

Housing Rehab Program

ENTITY: Countywide Area

PROJECT: Reconstruction of a single family housing unit located at: 1803 Viceroy Dr. 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 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

Avelina Trevino	Family of one (1)	
CW#85-21-21	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: 2 bedrooms frame home, built in 2005

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: Avelina Trevino Inspector: Adrian Perez
Address: 1803 Viceroy Dr. Year House was built: 2007

EXTERIOR

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

Notes: Foundation cracked in a few areas around the home.

Dimension Estimated Cost: \$1,500

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

Notes: Some areas have discoloration; a few cracks in a few places

Dimensions Estimated Cost: \$1,000

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

Notes: All windows old did not open and close properly some have ripped screens.

Qty. 6 Estimated Cost: \$1,500

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

Notes: Front and rear doors did not open and close properly due to old and damaged door frames; all other interior doors are in poor shape.

Qty. 4 Estimated Cost: \$1,000

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

Notes: Many areas have peeled paint and discoloration due to elements of the weather.

Dimension Estimated Cost: \$1,000

- | | | | | |
|----|------------------|-------------------------------|------------|-------------|
| 6. | Roof: | Good <input type="checkbox"/> | Repair [] | Replace [X] |
| | Front Porch Roof | Good <input type="checkbox"/> | Repair [] | Replace [] |
| | Rear Porch Roof | Good <input type="checkbox"/> | Repair [] | Replace [] |

Is the roof sound and free from hazards? Yes

Notes: The roof appears to be old and in bad shape.

Dimension Estimated Cost: \$4,000

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

Notes: Front ramp made of concrete appears to be old and cracked.

Estimated Cost: \$500

8. **Sewer Connected to City Main Line
Yard Line:**

Good Repair [] Replace []

Notes:

Dimension Estimated Cost

9. **Septic Tank:** Good [X] Repair [] Replace []
Sewage Connected to Septic System
of years with current Septic System: Over 20 years

Is plumbing free from sewer back up? Yes

Yard Line & Drain Field: N/A Good [] Repair [] Replace []

Notes:

Estimated Cost \$

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

Notes:

Estimated Cost:

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

Notes:

Estimated Cost: \$500

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

Notes: Plumbing is exposed throughout the entire home

Estimated Cost: \$1,500

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

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

Yes [] No [X]

Location(s): There are exposed electrical lines and extension cords that run to utility shed.

Notes: Electrical hazard

Estimated Cost: \$2,500

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: The entire floor tile needs to be replaced along the walls of entire home due to flooding caused by rain; a few broken and cracked tiles.

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

Is Floor Repairable Yes [] No [X]

Notes:

Dimensions Estimated Cost: \$2,000

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

Notes: Kitchen lacks any countertops and cabinets; very little room to store anything in kitchen.

Dimension Estimated Cost: \$2,500

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

Notes: Several areas in home ceilings have cracks, missing pieces, and discoloration.

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 wall coverings are damaged; several areas in home of holes, cracks, and discoloration, signs of termite damage observed in many areas throughout the home.

Dimension Estimated Cost: \$3,500

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

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

Notes: The water heater appears old and there are signs of corrosion due elements of the weather.

Estimated Cost: \$800

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?

Notes: Plumbing is very old in kitchen and restrooms drainage pipes not sealed correctly; shower fixtures old and in poor shape.

Estimated Cost: \$1,000

19. **Insulation:** Good Repair Replace

Are the attic and walls appropriately insulated for regional conditions?

Notes: No signs of insulation

Dimension Estimated Cost: \$1,500

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

Estimated Cost

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

Yes No

Notes: Spiders observed in time of inspection; signs of termites throughout home.

