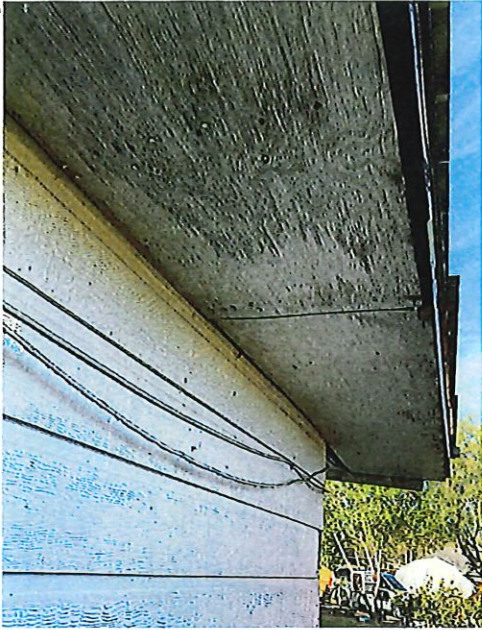
Home Manager Approval

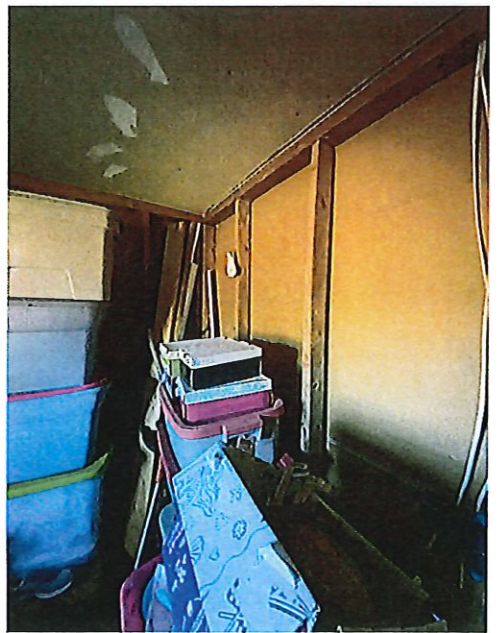
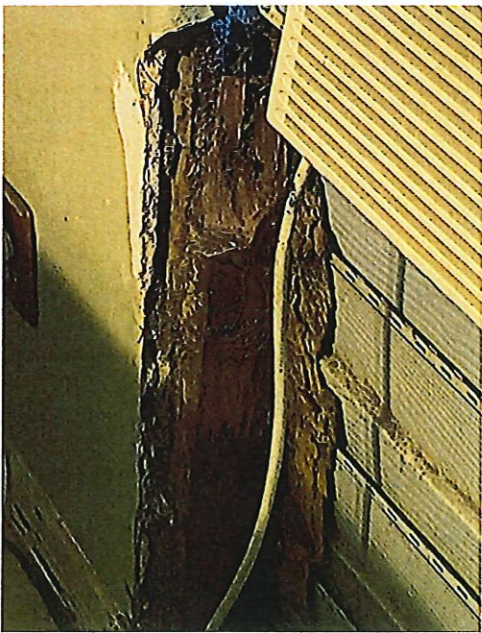
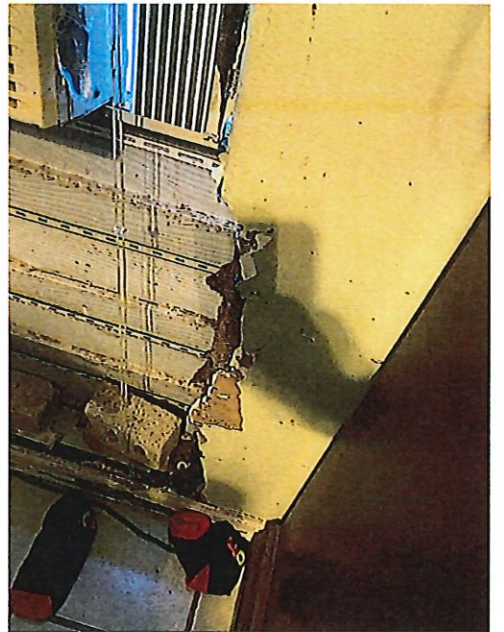
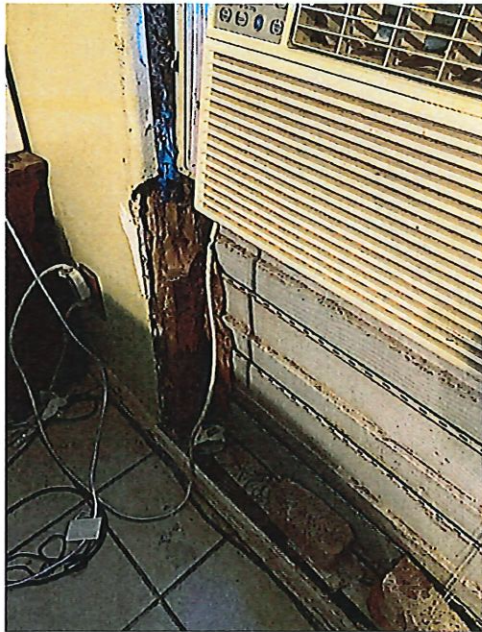
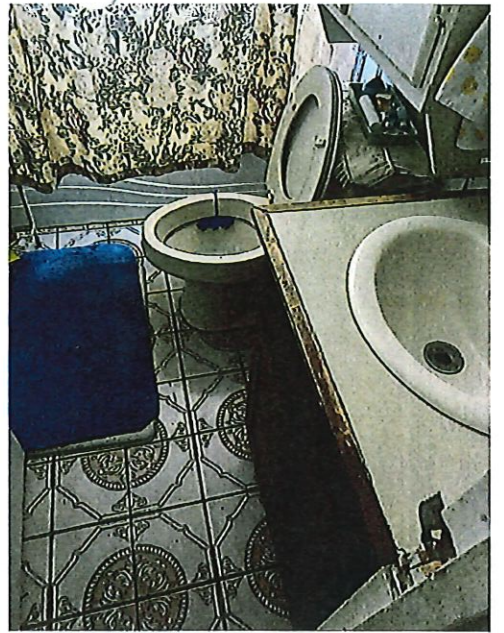
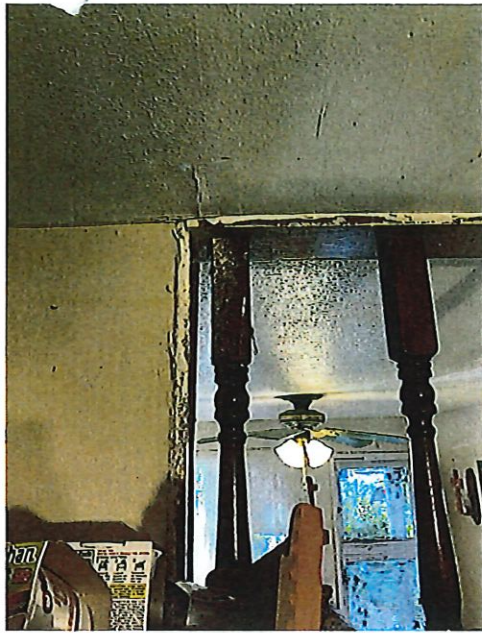
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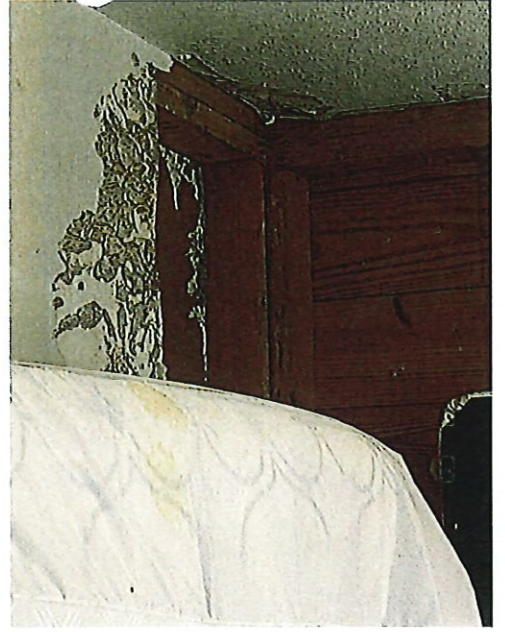
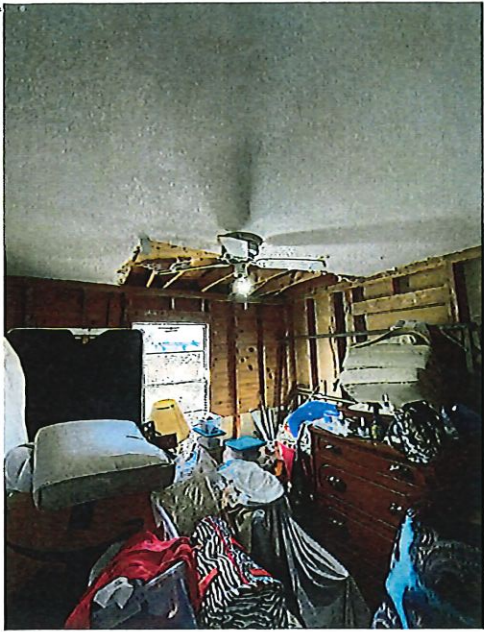
Date

