

Housing Rehab Program

ENTITY: Countywide Area

PROJECT: Reconstruction of a single family housing unit located at: 3013 W. 7th 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 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

Victor & Maria Garza	Family of three (3)	
CW#85-22-01	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:	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 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: 11/12/21 City: Weslaco, TX If County Wide, Precinct #: 1
Name of Applicant: Victor Garza Inspector: Adrian Perez
Address: 3009 W. 7th St. Year House was built: 1959

EXTERIOR

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

Notes: Foundation cracked in a few areas around the home, floor joist sagging and weak in several areas in home due to being old and damaged.

Dimension Estimated Cost: \$3,500

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

Notes: Some areas have severe decomposition along with discoloration in many areas; there a few areas with rotten, cracked, and siding ripped from exterior wall.

Dimensions Estimated Cost: \$3,000

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

Notes: All windows old and in poor shape; did not open and close properly some have ripped screens, no screens; a few are broken and cracked

Qty. 13 Estimated Cost: \$2,000

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

Notes: Front door old and in poor shape, rear doors does not open and close properly due to old and damaged door frames; all other interior doors are in poor shape; no closed doors in any of the bedrooms, while some rooms are missing interior doors.

Qty. 8 Estimated Cost: \$1,500

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

Notes: Many areas have peeled paint and discoloration due to elements of the weather; some areas have severe decomposition with rotten, cracked boards.

Dimension Estimated Cost: \$1,000

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 roof appears to be old and in bad shape.

Dimension Estimated Cost: \$4,000

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

Notes: Rear porch steps weak very old and in need of being replaced.

Estimated Cost: \$500

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

Notes: Sewer is currently connected to the city main line and is functioning as intended.

Dimension Estimated Cost

9. **Septic Tank:** Good Repair Replace
Sewage Connected to Septic System N/A
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: Waterline is in good working order; good water pressure observed in time of inspection.

Estimated Cost:

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

Notes:

Estimated Cost:

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

Notes: Plumbing is exposed throughout the entire home

Estimated Cost: \$2,000

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

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

Yes No

Location(s): There are exposed electrical lines and extension cords that run in front and side of home.

Notes: Electrical hazard

Estimated Cost: \$2,500

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: The entire floor needs to be replaced, several areas of home missing floor covering exposing plywood decking; areas with tile are broken and cracked.

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

Is Floor Repairable

Yes

No

Notes:

Dimensions

Estimated Cost: \$2,500

15. Condition of **Kitchen Cabinets**: Good Repair Replace

Notes: Kitchen lacks countertop space. Cabinets old and in poor shape many do not close correctly.

Dimension

Estimated Cost: \$2,500

16. **Ceiling Coverings**: Good Repair Replace

Notes: Several areas in home ceilings have cracks, missing pieces, and discoloration; other areas are patched up due to weather.

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; peeled paint.

Dimension

Estimated Cost: \$3,000

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 appears old and there are signs of corrosion due elements of the weather.

Estimated Cost: \$800

- 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 in kitchen and restrooms; shower and sink fixtures old and in poor shape.

Estimated Cost: \$1,500

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

Are the attic and walls appropriately insulated for regional conditions?

Notes:

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

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

Estimated Cost:

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

Yes [] No

Location(s): Entire home

Notes: Missing outlets in many areas of home; also loose outlets 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 \$35,300

