

Housing Rehab Program

ENTITY: Countywide Area

PROJECT: Reconstruction of a single family housing unit located at: 2610 Buena Fe St., Mission, 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 March 2017 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

Rosa E. Garza	Family of one (1)	
CW#85-21-18	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:	1261
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 34,100.00
	Deferred Loan-Elderly	

Existing Dwelling: 1 bedrooms frame home, built in 2008

RECOMMENDATION:

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

INITIAL HOME INSPECTION

Date: 07/27/21

City: Mission

If County Wide, Precinct #: 3

Name of Applicant: Rosa E. Garza

Inspector: Adrian Perez

Address: 2610 Buena Fe St.

Year House was built: 2008

EXTERIOR

1. **Foundation Condition:** Good [] Repair [] Replace [X]
Foundation Type: Piers [X] Concrete []
Is the foundation sound and free from hazards? No, boards, debris, drainage pipes, and concrete blocks surround foundation of home.

Notes: Floor joist are sagging in several areas of home, floor joist might be damaged due to rotting.

Dimension

Estimated Cost: \$3,500

2. **Exterior Walls:** Good [] Repair [] Replace [X]
Are the exterior surfaces sound and free from hazards? No

Notes: Siding on exterior walls of home have several areas of discoloration, chipped paint, and cracks all around the home.

Dimensions

Estimated Cost: \$5,000

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

Notes: The windows in the entire home need to be replaces, many are in poor shape and did not open or close properly.

Qty 7

Estimated Cost: \$1,000

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

Notes: All doors in home need to be replaced, front door does not open or close properly; door frame is damaged along with side entry door to home, only one interior door in home and needs to be replaced.

Qty 3

Estimated Cost: \$1,000

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

Notes: All trim around home needs to be replaced, several areas of deterioration and discoloration throughout home; rotten, cracked, and missing boards.

Dimension Estimated Cost: \$1,000

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 old and in bad shape, old and worn out shingles on entire roof.

Dimension Estimated Cost: \$4,000

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

Notes: Front steps and rail boards are old and in bad shape, need to be replaced; carport full of debris and excrements from chickens.

Estimated Cost: \$1,000

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

Notes:

Dimension Estimated Cost

9. **Septic Tank:** Good [] Repair [X] Replace []
Sewage Connected to Septic System
of years with current Septic System: 25

Is plumbing free from sewer back up? Yes

Yard Line & Drain Field: Good [] Repair [] Replace [X]

Notes: Pipes from washer causing stagnant water behind rear of home.

Estimated Cost \$1,500

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

Notes: Waterline appears old and in bad shape, water pressure low in home.

Estimated Cost: \$1,000

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

Notes: Propane tank is located at rear of home; location/plumbing of tank is not to code.

Estimated Cost: \$2,000

12. **Other observations about all Exterior Plumbing / Drains / Sewer:**
Plumbing is exposed throughout the entire home; causing stagnant water in some areas.

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 home has exposed electrical lines and extension cords especially in carport, wiring needs to be re-inspected.

Notes:

Estimated Cost: \$3,000

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: The entire home needs to be floored, several soft and weak areas where tile goes down, broken, missing, and cracked tile all through home.

Describe Specific Floor **Problem Areas**: The entire home has problems.

Is Floor Repairable Yes [] No [X]

Notes:

Dimensions Estimated Cost: \$4,000

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

Notes: The kitchen cabinets are old and in poor shape; missing hardware, discoloration and not enough countertop and cabinet space. Countertop has moved away from wall due to foundation.

Dimension Estimated Cost: \$2,500

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

Notes: Entire house has water stains, cracks caused by water damage; no light fixtures on any of the ceiling lights.

Dimension Estimated Cost: \$2,500

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

Notes: The entire walls of home are severely damaged; discoloration cracks clearly visible all throughout the home; many nails protruding from walls throughout the home as well.

Dimension Estimated Cost: \$3,500

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

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

Notes: Water heater is located in rear of home, needs to be replace due to corrosion.

Estimated Cost: \$500

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: Pipes in home are old and in bad shape; need to be replaced.

