

Housing Rehab Program

ENTITY: Countywide Area

PROJECT: Reconstruction of a single family housing unit located at: 5909 San Antonio St., Edinburg, 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 February 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

Irma Reyes	Family of three (3)	
Sandoval	Does applicant meet	
CW#85-21-20	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:	3
	Square Feet:	1376
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 43,850.00
	Deferred Loan-Elderly	

Existing Dwelling: 3 bedrooms frame home, built in 1992

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: 10/13/2021

City: Edinburg, TX

If County Wide, Precinct #: 4

Name of Applicant: Irma Reyes

Inspector: Adrian Perez

Address: 5909 San Antonio St.

Year House was built: 1986

EXTERIOR

1. **Foundation Condition:** Good [] Repair [] Replace [X]
Foundation Type: Piers [X] Concrete []
Is the foundation sound and free from hazards? No

Notes: Several piers/beams corroded and cracked around home.

Dimension Estimated Cost: \$2,500

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

Notes: Discoloration, chipped paint, cracks along added section of home.

Dimensions Estimated Cost: \$2,000

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

Notes: All windows at home do not open; several broken and cracked ripped screens.

Qty. 8 Estimated Cost: \$1,500

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

Notes: Front & rear doors do not open/close properly; all interior doors are old some rooms did not have doors

Qty. 4 Estimated Cost: \$1,000

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

Notes: The trim around the home has severe discoloration and in some areas of decomposition. Wood in some areas is missing, cracked, broken, and rotten caused by the elements and age.

Dimension Estimated Cost: \$1,000

- | | | | | |
|----|------------------|----------|------------|-------------|
| 6. | Roof: | Good [] | Repair [] | Replace [X] |
| | Front Porch Roof | Good [] | Repair [] | Replace [] |
| | Rear Porch Roof | Good [] | Repair [] | Replace [] |

Is the roof sound and free from hazards?

Notes: The roof appears to be old and needs to be replaced; tarp covering roof over added section to home.

Dimension Estimated Cost: \$3,000

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

Notes: Front and back porch steps old and cracked; rails wobbly

Estimated Cost: \$500

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

Notes: N/A

Estimated Cost

- | | | | | |
|----|---|----------|------------|-------------|
| 9. | Septic Tank: | Good [] | Repair [] | Replace [X] |
| | Sewage Connected to Septic System | | | |
| | # of years with current Septic System: 2 | | | |

Is plumbing free from sewer back up? No, septic tank was replaced two years ago, there is leakage surrounding old septic tank.

Yard Line & Drain Field: 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 [X] |

Notes: Propane tank located at rear of home on a table, location & plumbing is not to code.

Estimated Cost: \$1,500

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

Plumbing is exposed throughout entire home.

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 exposed wires.

Notes: Electrical hazards

Estimated Cost: \$3,000

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: The entire home needs to be floored, several areas with exposed plywood decking due to ripped and damage floor coverings.

Describe Specific Floor **Problem Areas**: Entire home has floor problems.

Is Floor Repairable Yes [] No [X]

Notes: Entire floor of home needs to be replaced.

Dimensions Estimated Cost: \$2,500

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

Notes: Kitchen cabinets are damaged or missing covered by rags; countertops in poor shape.

Dimension Estimated Cost: \$2,500

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

Notes: The ceiling needs to be completely replaced due to water damage, cracks, holes; several areas are patched up.

Dimension Estimated Cost: \$ 3,000

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 damages, cracks, holes, discoloration throughout entire home.

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 old and wiring is exposed.

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 exposed and old.

Estimated Cost: \$1,000

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: N/A

Dimension

Estimated Cost

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: Spiders, cockroaches, and signs of rats were present 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: Exposed and missing electrical outlets and switches along with exposed wiring observed throughout entire home.

