

## Housing Rehab Program

**ENTITY:** Countywide Area

**PROJECT:** Reconstruction of a single family housing unit located at: 11715 Orange Grove Mercedes, 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 September 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

<b>David Perez</b>	Family of one (1)	
<b>CW #85-22-03</b>	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
	<b>Deferred Loan-Elderly</b>	

Existing Dwelling: 1 bedrooms frame home, built in 1980

**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: 10/22/2021

City: Mercedes, TX

If County Wide, Precinct #: 1

Name of Applicant: David Perez

Inspector: Adrian Perez

Address: 11715 Orange Grove

Year House was built: 1980

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## EXTERIOR

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

Notes: Foundation cracked in many areas around the home; stagnant water on both sides of home

Dimension

Estimated Cost: \$3,500

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

Notes: Entire homes exterior walls has severe decomposition, missing, cracked siding, discoloration and faded paint all throughout the home.

Dimensions

Estimated Cost: \$4,000

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

Notes: All windows are old do not open and close properly; several cracked and broken.

Qty. 10

Estimated Cost: \$2,000

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 and all need to be replaced.

Qty. 6

Estimated Cost: \$1,000

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

Notes: Many areas have peeled paint and discoloration due to elements of the weather; broken, cracked missing trim observed in many areas around the home.

Dimension

Estimated Cost: \$1,500

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

Is the roof sound and free from hazards?

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

Dimension Estimated Cost: \$4,000

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

Notes: Front and rear porch steps and ramps are old and in poor shape; broken and cracked boards throughout both porches.

Estimated Cost: \$1,500

- |    |  |                               |  |                                  |
|----|--|-------------------------------|--|----------------------------------|
| 8. | <b>Sewer Connected to City Main Line</b> |                               |  |                                  |
|    | <b>Yard Line:</b>                        | Good <input type="checkbox"/> | Repair <input checked="" type="checkbox"/> | Replace <input type="checkbox"/> |

Notes: Sewer connected to city main line, but pipes appear to be leaking.

Dimension Estimated Cost: 1,000

- |    |   |                               |                                 |                                  |
|----|---|-------------------------------|---------------------------------|----------------------------------|
| 9. | <b>Septic Tank:</b> N/A                       | Good <input type="checkbox"/> | Repair <input type="checkbox"/> | Replace <input type="checkbox"/> |
|    | <b>Sewage Connected to Septic System</b>      |                               |                                 |                                  |
|    | <b># of years with current Septic System:</b> |                               |                                 |                                  |

Is plumbing free from sewer back up?

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

Notes:

Estimated Cost \$

- |     |                    |                               |                                 |   |
|-----|--------------------|-------------------------------|---------------------------------|---|
| 10. | <b>Water Line:</b> | Good <input type="checkbox"/> | Repair <input type="checkbox"/> | Replace <input checked="" type="checkbox"/> |
|-----|--------------------|-------------------------------|---------------------------------|---|

Notes: Water lines are busted and leaking water; stagnant water observed on both sides of the home in time of inspection.

Estimated Cost: \$1,500

- |     |                                       |                               |                                   |   |
|-----|---------------------------------------|-------------------------------|-----------------------------------|---|
| 11. | <b>Gas Line:</b>                      | Good <input type="checkbox"/> | Repair <input type="checkbox"/>   | Replace <input checked="" type="checkbox"/> |
|     | <b>LP Gas Line &amp; Tank to Code</b> |                               | Relocate <input type="checkbox"/> | Replace <input type="checkbox"/>            |

Notes: Propane tank is located in rear of home and is leaking and very old; location of tank not up to code.

Estimated Cost: \$1,500

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

Location(s): There are exposed electrical lines throughout exterior of home.

Notes: Electrical hazard

Estimated Cost: \$2,500

## INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: The entire floor tile needs to be replaced; severely damaged with ripped, torn, missing floor coverings throughout the home

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

**Is Floor Repairable** Yes  No

Notes:

Dimensions Estimated Cost: \$4,000

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

Notes: Kitchen cabinets very old and in poor shape; many missing handles, wobbly doors, faded and old countertops with not enough room for storage.

Dimension Estimated Cost: \$2,500

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

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 have cracks, discoloration with faded paint throughout the 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? No

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 drainage pipes not sealed correctly; shower and kitchen fixtures old and in poor shape.