Current Value of Structure \$13,090



Inspector



Division Director Approval

11/15/2021

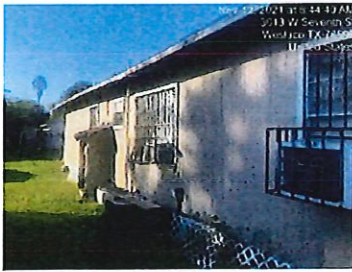
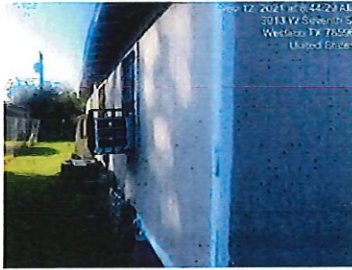
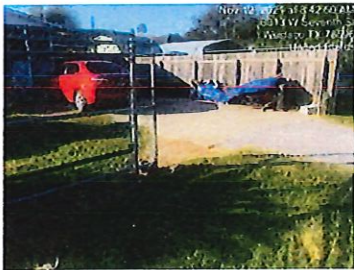
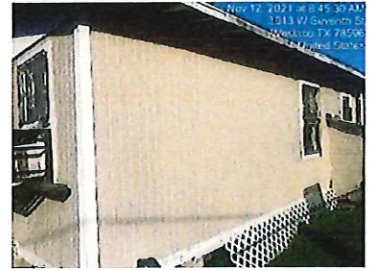
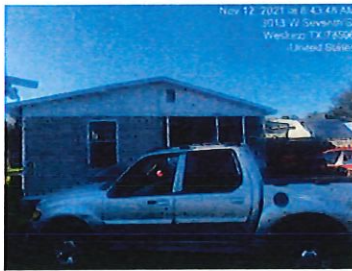
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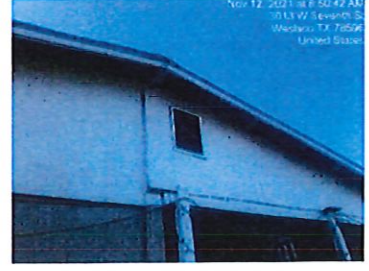
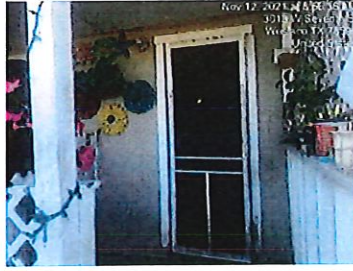
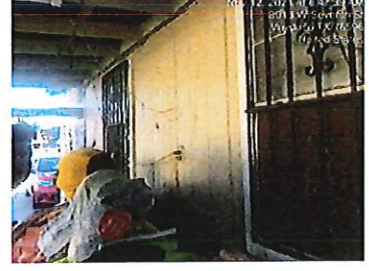
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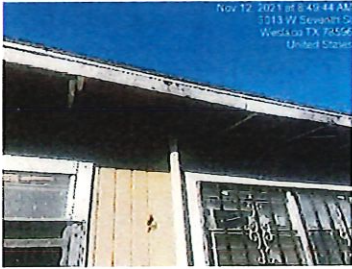
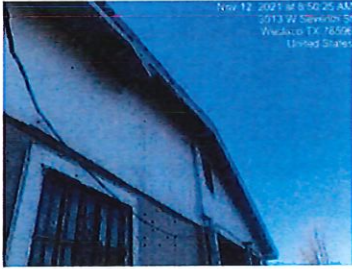
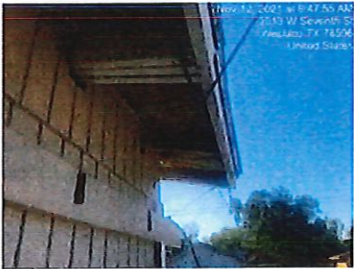
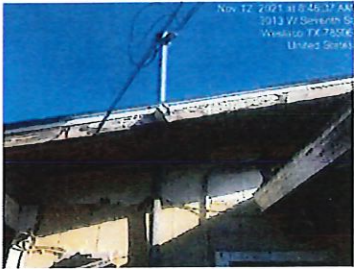
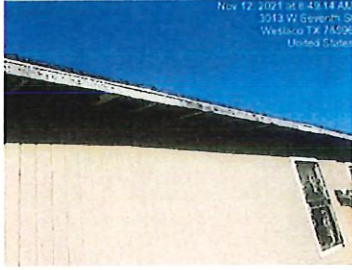
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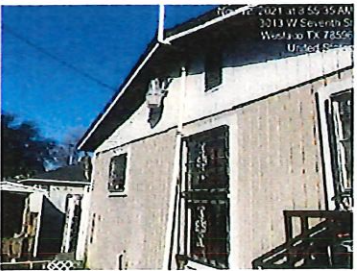
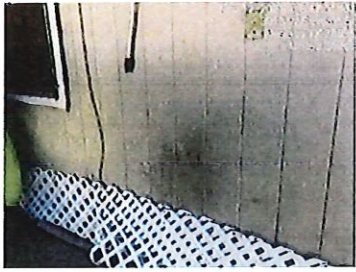
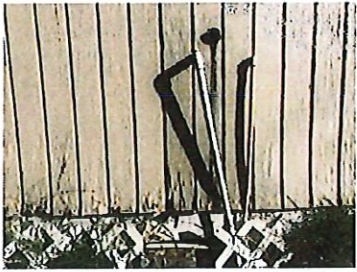
3009 W. 7TH ST.
WESLACO, TX-11/12/21
INITIAL INSPECTION PICS