Estimated Cost: \$500

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: Due to condition of walls and ceiling; addition insulation would have to be added.

Dimension Estimated Cost: \$1,000

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

21. **Infestation** – Is the unit free from rats or severe infestation by mice or vermin?

Yes [] No [X]

Notes: Ants and flies observed in time of inspection.

Estimated Cost: \$500

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

Yes [] No [X]

Location(s): The entire house has electrical problems.

Notes: Exposed electrical outlets, no outlet covers observed throughout the home.

Dimension

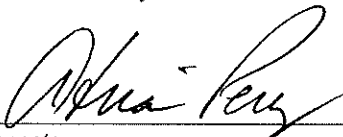
Estimated Cost: \$2,000

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 \$42,500

Current Value of Structure \$49,582



Inspector



Division Director Approval

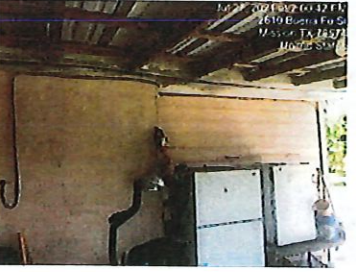
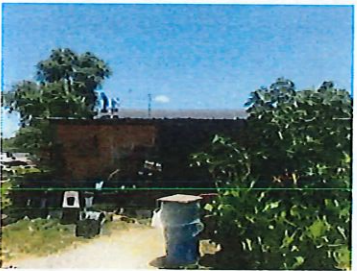
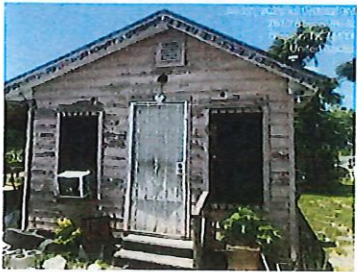
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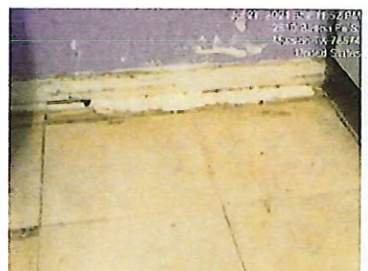
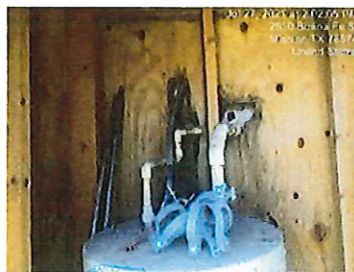
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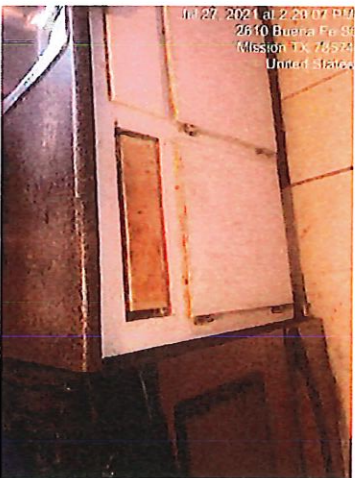
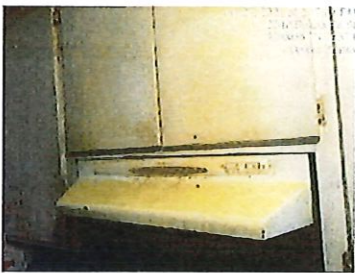
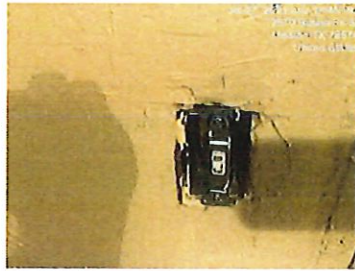
Date