Estimated Cost: \$1,000

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

Estimated Cost

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

Yes [ ] No [X]

Notes: Severe signs of a rat infestation; rat droppings observed in one room of the home; 8-12 dogs living inside the home and as a result, dog feces observed inside of the home

Estimated Cost: \$1,500

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

Yes [ ] No [X]

Location(s): Entire home

Notes: Old, missing 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 \$46,300

Current Value of Structure \$19,634

  
\_\_\_\_\_  
Inspector

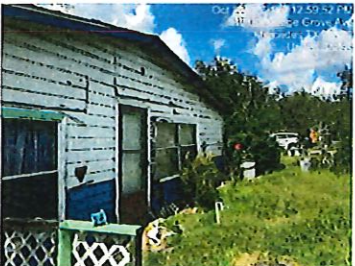
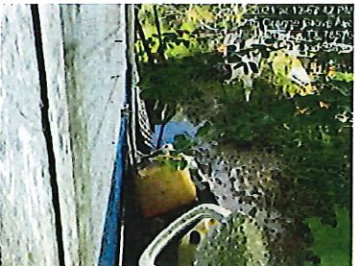
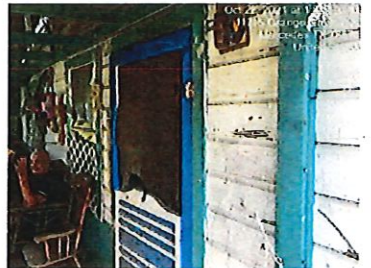
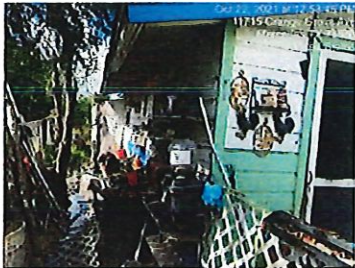
  
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Division Director Approval

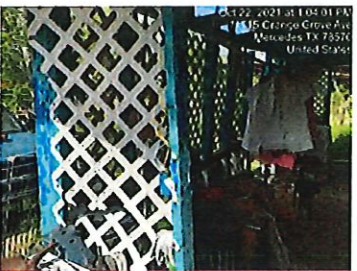
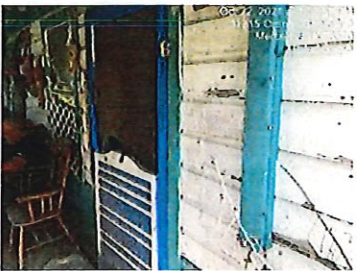
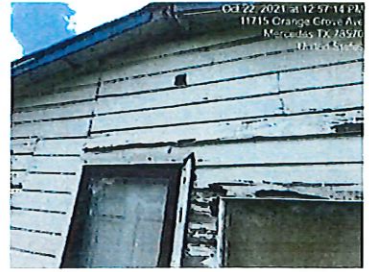
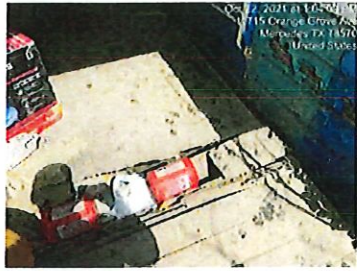
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Date