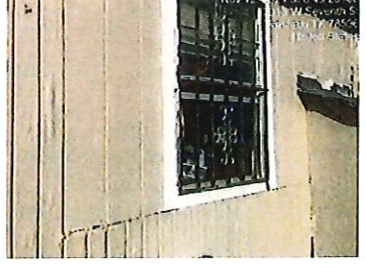
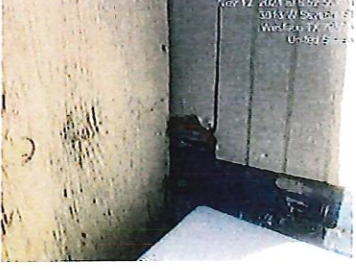
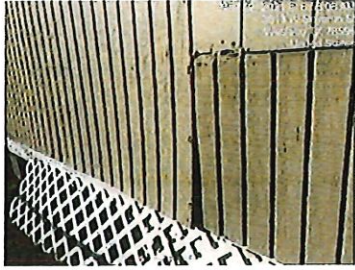
EXTERIOR PICTURES

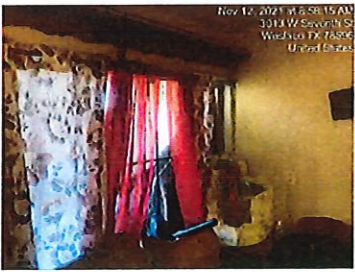
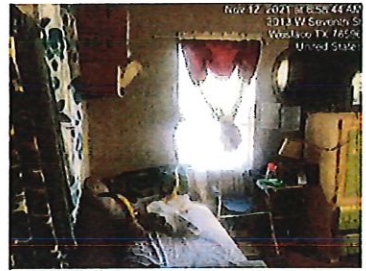
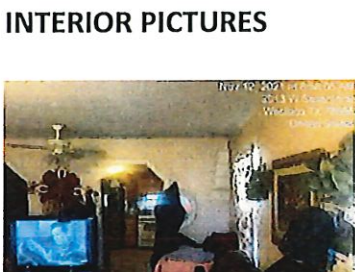
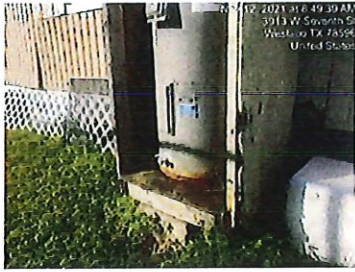
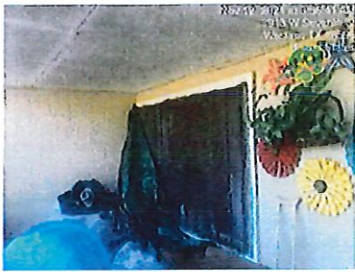
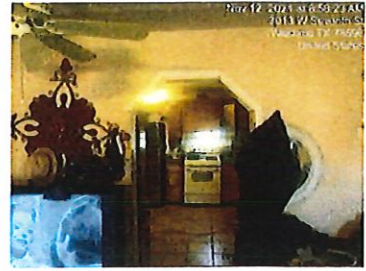








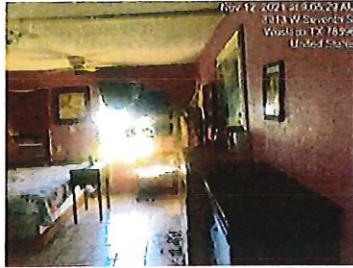




INTERIOR PICTURES



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Weslaco TX 78596
United States



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Weslaco TX 78596
United States