Estimated Cost: \$1,000

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

Yes No

Location(s): Kitchen

Notes: Loose outlet and switch covers were observed throughout entire home; entire home needs to be rewired

Dimension

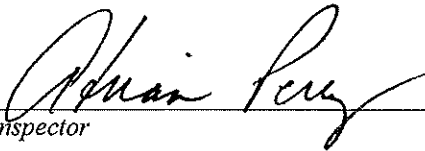
Estimated Cost: \$2,500

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 \$32,800

Current Value of Structure \$21,434


Inspector

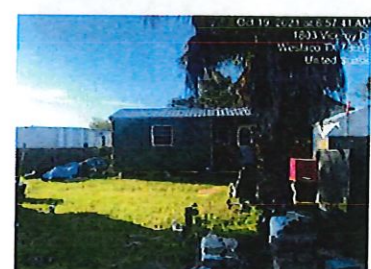
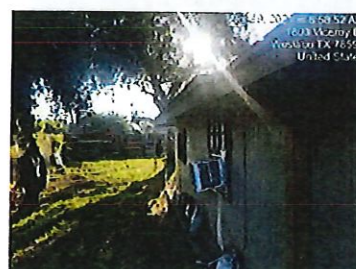
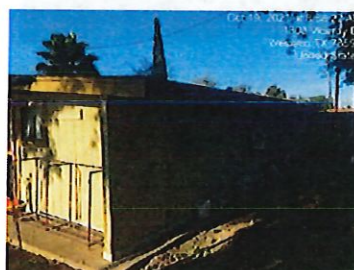
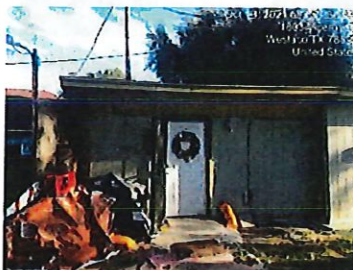
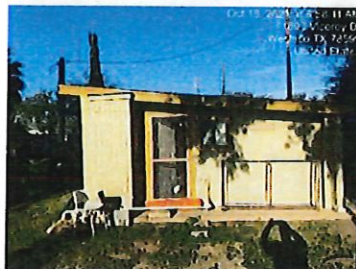
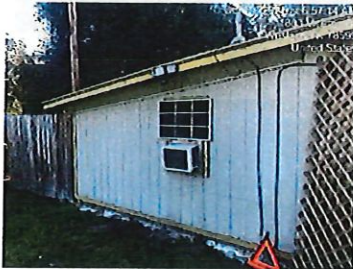
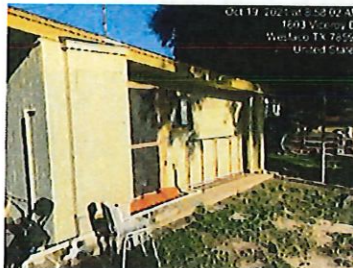

