

Housing Rehab Program

ENTITY: City of Weslaco

PROJECT: Reconstruction of a single family housing unit located at: 305 S Nevada Ave., Weslaco, Texas

FUNDING YEAR: HOME 2020

SYNOPSIS:

The family is being recommended for applicant approval under the Owner-Occupied Housing Rehabilitation Program. The applicant has been on the waitlist since October 2015 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

Juan & SanJuana Ortiz	Family of two (2)	
WE#80-21-01	Does applicant meet	
	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:	2
	Square Feet:	1000
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 39,000.00
	Deferred Loan-Elderly	

Existing Dwelling: 2 bedrooms frame home, built in 1950

RECOMMENDATION:

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

INITIAL INSPECTION

Date: April 23, 2019

City: Weslaco

If County Wide, Precinct #:

Name of Applicant: Juan Ortiz

Inspector: Robert Cavazos

Address: 305 S Nevada Ave. Weslaco Tx.

Year House was built: 1950

EXTERIOR

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

Is the foundation sound and free from hazards? No

The Foundation is a pier and beam system. The wood 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 26'-0"x 36'-0"

Estimated Cost \$ 2,500

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. There are eleven windows on the home.

Estimated Cost \$ 1,650

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 \$600

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

What are the conditions of the overhand and trim?

The soffit and trim needs to be replaced due to deterioration.

Estimated Cost \$ 1,850

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 26'-0"x 36'-0

Estimated Cost \$ 4,000

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

The front and rear stairs are old and broken.

Estimated Cost \$ 600

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

Yard Line:

Good [] Repair [X] Replace []

Estimated Cost \$ 500

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

Sewage Connected to Septic System?

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 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 entire house needs to be replaced. In several areas in the house the VCT has come unglued.

Estimated Cost \$ 1,500

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. There are also signs of termites and rodent infestation.

Estimated Cost \$ 1,000

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 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?

The water heater is old/rusted and needs attention.

Estimated Cost \$ 300

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 attic or walls as per inspection.

Estimated Cost \$ 1,200

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

Estimated Cost \$ 700

20. **Infestation** – Yes [] No [X]

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.

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 \$ 25,100

Current Value of Structure \$ 9,092

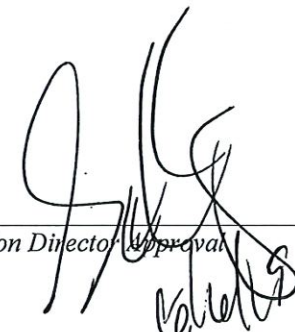
50% Value \$ 4,546



Inspector

6-7-19

Date

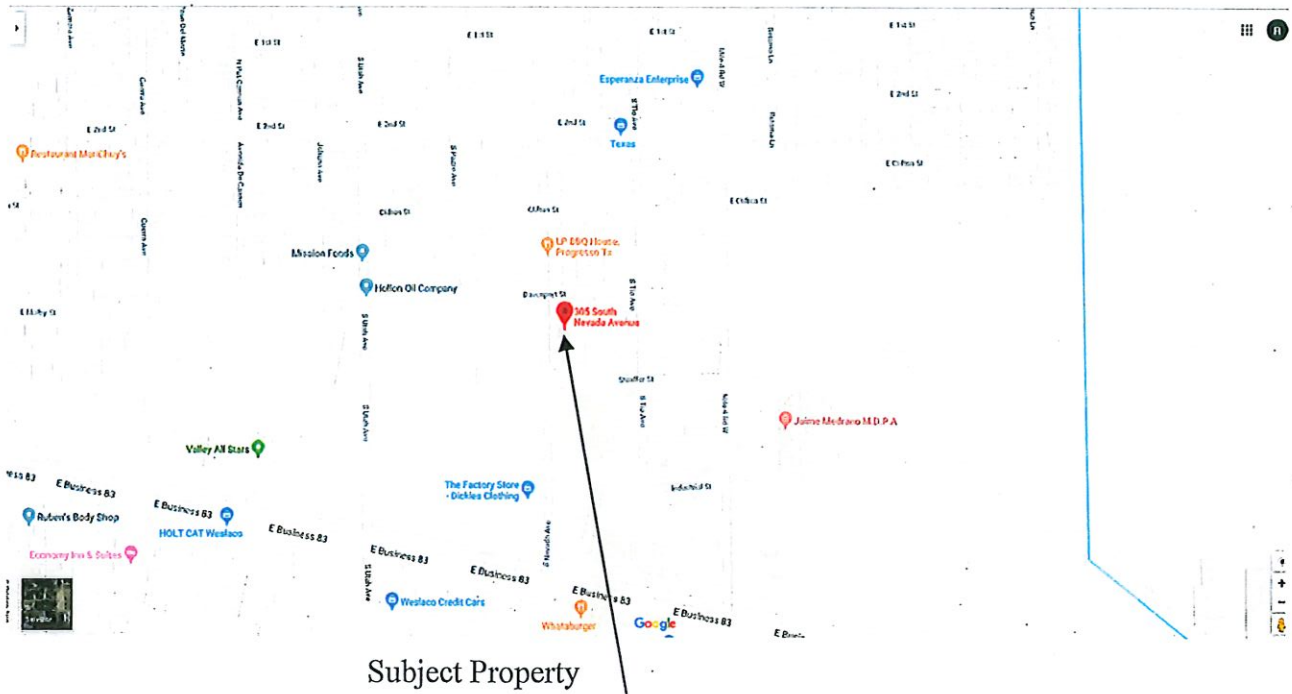


Division Director Approval

Date

Site Location Map

305 S. Nevada Ave. / C Davenport No.2 Blk 1 Lot 10, Weslaco TX



Subject Property



305 S. Nevada Ave. / C Davenport No.2 Blk 1 Lot 10, Weslaco TX