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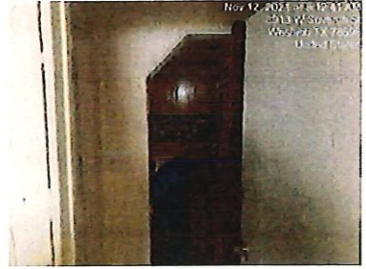
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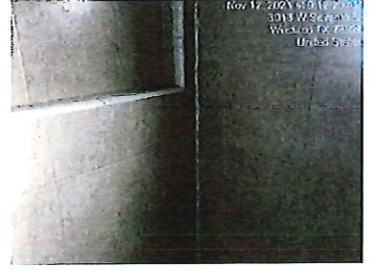
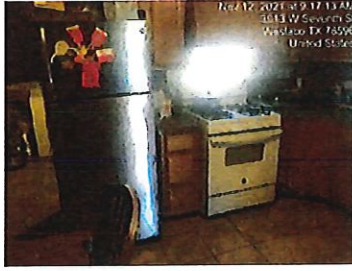
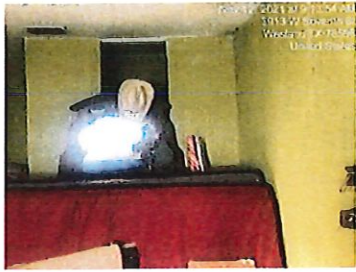
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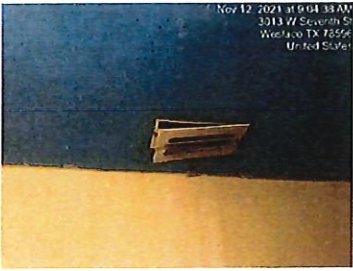
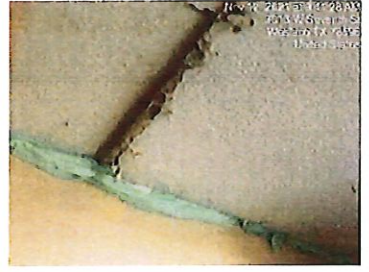
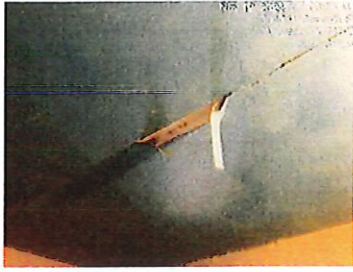


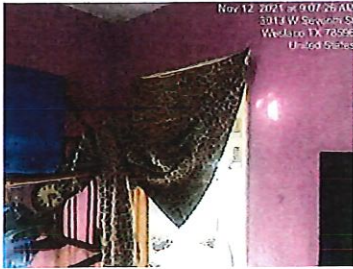
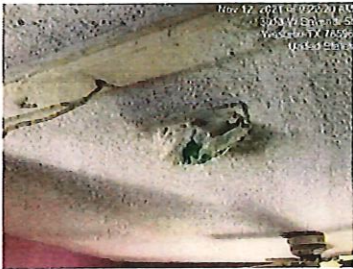
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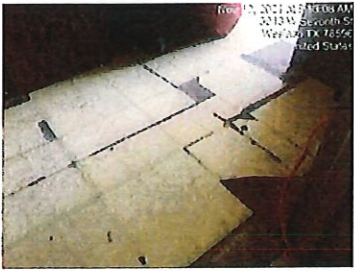
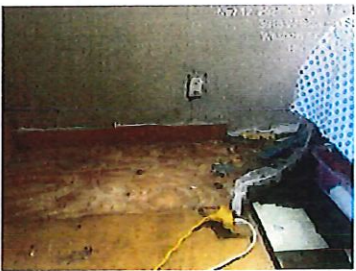
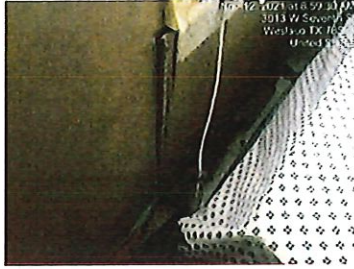


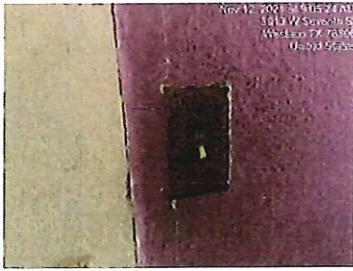
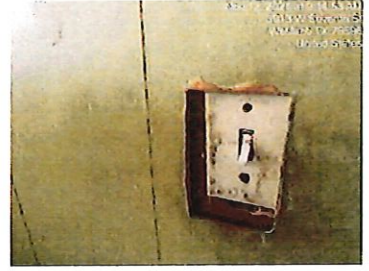
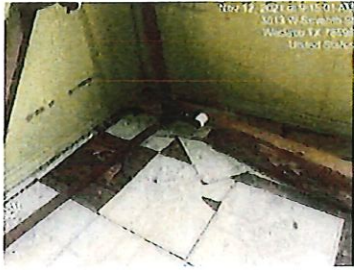
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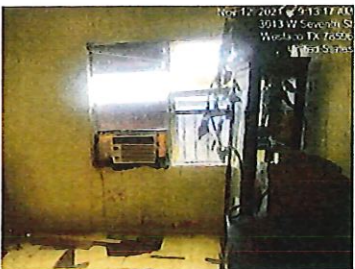
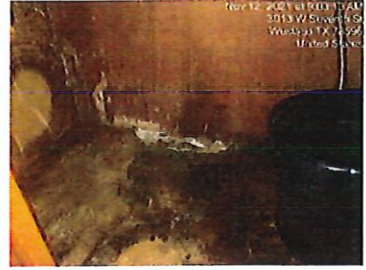
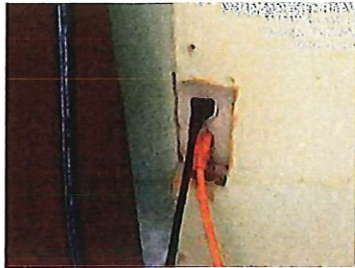