Division Director Approval

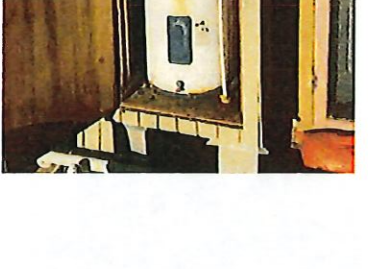
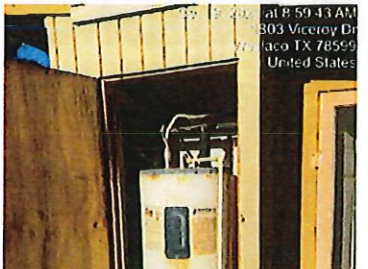
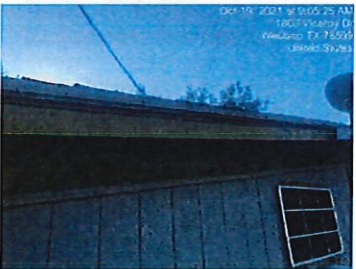
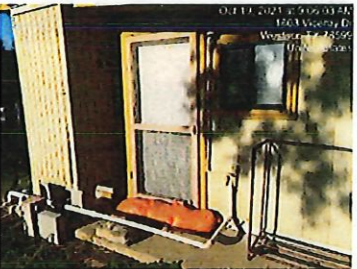
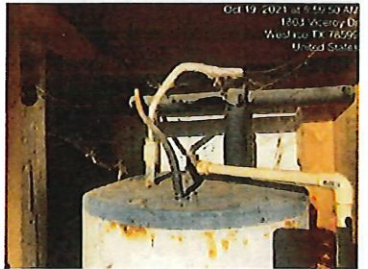
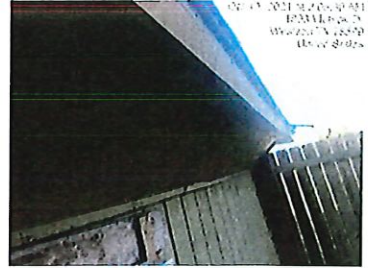
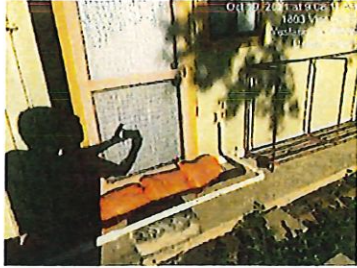
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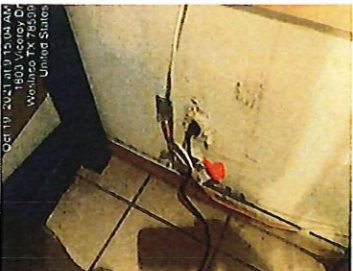
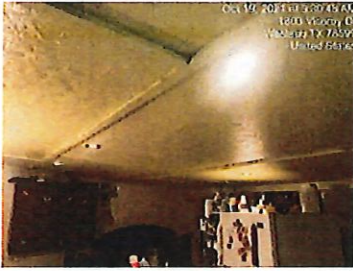
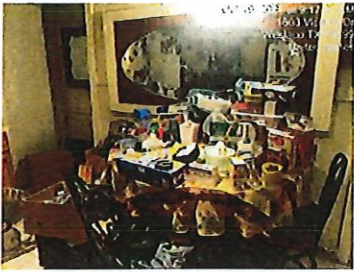
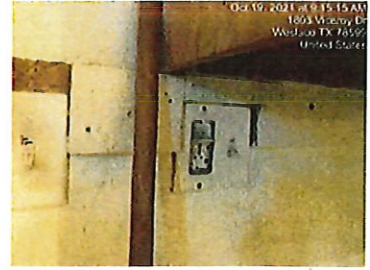
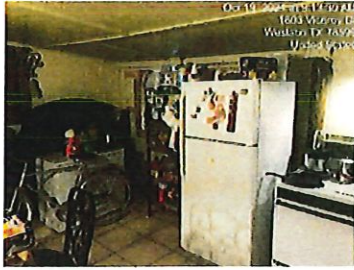
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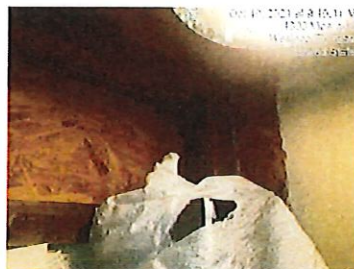
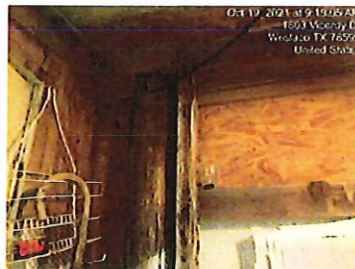
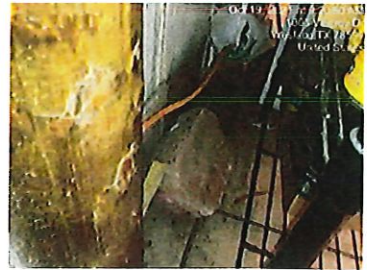
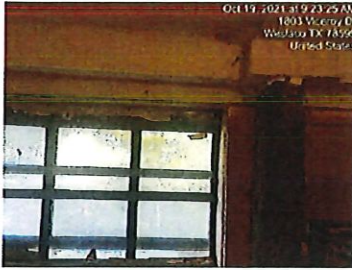
1803 VICEROY DR.
WESLACO, TX-10/19/21
INITIAL INSPECTION PICS