Dimension

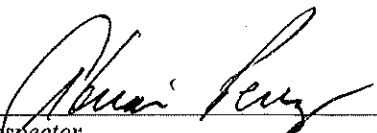
Estimated Cost: \$2,000

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 \$32,500

Current Value of Structure \$17,383



Inspector

10/14/2021

Date



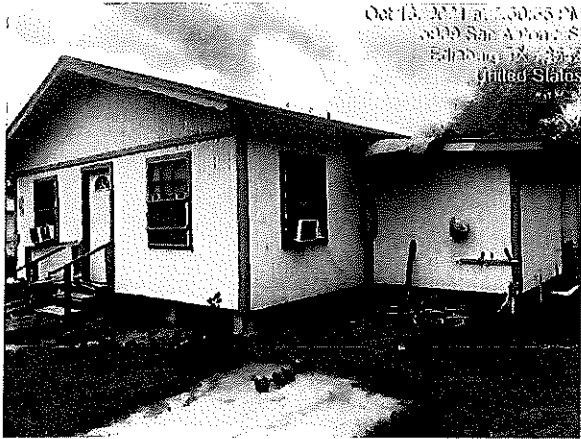
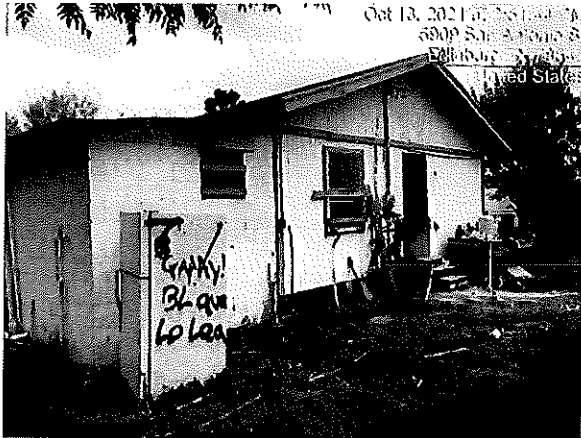
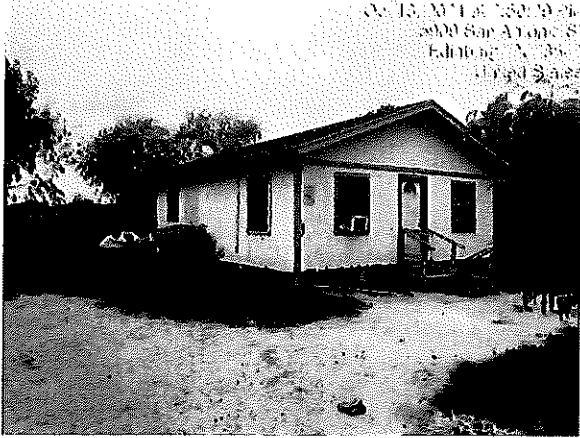
Division Director Approval