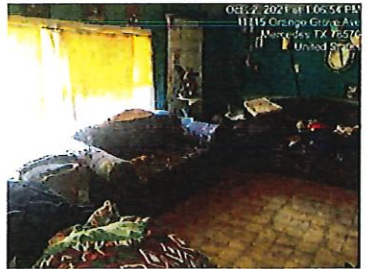
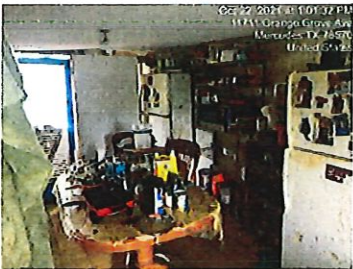
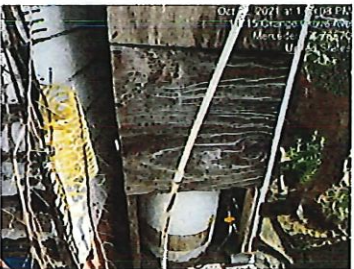
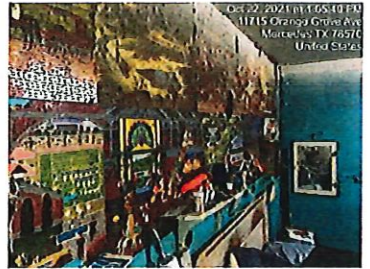
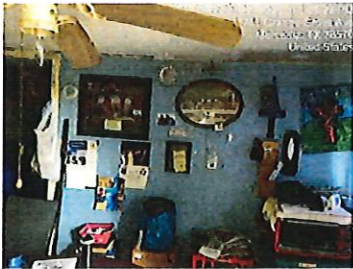
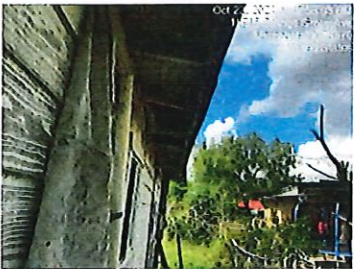
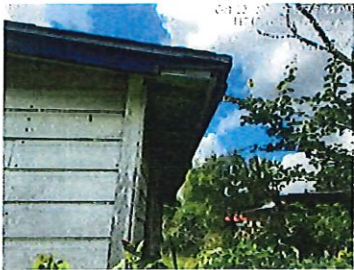
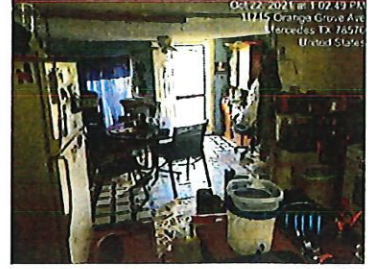
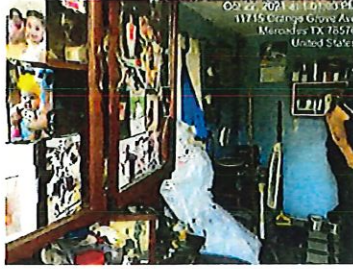
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Date

11715 ORANGE GROVE  
MERCEDAS, TX-10/22/21  
INITIAL INSPECTON PICS

EXTERIOR PICTURES

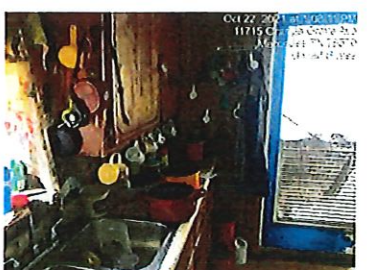
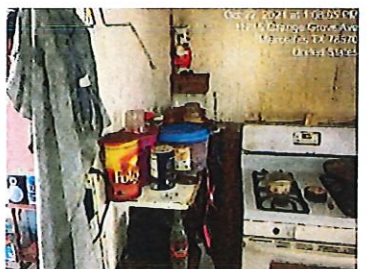
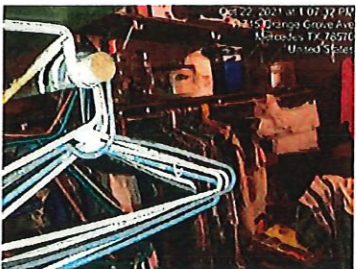
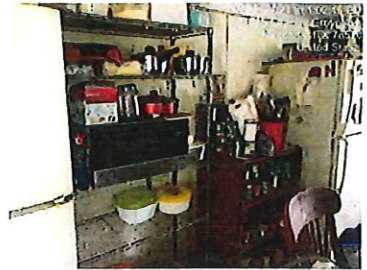
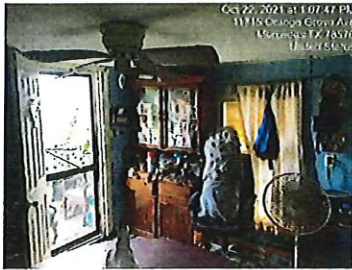
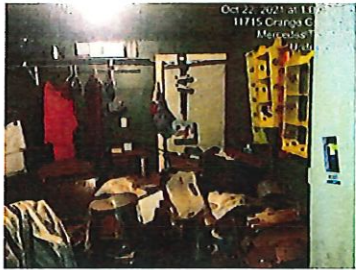
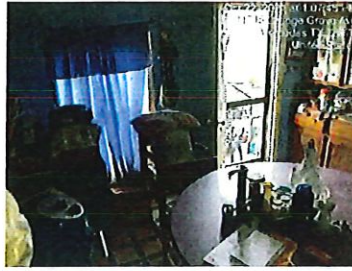