Date









# CLEANUPS IN MY COMMUNITY MAPS

1225 S. Indiana Ave., Mercedes TX.

No cleanup sites located on or adjacent to the subject property

Search EPA.gov

Contact Us  
About the Data  
Legal Notices

Environmental Topics    Laws & Regulations    About EPA

Cleanups In My Community

Layers, Legend, & Print

Define your Community

Layers

Legend

- NPL/RCRA CA
- Federal Facility Docket/Brownfields/RCRA CA
- RCRA Corrective Action/Superfund NPL
- Federal Facility Docket/Superfund NPL
- Federal Facility Docket/RCRA CA
- Brownfields Properties/RCRA CA
- Brownfields Properties
- RCRA Corrective Action
- Superfund NPL Sites
- Responses
- State Outlines

Latest Sites in CIMC

- Superfund NPL Site boundaries
- NPL Boundaries
- NPL Activity / Use Limitation Boundary
- NPL Site Boundary

Type here to search

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**SUBJECT PROPERTY**

rogram, at (800) 638-6020, or (800) 424-8872.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
MERCEDES, TEXAS  
HIDALGO COUNTY

PANEL 3 OF 3

COMMUNITY-PANEL NUMBER  
480344 0003 B

EFFECTIVE DATE:  
JULY 16, 1979



U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
FEDERAL INSURANCE ADMINISTRATION

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