2610 BUENA FE ST.
MISSION, TX-7/27/21
(INITIAL INSPECTION PICS)

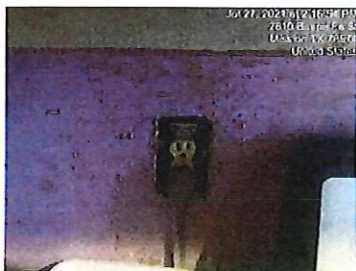




2610 BUENA FE ST.
EXTERIOR/INTERIOR
PICTURES

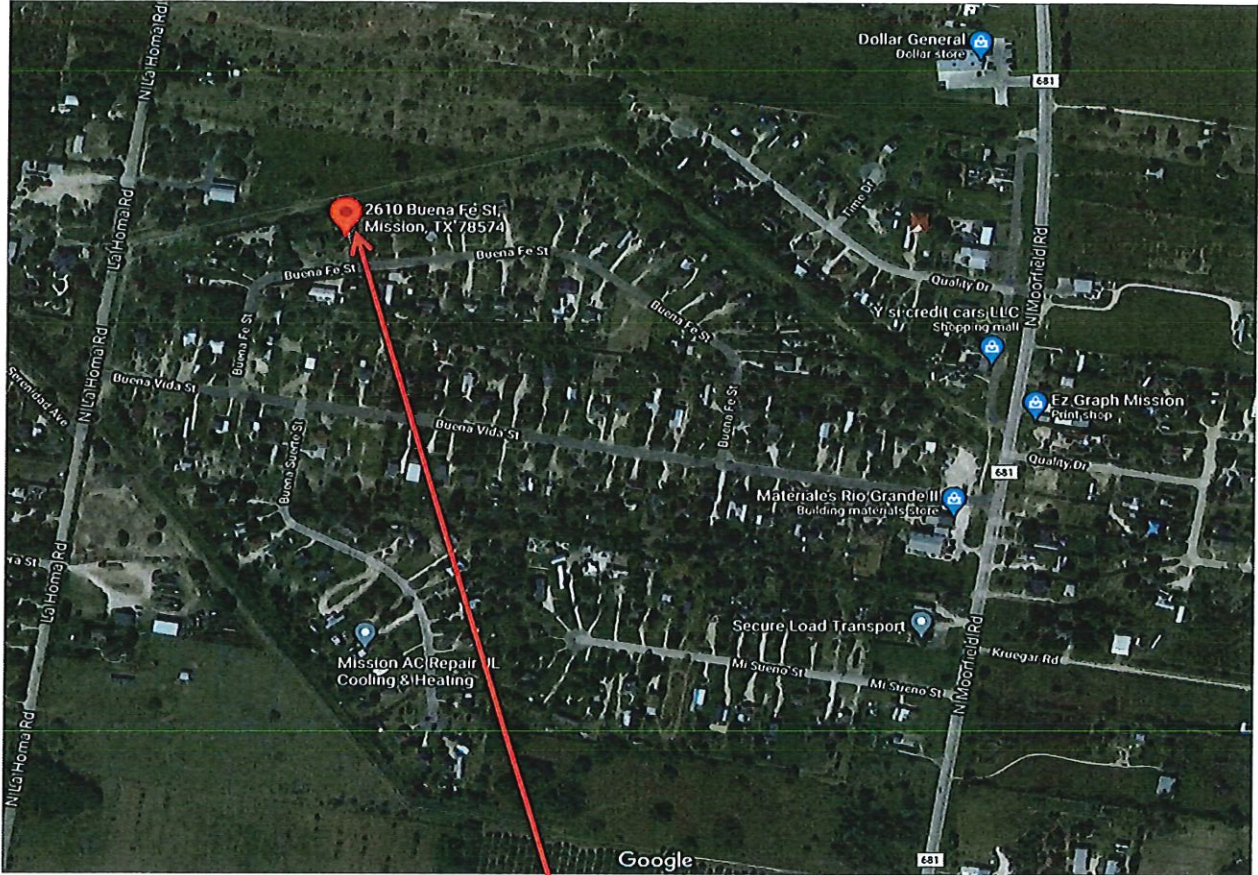


2610 BUENA FE ST.
INTERIOR PICTURES



SITE LOCATION MAP

2610 BUENA FE/BUENA VIDA PH 2 LOT 79 MISSION, TX 78574-4768



SUBJECT PROPERTY

