

Housing Rehab Program

ENTITY: Countywide Area

PROJECT: Reconstruction of a single family housing unit located at: 2507 S. Border 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 June 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

Agustin Vela	Family of three (3)	
CW#85-21-16	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:	3
	Square Feet:	1376
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 43,850.00
	Deferred Loan-Elderly	

Existing Dwelling: 4 bedrooms frame home, built in 1959

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: 10/19/2021 City: Weslaco, TX If County Wide, Precinct #: 1
Name of Applicant: Agustin Vela Inspector: Adrian Perez
Address: 2507 S. Border Ave. Year House was built: 1959

EXTERIOR

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

Notes: Foundation cracked in most areas of home

Dimension Estimated Cost: \$2,500

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

Notes: Most of the home brick is severely damaged and cracked; right side of home is being held up with boards. Parts made up of boards have severe discoloration and chipped paint

Dimensions Estimated Cost: \$5,000

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

Notes: All windows old and severely damaged; broken and cracked did not open and close properly. Need to replace all windows

Qty. 18 Estimated Cost: \$3,000

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

Notes: There is no front door; all interior doors are either missing or did not open and close properly due to old and severely damaged.

Qty. 12 Estimated Cost: \$3,000

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

Notes: Severe damage to most of the trim surrounding home; broken, missing, rotten, discolored, and cracked boards all around the home.

Dimension

Estimated Cost: \$2,000

6. **Roof:** Good Repair Replace
 Front Porch Roof Good Repair Replace
 Rear Porch Roof Good Repair Replace

Is the roof sound and free from hazards?

Notes: The entire home needs to be roofed; no shingles on any part of home; back porch has collapsed.

Dimension

Estimated Cost: \$5,000

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

Notes:

Estimated Cost:

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

Notes:

Dimension

Estimated Cost

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

Is plumbing free from sewer back up?

- Yard Line & Drain Field:** N/A Good Repair Replace

Notes:

Estimated Cost \$

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

Notes: Water Lines are damaged need to be replaced; very little water pressure at home

Estimated Cost: \$1,500

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

Notes:

Estimated Cost:\$1,500

12. **Other observations about all Exterior Plumbing / Drains / Sewer:**

Notes:

Estimated Cost:

13. **Electrical Lines:** Good [] Repair [] Replace [X]

Electrical Hazards – is the exterior of unit free from electrical hazards?

Yes [] No [X]

Location(s): Entire home has exposed electrical lines

Notes: Electrical hazard

Estimated Cost: \$4,000

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: The entire home needs to be replaced; most of the home has no flooring only cement that is cracked and broken.

Describe Specific Floor **Problem Areas**: Entire home

Is Floor Repairable Yes [] No [X]

Notes:

Dimensions Estimated Cost: \$4,000

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

Notes: Kitchen cabinets are severely damaged missing entire doors, handles, and drawers. All need to be replaced.

Dimension Estimated Cost: \$2,500

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

Notes: Several areas in home have holes where you can see insulation and roof; others areas are severely cracked, discolored and damaged

Dimension Estimated Cost: \$3,500

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 damaged with several areas of home with holes, cracks, discoloration, and unstable walls.

Dimension Estimated Cost: \$4,000

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 old and corroded.

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 is very old and in poor shape; entire home plumbing needs to be replaced.

Estimated Cost: \$2,000

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: Areas with holes in walls and ceilings not insulated or there's none present.

Dimension Estimated Cost: \$2,500

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 [] No [X]

Notes: Spider webs and spiders observed in time of inspection.

Estimated Cost: \$500

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

Yes [] No [X]

Location(s): Entire home

Notes: Missing outlets and switch covers were observed throughout entire home; needs to be rewired.

