

Housing Rehab Program

ENTITY: City of Weslaco

PROJECT: Reconstruction of a single family housing unit located at: 400 N. Palms St., 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 November 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

Ninfa Mejia	Family of one (1)	
WE#80-21-02	Does applicant meet	
	Deferred Loan Requirements:	Yes
	Title Search:	No Abstract or Liens
	Flood Zone:	No – Zone C
	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 1987

RECOMMENDATION:

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

INITIAL INSPECTION

Date: May 3, 2021

City: Weslaco

If County Wide, Precinct #:

Name of Applicant: Ninfa Mejia

Inspector: Robert Cavazos

Address: 400 N. Palmas St., Weslaco TX.

Year House was built: 1987

EXTERIOR

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

Is the foundation sound and free from hazards? No

Size: 15'-0" x 40'-0"

The Pier and beam foundation needs repairs. There are several areas where the floor joist are weak and are severely deteriorated. Uneven surfaces throughout the home causing tripping hazards.

Estimated Cost \$ 1,200

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

Are the exterior surfaces sound and free from hazards?

The exterior wall siding and wall studs have recently been painted but you can see the deterioration under the paint. There is water damage and termite damage.

Estimated Cost \$ 1,800

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

Are the windows in good working order?

The windows are not in good working order. Many windows in the home are broken and are difficult to open causing a safety hazard for the home owner.

Estimated Cost \$ 1,200

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

What are the conditions of the exterior doors?

The front and rear exterior doors need to be replaced. The home owner states that the doors don't operate correctly. The front door frame is damaged.

Estimated Cost \$ 1,000

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

What are the conditions of the overhand and trim?

The overhang and trim are in need of replacement. The overhang and trim have severe deterioration due to rot.

Estimated Cost \$ 2,200

6. **Roof:** Good [] Repair [] Replace [X]

Size: 15'-0" x 40'-0"

Is the roof sound and free from hazards? No

The roof shingles were recently replaced. Home owner stated that they were installed over old shingles. The plywood decking looks to be in bad shape.

Estimated Cost \$ 4,900

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

Estimated Cost \$

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

Estimated Cost \$

9. **Septic Tank: No** Good [] Repair [] Replace []
Sewage Connected to Septic System? N/A
of years with current Septic System:

Is plumbing free from sewer back up? Yes

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

Is water pressure good?

The water pressure was observed in the kitchen and bathroom and the pressure is good.

Estimated Cost \$

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

No gas line located in the residence.

Estimated Cost \$

INTERIOR

12. Describe **Flooring Conditions** for Entire Dwelling: Good [] Repair [] Replace [X]

The flooring condition in the house needs to be replaced. There are many areas in the home where the flooring is coming undone creating a safety hazard for the home owner.

Estimated Cost \$ 2,200

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

Are the kitchen cabinets in good shape and are they serving their purpose?

The kitchen cabinets are in poor shape. Many of the cabinets don't have doors and the counter tops are damaged.

Estimated Cost \$ 1,200

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

The ceiling is in need of repair. There are many areas where water staining has taken place and the texture has fallen off.

Estimated Cost \$ 1,300

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

The wall covering are in need of replacement due to cracks and holes.

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?

Water heater needs to be replaced and water closet needs to be replaced.

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 there is a major leak in the wall behind the toilet. There is also a leak in the shower head causing damage to the shower wall.

Estimated Cost \$ 400

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

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

Estimated Cost \$ 1,000

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

Estimated Cost \$ 700

20. **Infestation –** Yes [X] No []

Is the unit free from rats or severe infestation by mice or vermin? No

Estimated Cost \$ 300

21. **Electrical Hazards –** Yes [X] No []

Are the rooms free from electrical hazards? No
There are exposed light fixtures and wall plugs throughout the home.

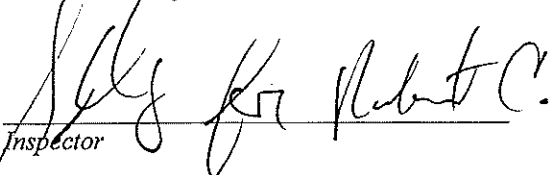
Estimated Cost \$ 600

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 \$21,500

Current Value of Structure \$10,241

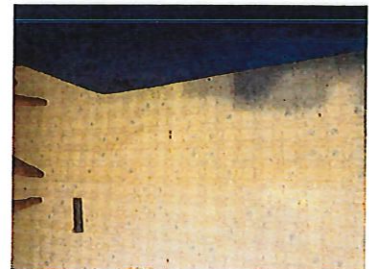
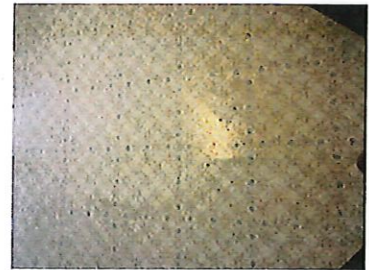
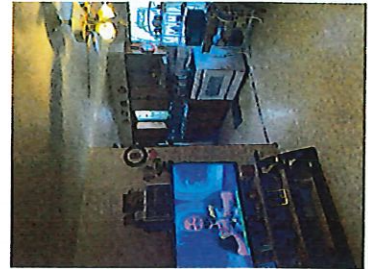
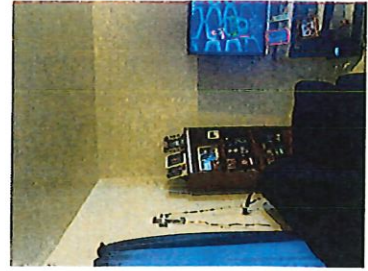
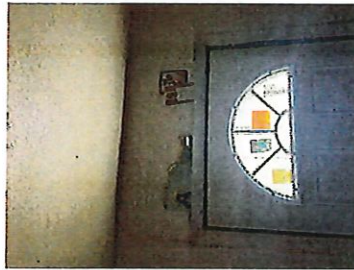
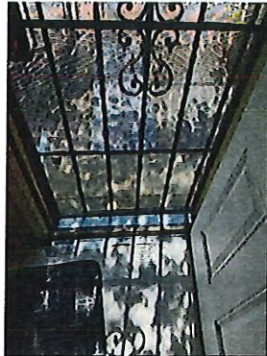
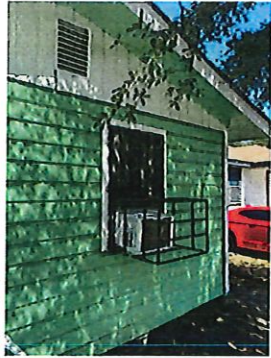
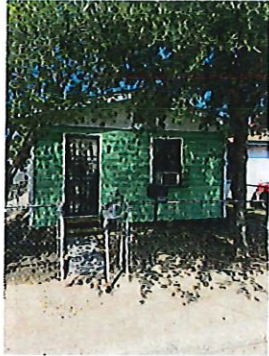

Inspector

5/3/21
Date


Division Director Approval

5/3/21
Date

400 N PALMAS ST.
WESLACO, TX
INITIAL HOME
INSPECTION PICTURES



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