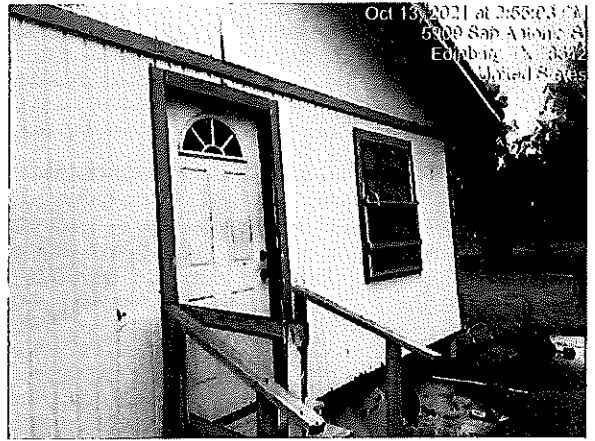
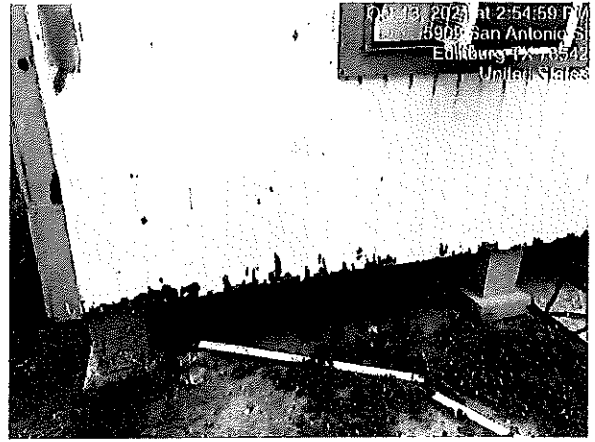
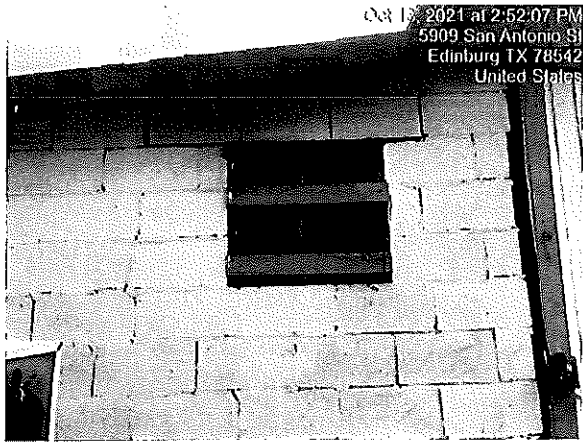
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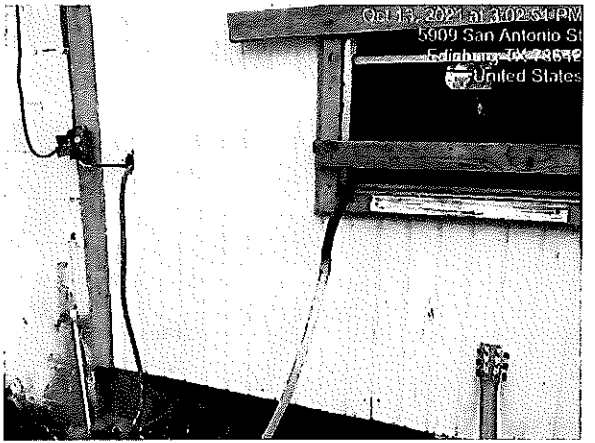
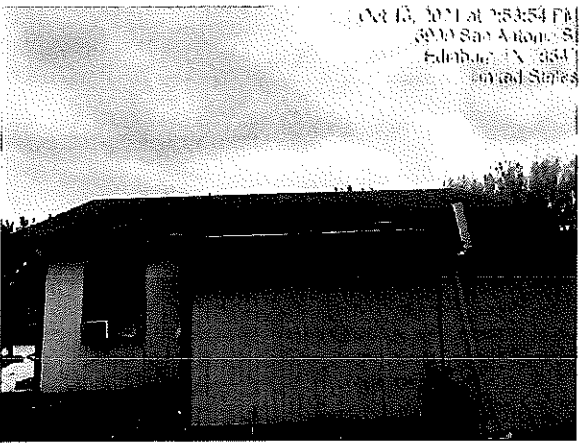
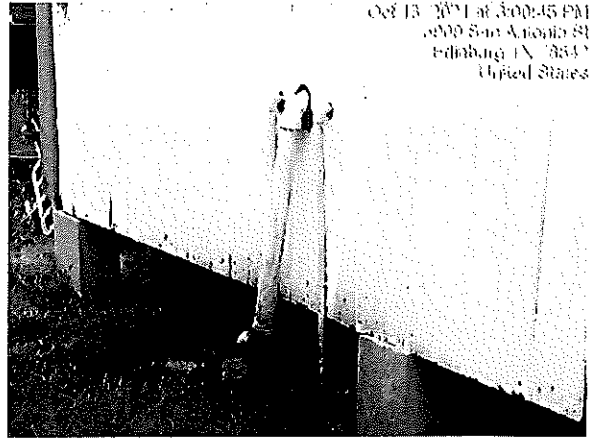