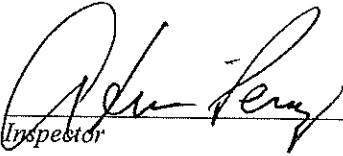
Dimension Estimated Cost: \$3,000

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 \$49,500

Current Value of Structure \$20,205



Inspector



Division Director Approval

10/20/2021

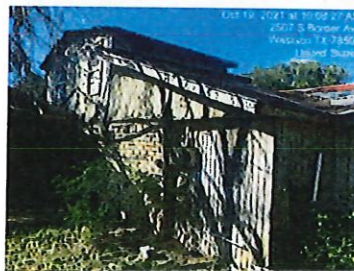
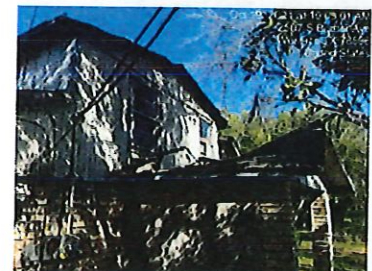
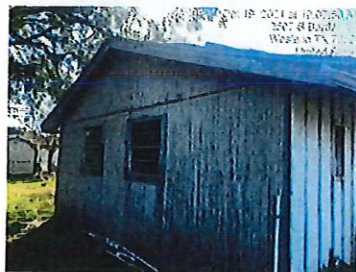
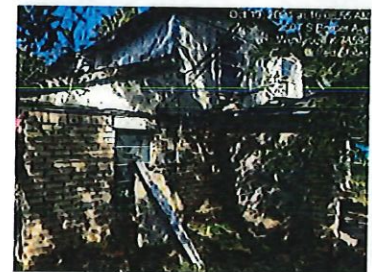
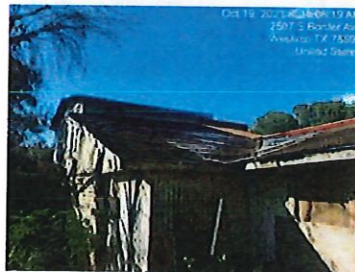
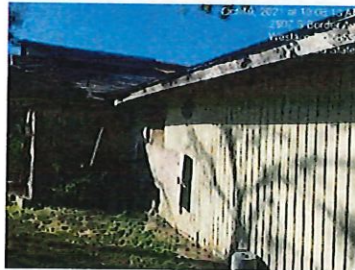
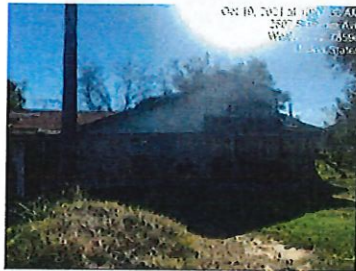
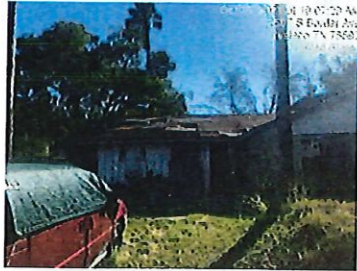
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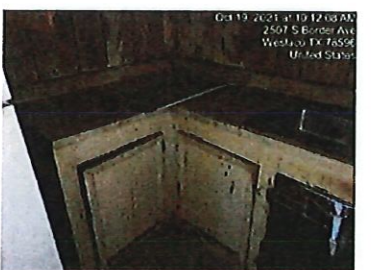
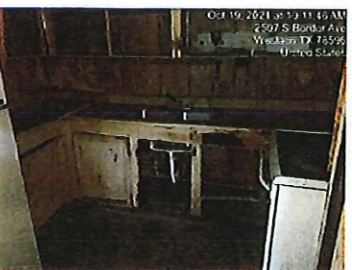