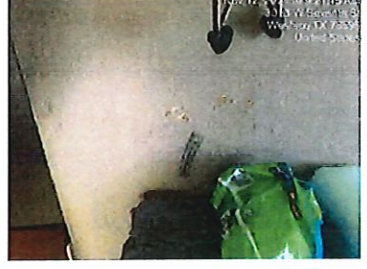
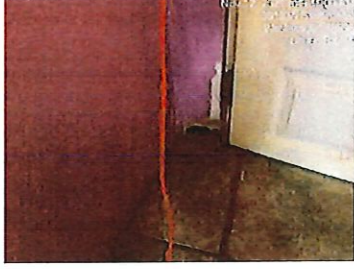






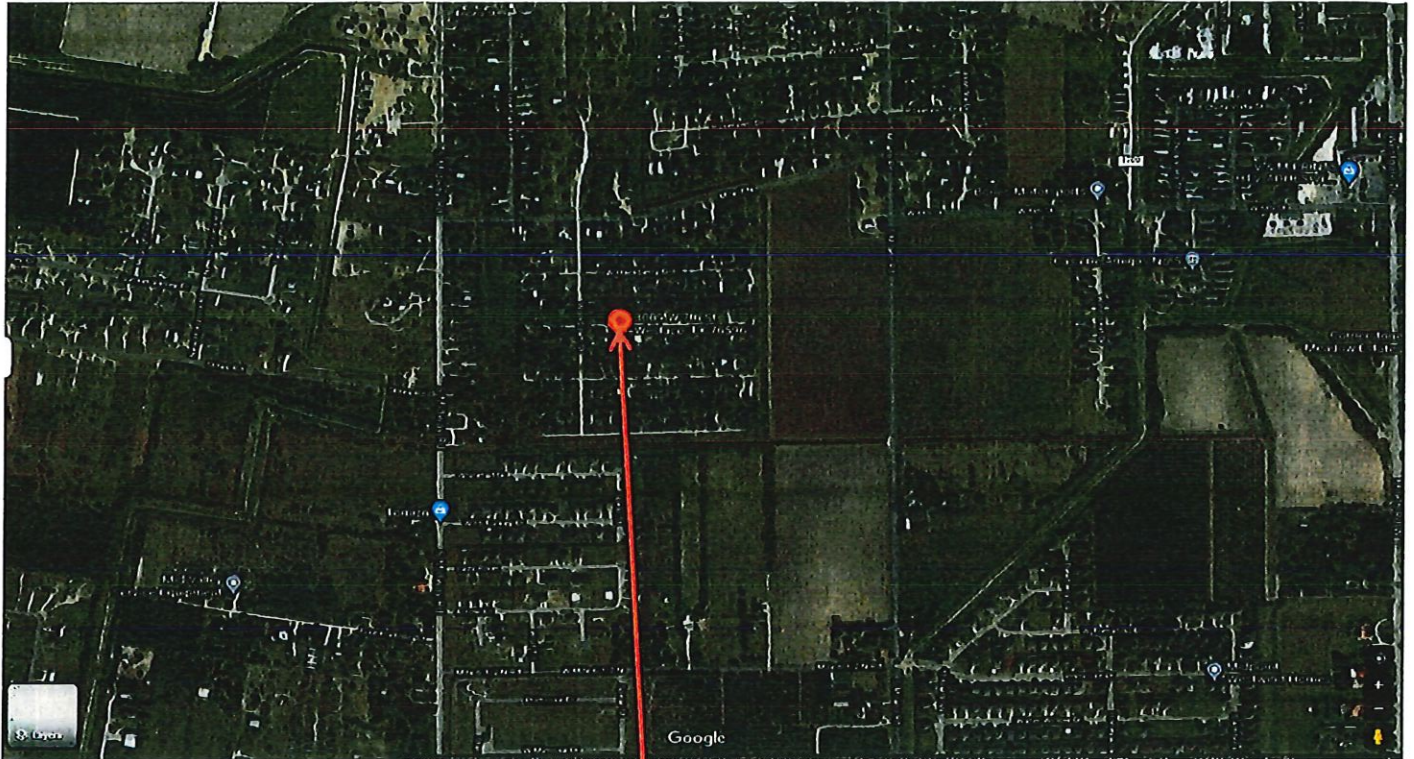




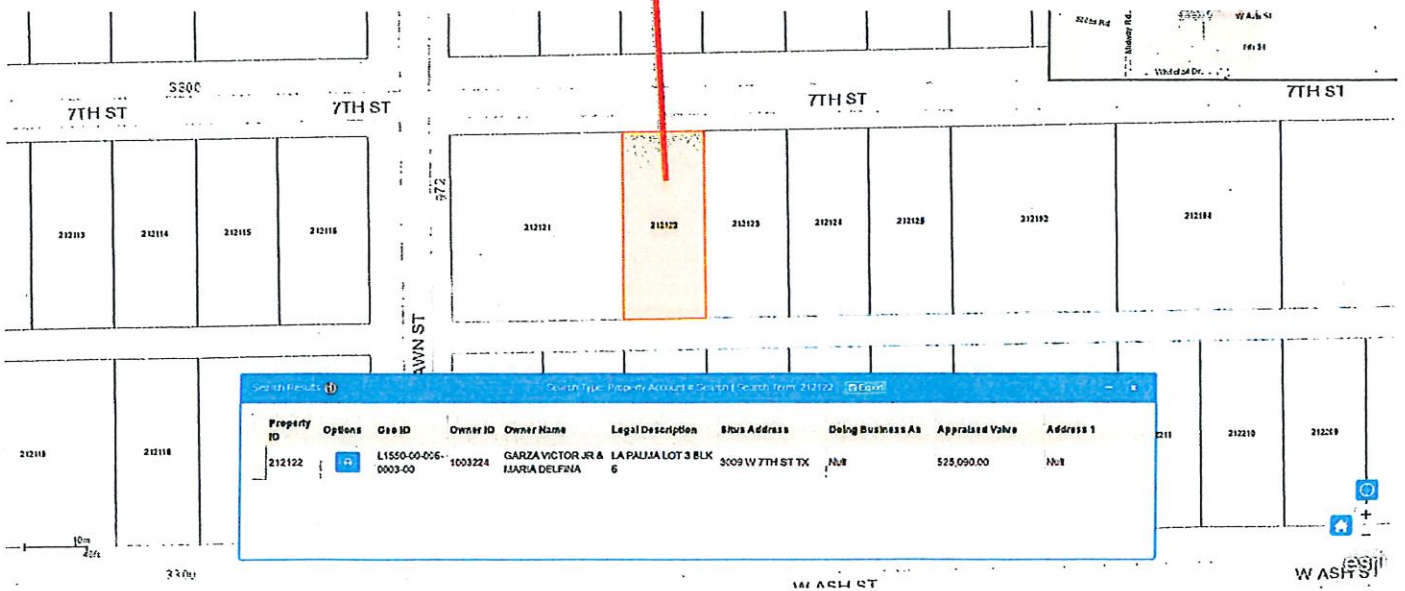


SITE LOCATION MAPS

3009 W. 7TH ST./LA PALMA LOT 3 BLOCK 6 WESLACO, TX 78596-8542



SUBJECT PROPERTY



3009 W. 7th St. - NO FEMA FLOOD MAP
AVAILABLE-FLOOD ZONE X ACCORDING TO
STANDARD FLOOD HAZARD FORM ON FILE.



City of Weslaco
(AREA NOT INCLUDED)

ZONE X

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6632.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY PANEL NUMBER
480334 0450 C
MAP REVISED:
JUNE 6, 2000

Federal Emergency Management Agency



This is an official FEMA map showing a portion of the above-referenced flood map created from the MFC File/Map's Web tool. This map is not intended to be used as a substitute for the official FEMA map. For more information on the Flood Hazard Mapping Update, please visit the FEMA Flood Map Service Center home page at <http://www.fema.gov>.