EXTERIOR PICTURES



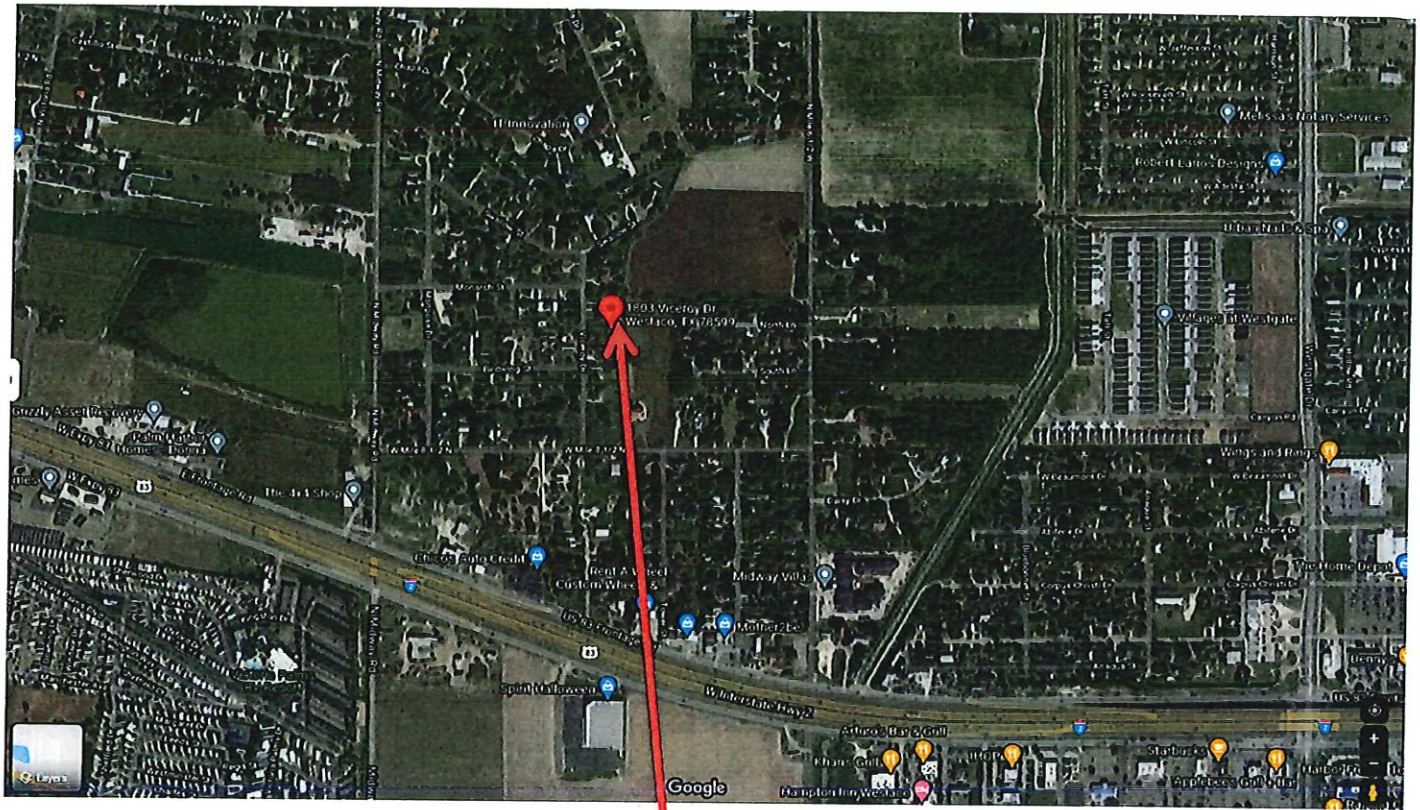






SITE LOCATION MAPS

1803 VICEROY DR./MARIPOSA LOT 71 WESLACO, TX 78599-3926



SUBJECT PROPERTY

