

Housing Rehab Program

ENTITY: City of Palmview

PROJECT: Reconstruction of a single family housing unit located at: 2408 Perez Rd. Palmview, 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 April 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

Francisco & Maria Prado	Family of two (2)	
PV#55-21-01	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:	\$ 39,000.00
	Deferred Loan-Elderly	

Existing Dwelling: 5 bedrooms frame home, built in 1977

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: Palmview

If County Wide, Precinct #:

Name of Applicant: Francisco Prado

Inspector: Robert Cavazos

Address: 2408 Perez Rd. Palmview TX.

Year House was built: 1977

EXTERIOR

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

Is the foundation sound and free from hazards? No

Size: 30'-0" x 60'-0"

The foundation is concrete slab. Has extensive damage from flooding. Foundation is cracked.

Estimated Cost \$ 8,000

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

Are the exterior surfaces sound and free from hazards?

The exterior walls are made of siding and brick veneer. The walls are severely damaged due to the shifting of foundation. Brick is cracked and falling apart.

Estimated Cost \$ 4,200

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 and is hard to open.

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: 30'-0" x 60'-0"

Is the roof sound and free from hazards? No

The roof shingles and decking are severely deteriorated. Need to be completely redone.

Estimated Cost \$ 5,900

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 \$

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 \$35,500

Current Value of Structure \$27,290

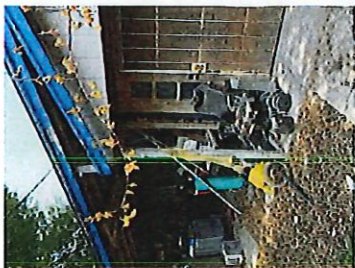
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Inspector

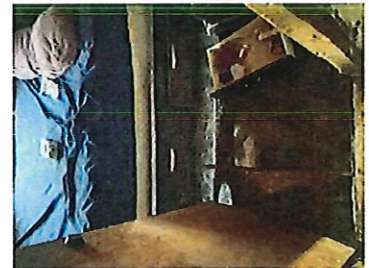
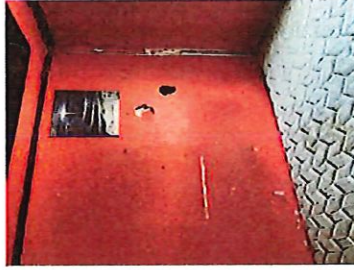
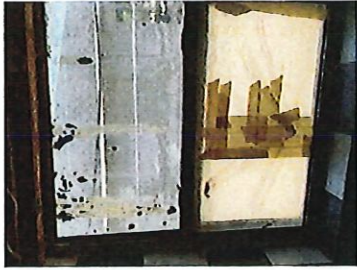
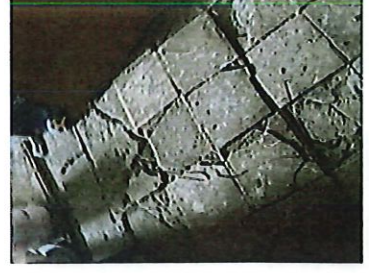
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Division Director Approval