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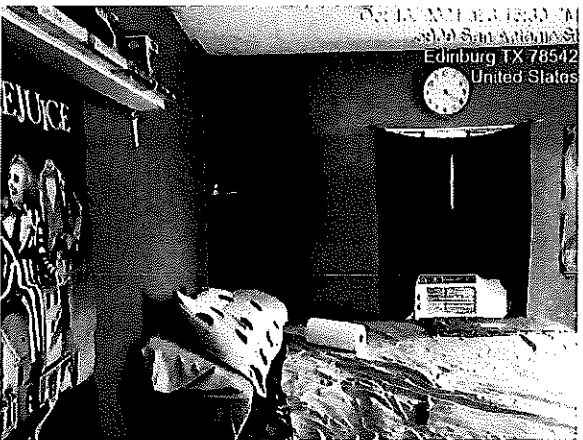
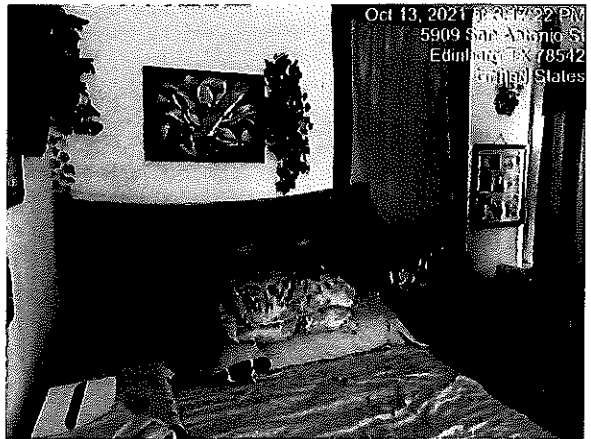
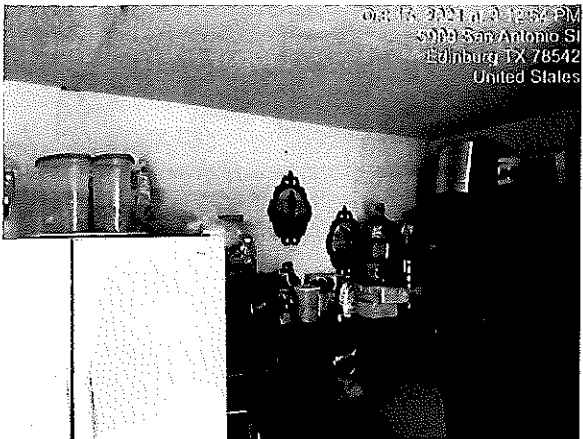
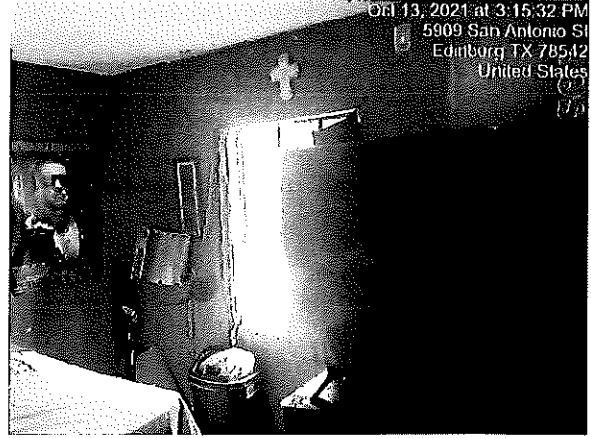
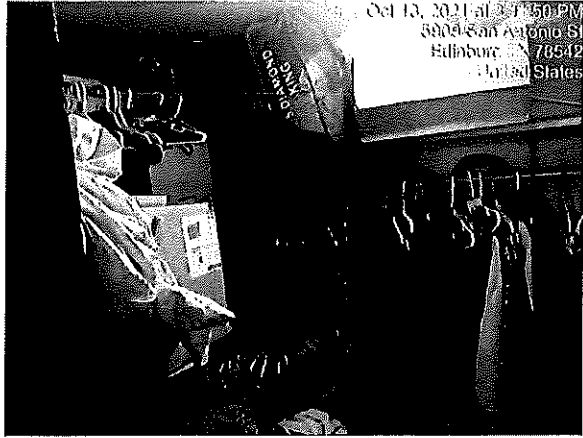
5909 SAN ANTONIO ST. EDINBURG, TX
INITIAL HOME INSPECTION PICS-10/13/21