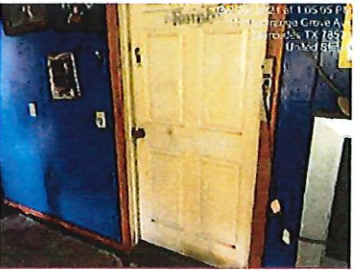
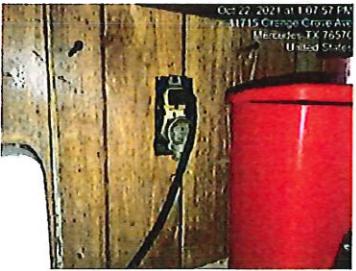
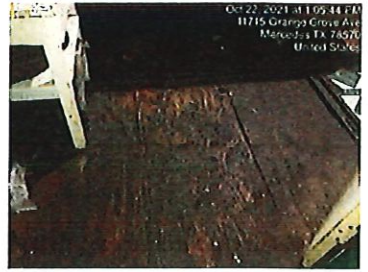
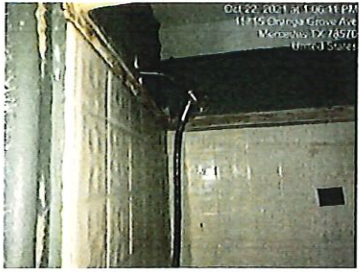
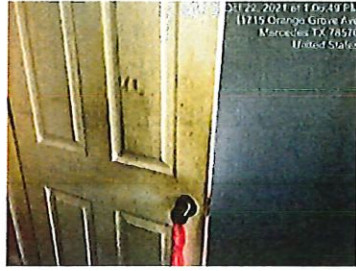
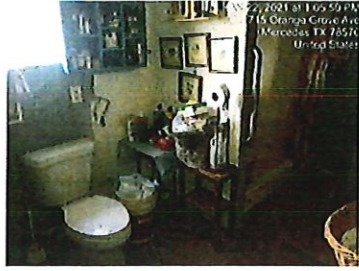


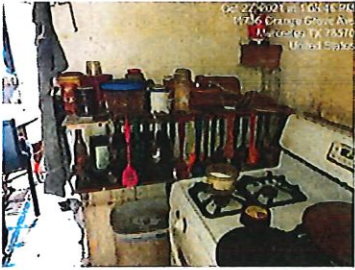
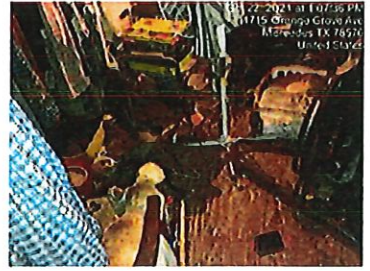