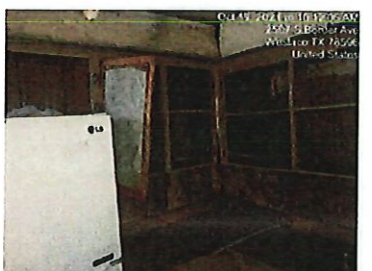
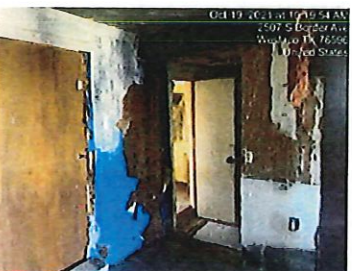
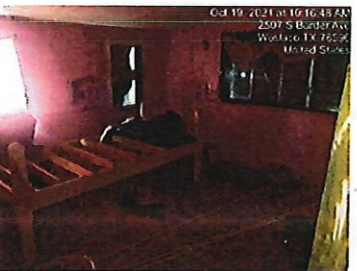
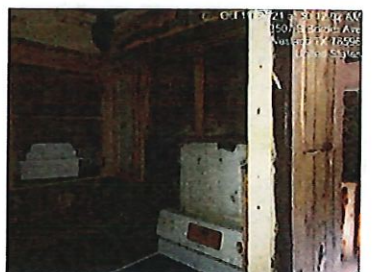
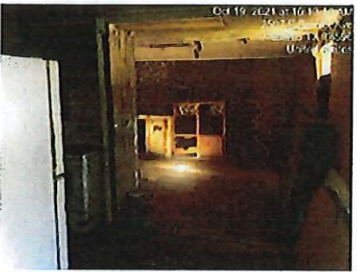
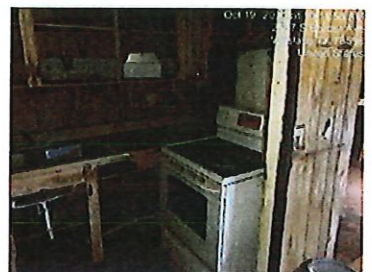
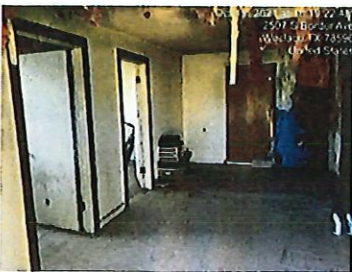
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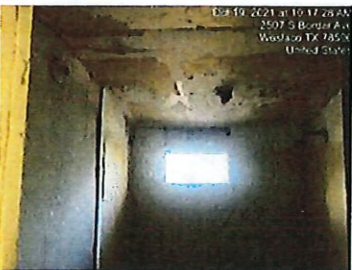
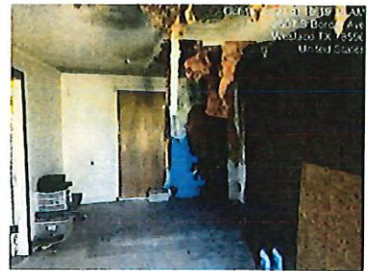
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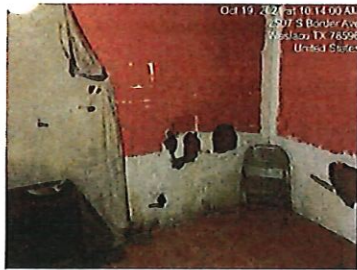
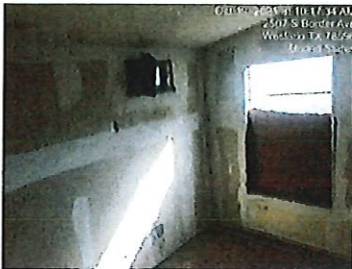
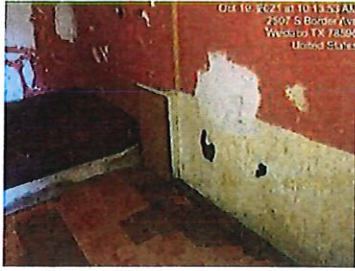
2507 S. BORDER AVE.
WESLACO, TX-10/19/21
INITIAL INSPECTION PICS