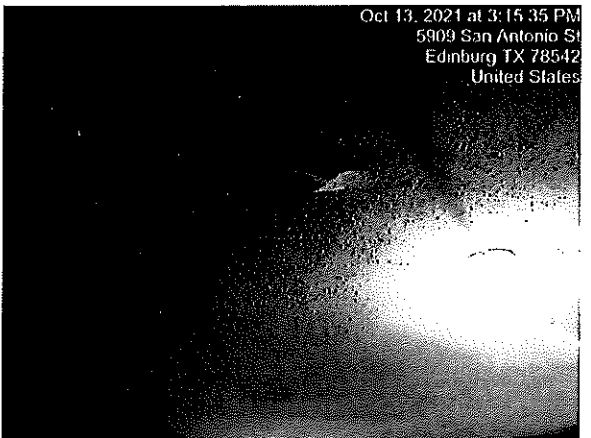
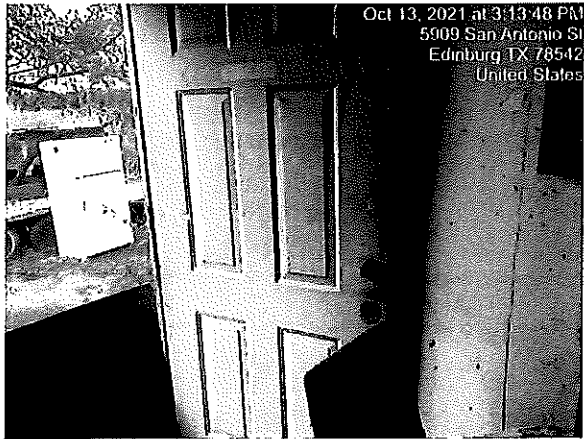
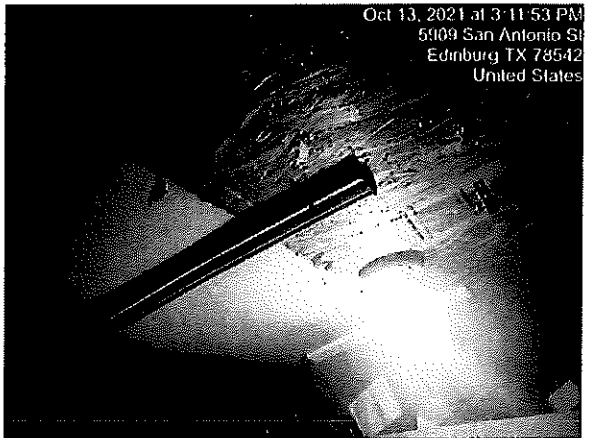
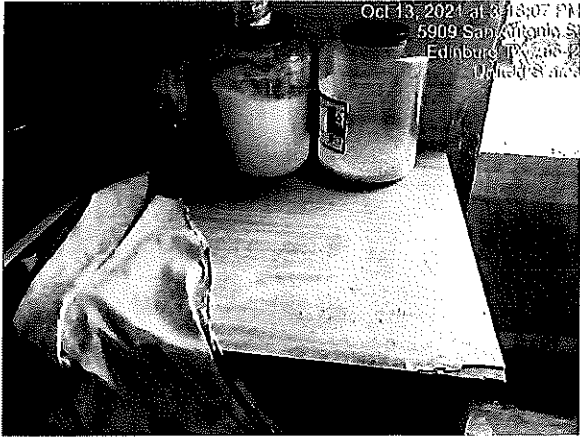
EXTERIOR PICS