**INTERIOR PICTURES**



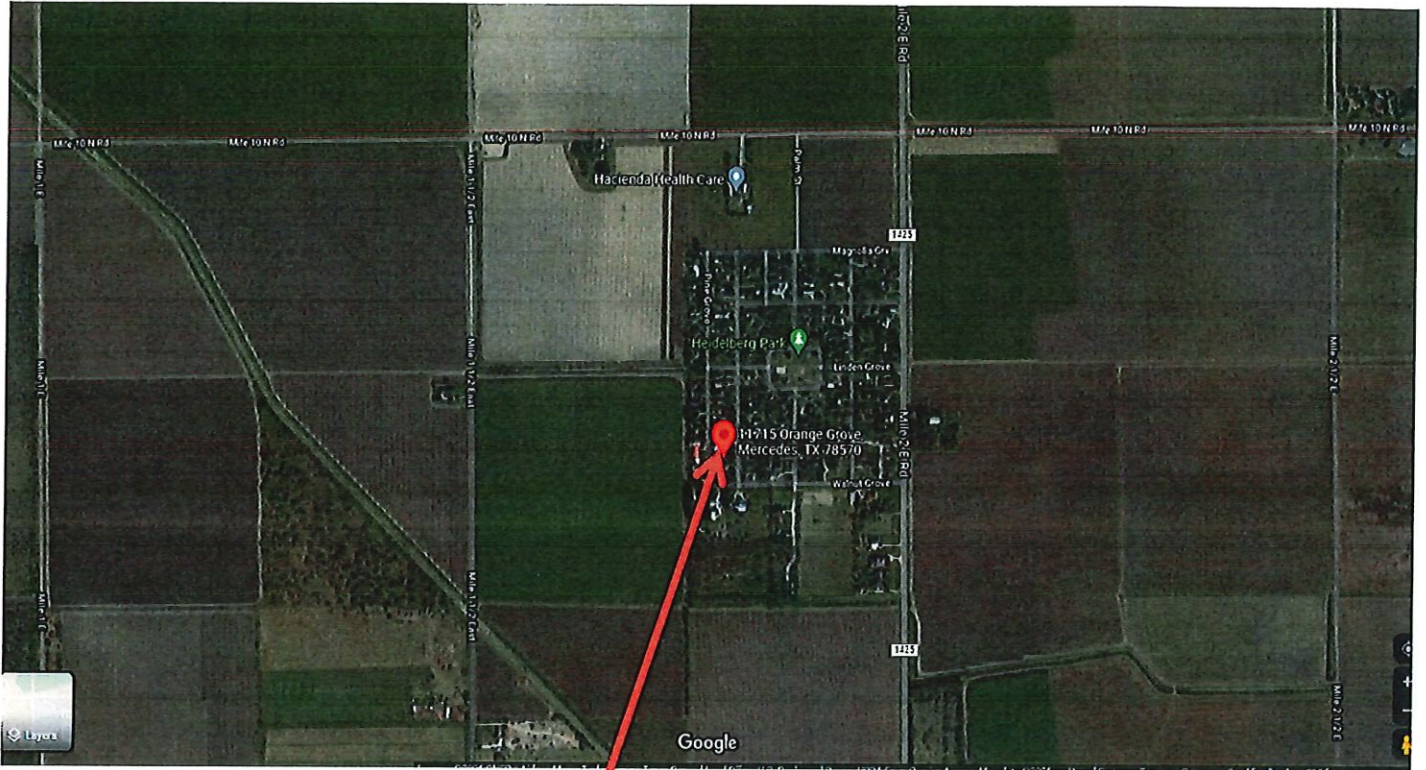




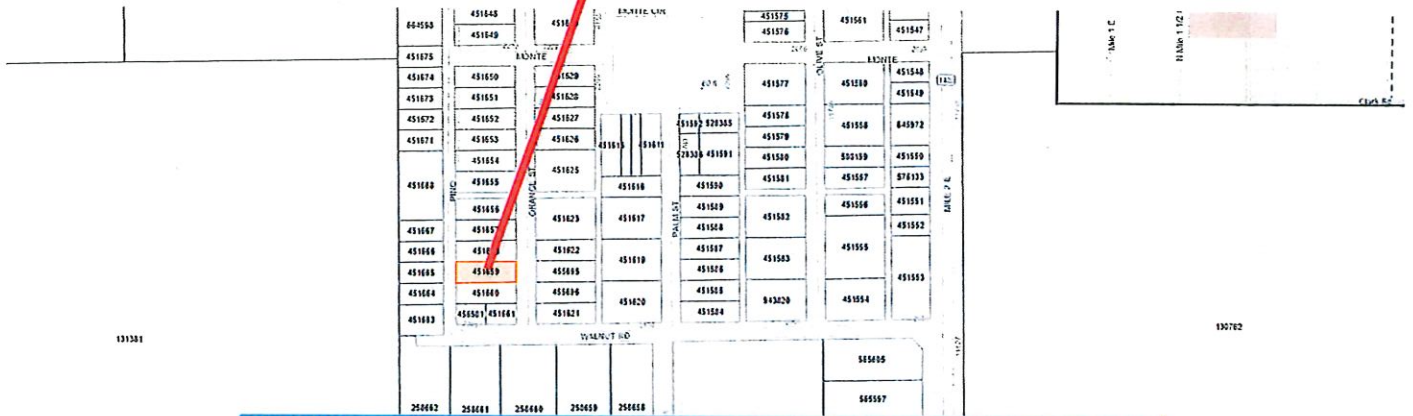


# SITE LOCATION MAPS

11715 ORANGE GROVE/HEIDELBERG LOT 178 MERCEDES, TX 78570-9368



## SUBJECT PROPERTY



Search Results: 1 Search Type: Property Account # Search | Search Term: 451659

Property ID	Op/Boas	Geo ID	Owner ID	Owner Name	Legal Description	Site Address	Doing Business As	Appraised Value	Address 1
451659		HIS50-CO-000-0178-00	80600	PEREZ DAVID	HEIDELBERG LOT 178	11715 ORANGE GROVE TX	Null	\$28,334.00	Null