5/6/21
Date

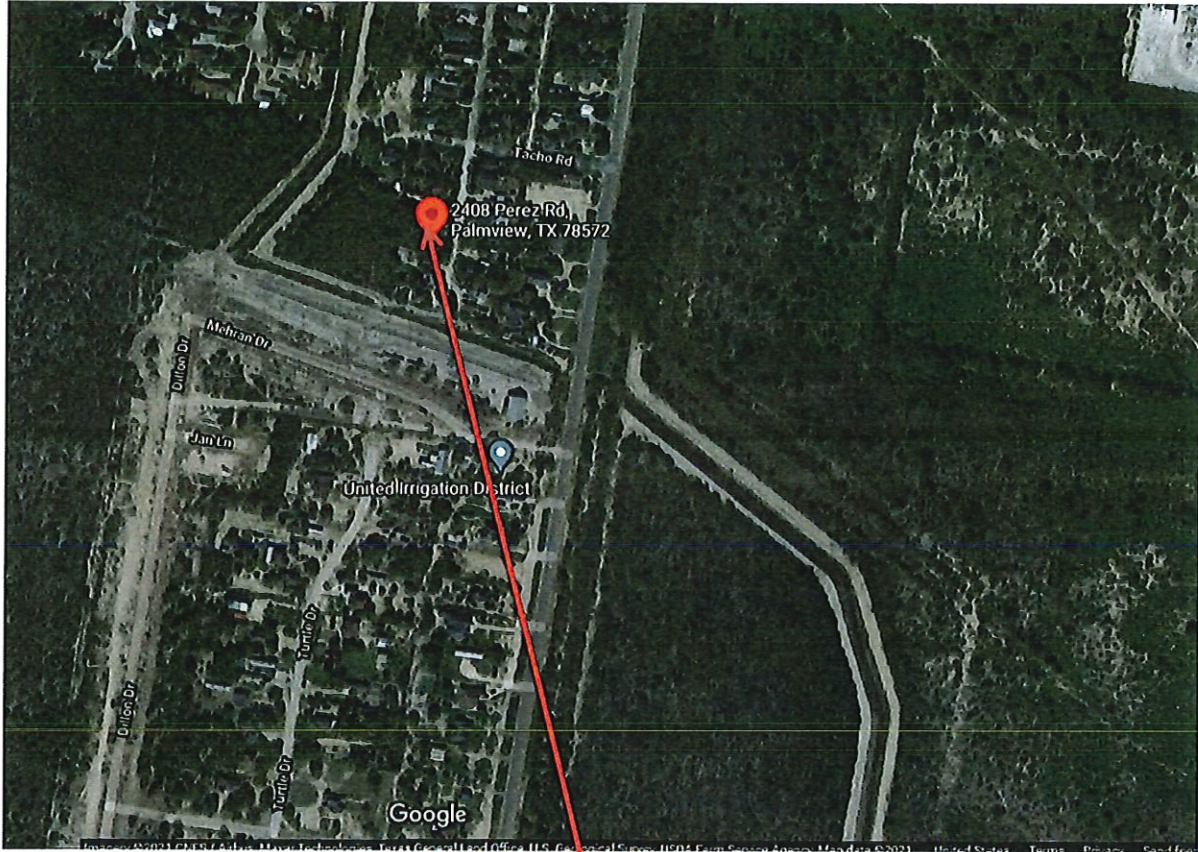
2408 PEREZ RD
MISSION, TX
INITIAL INSPECTION PICS



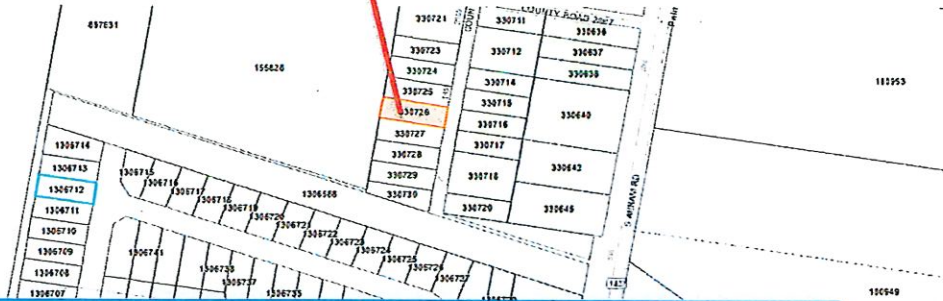


SITE LOCATION MAP

2408 PEREZ RD/WOOD LOT 6 BLK 10-B MISSION, TX 78572-2429



SUBJECT PROPERTY



Search Results 11 Search Type: Property Account # Search | Search Form: 330726 [Export](#)

Property ID	Options	Geo ID	Owner ID	Owner Name	Legal Description	Site Address	Doing Business As	Appraised Value	Address 1
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