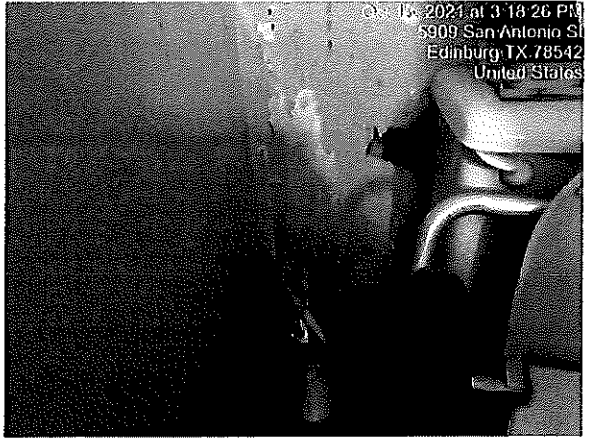
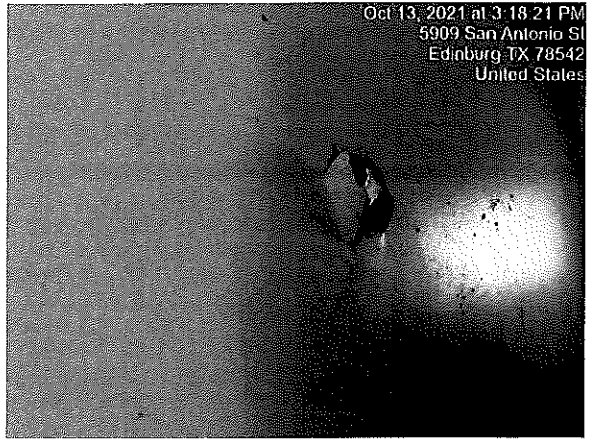
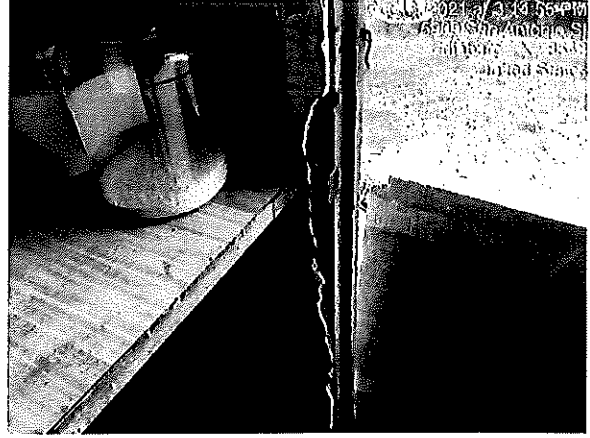