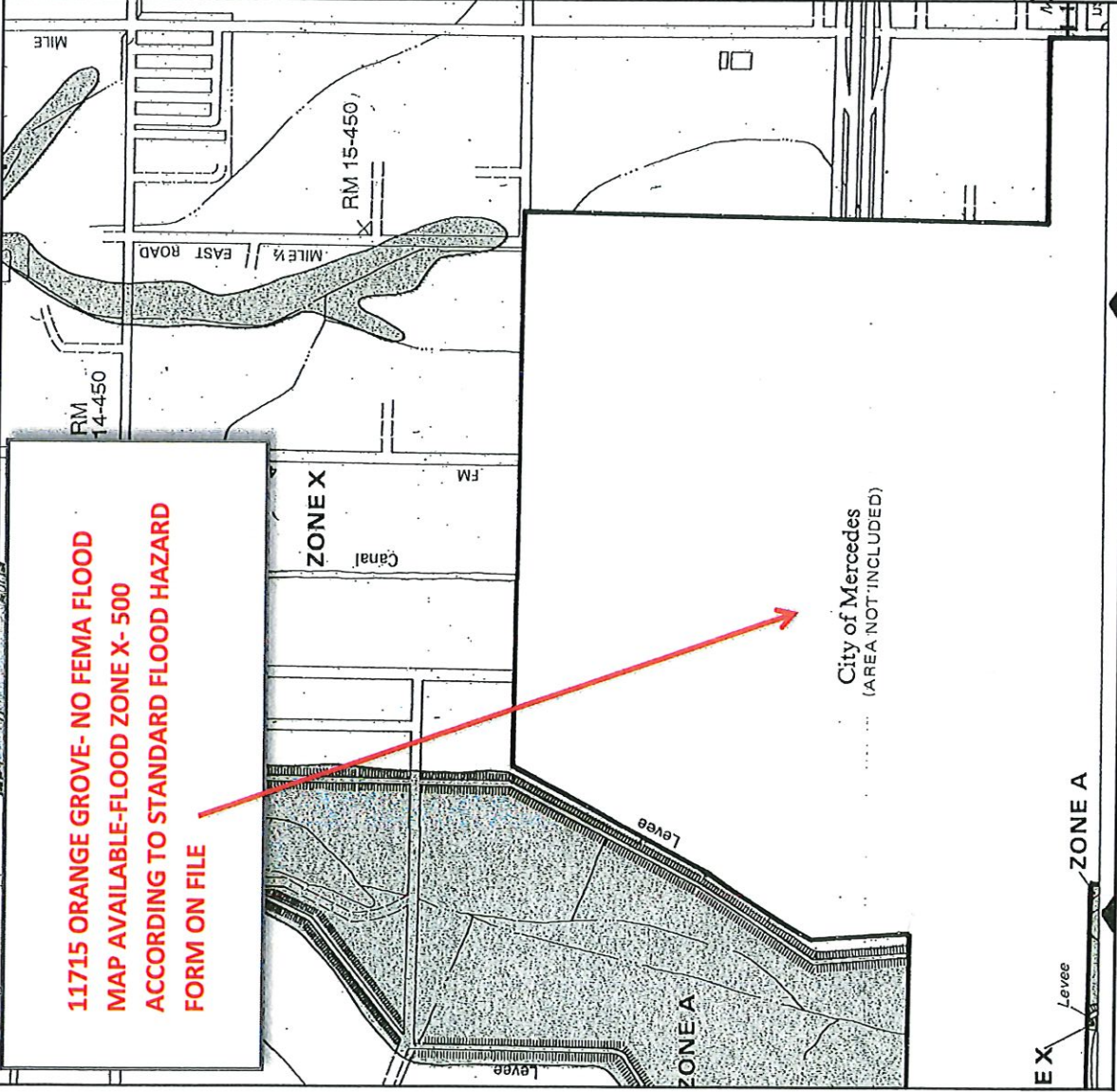
60m  
200ft



Determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.



APPROXIMATE SCALE  
0 2000 FEET



**11715 ORANGE GROVE- NO FEMA FLOOD  
MAP AVAILABLE-FLOOD ZONE X- 500  
ACCORDING TO STANDARD FLOOD HAZARD  
FORM ON FILE**

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 FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.