EXTERIOR PICTURES



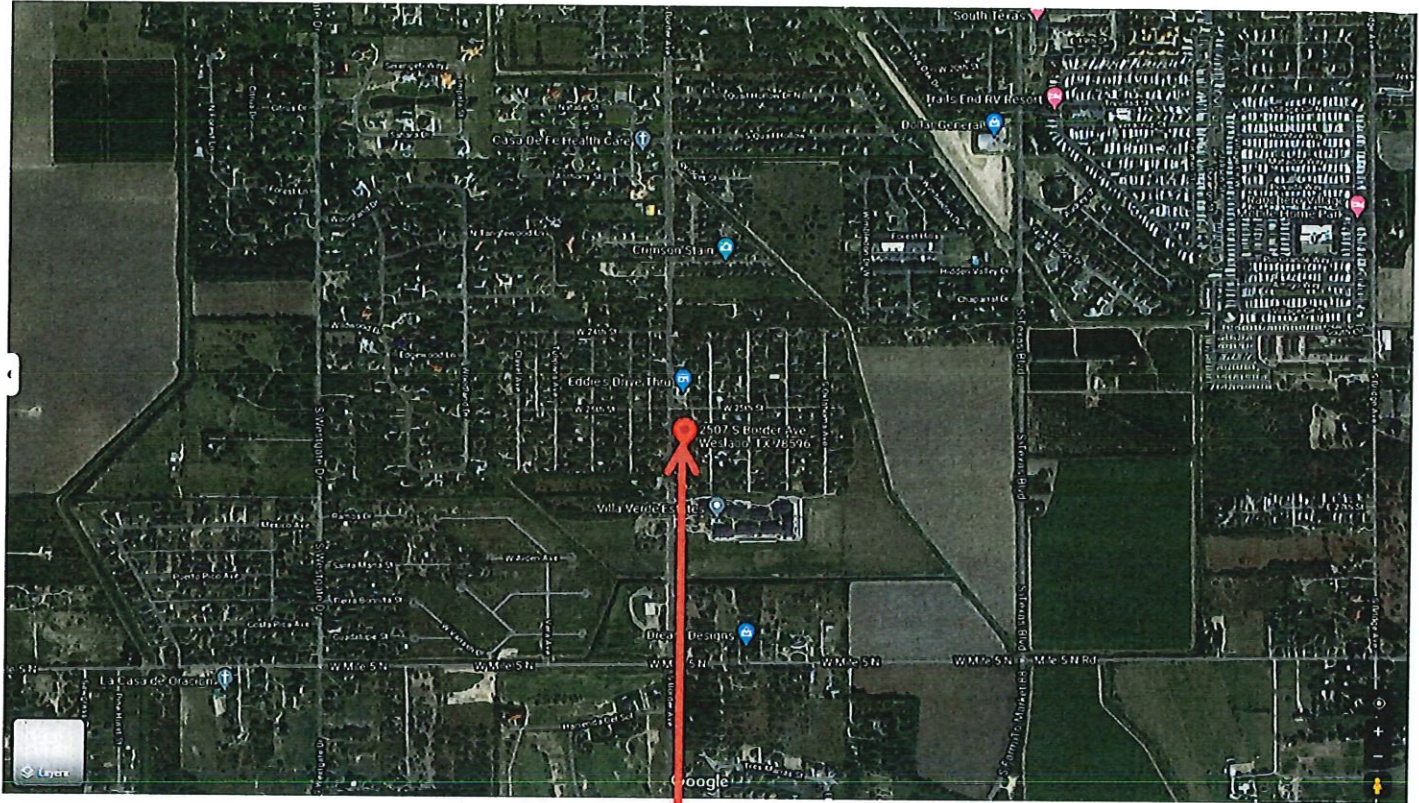






SITE LOCATION MAPS

2507 S. BORDER AVE./VILLA VERDE NO. 2 LOT 4 BLK. 1 WESLACO, TX 78596-7630



SUBJECT PROPERTY

315072		315044		315100		315097		315103		315115		315118		315129	
315073	BOLIVAR VILLA AVE 72' R	315093		315099		315098		315104		315114		315119		315120	
315074		315092		315040				315105		315113		315120		315127	
315076		315080		315059		320093	320092	315106		315112		315121		315126	
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														315137	315135

Search Results | Search Type: Property Account # Search | Search Term: 315105 | Error

Property ID	Options	Geo ID	Owner ID	Owner Name	Legal Description	situs Address	Doing Business As	Appraised Value	Address 1
315105		V3700-G2-001-0004-00	1038035	VELA AGUSTIN	VILLA VERDE UT NO. 2 LOT 4 BLK 1	2507 S BORDER AVE	N/A	\$34,111.00	N/A

10m
Foot