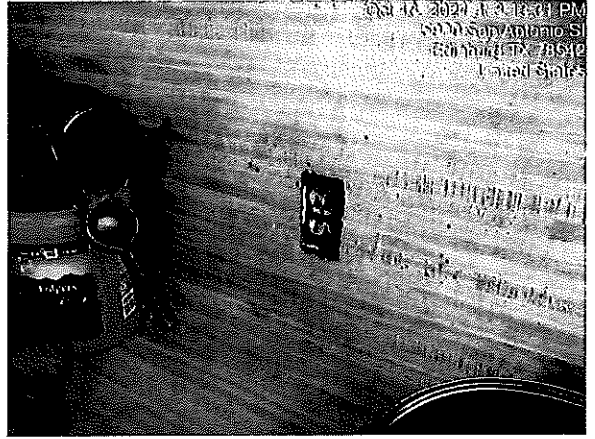
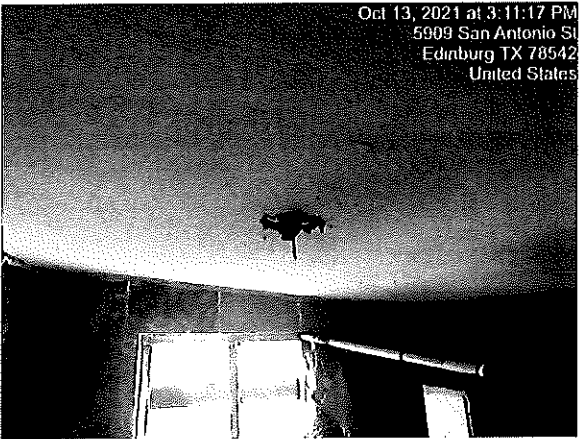
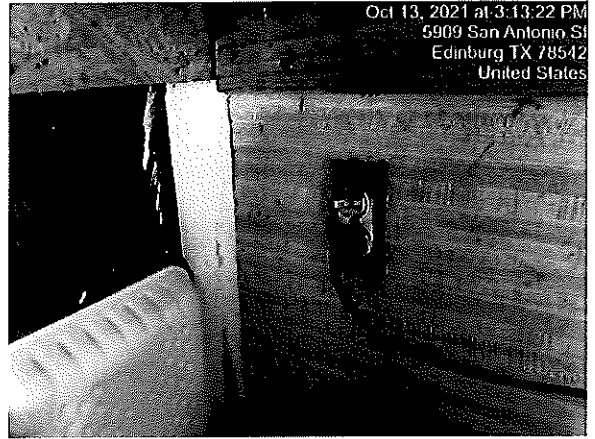
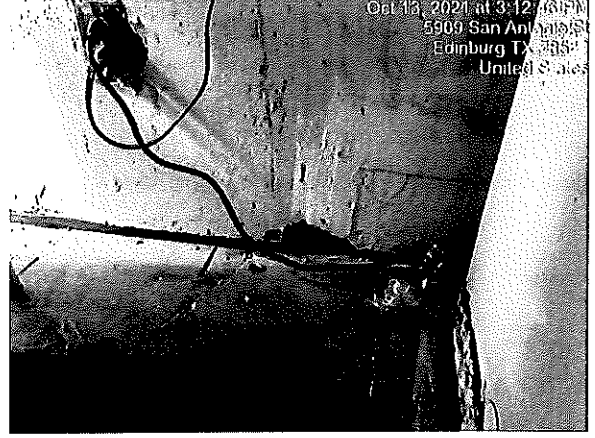
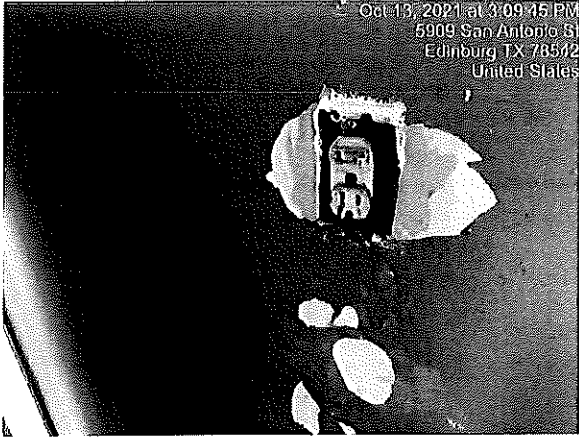












SITE LOCATION MAPS

5909 SAN ANTONIO ST./TERRY ESTATES LOT 9 EDINBURG, TX 78572-6175



SUBJECT PROPERTY

