

Housing Rehab Program

ENTITY: Countywide Area

PROJECT: Reconstruction of a single family housing unit located at: 5901 N. La Homa Rd., Mission, 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 August 2012 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

Ernesto Muniz Jr.	Family of three (3)	
CW #85-22-04	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 1983

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 5, 2021

City: Mission

If County Wide, Precinct #:

Name of Applicant: Ernesto Muniz

Inspector: Robert Cavazos

Address: 5901 N. La Homa Rd.

Year House was built: 1983

EXTERIOR

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

Notes: Floor joist are sagging in several areas of the house. Floor joist might be damaged due to deterioration.

Dimension 30'-0"x60'-0"

Estimated Cost \$ 3,500

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

Notes: Siding on the exterior walls has several areas where severe deterioration has occurred.

Dimensions x

Estimated Cost \$ 5,000

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

Notes: The windows in the entire home need to be replaced. Many are broken or not functioning correctly.

Qty 10

Estimated Cost \$ 2,500

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

Notes: The entry door is broken and does not close properly. The door frame seems to be damaged as well. The exit door located in the rear of the house is also damaged and needs to be replaced.

Qty 2

Estimated Cost \$ 1,000

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

Notes: The trim and soffit need to be replaced. There are many areas where the soffit will have to be replaced due to severe decomposition.

Dimension 2'-0"x10'-0"

Estimated Cost \$ 500

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

Is the roof sound and free from hazards?

Notes: The roof needs to be replaced. Shingles are old and many have come off.

Dimension x Estimated Cost \$ 5,000

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

Notes: The entry and exit ramp and stairs need to be replaced due to severe deterioration. There are currently no rails installed at the home.

Estimated Cost \$ 1,000

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

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

Dimension x Estimated Cost \$

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

Is plumbing free from sewer back up? Yes plumbing is free from sewer backup.

Yard Line & Drain Field: Good [] Repair [] Replace []

Notes:

Estimated Cost \$

- | | | | | |
|-----|--------------------|----------|------------|-------------|
| 10. | Water Line: | Good [X] | Repair [] | Replace [] |
|-----|--------------------|----------|------------|-------------|

Notes: Waterline is in good working order. Good water pressure observed throughout the house.

Estimated Cost \$

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

Notes: Gas line is in good working order.

Estimated Cost \$

12. **Other observations about all Exterior Plumbing / Drains / Sewer:**
Plumbing is exposed throughout the entire house.

Estimated Cost \$

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 house has exposed electrical lines and exposed electrical boxes.

Notes: Electrical hazard.

Estimated Cost \$ 4,000

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: The entire house needs to be re-done. There are several areas with exposed plywood decking where the VCT tile has been damaged or carpet has come loose.

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

Is Floor Repairable Yes [] No [X]

Notes:

Dimensions x Estimated Cost \$

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

Notes: Kitchen cabinets are in poor shape. Cabinet doors and hardware is missing. Countertops are damaged and need to be replaced.

Dimension 2'-0" x 12'-0"

Estimated Cost \$ 2,500

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

Notes: The ceiling needs to be completely replaced due to water damage and holes.

Dimension x

Estimated Cost \$ 1,900

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 completely damaged. The drywall needs to be replaced and repainted.

Dimension x

Estimated Cost \$ 2,000

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 is located at the rear of the house. The water heater looks to be rusted and deteriorated due to the elements. The plumbing and electrical wiring for the water heater needs to be replaced. The base of the water heater closet is rotted out due to water damage.

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 exposed and several leaks around the house.

Estimated Cost \$ 500

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: Where drywall was broken inside the home no insulation was present. Insulation was also observed in the central air vents. Insulation will need to be replaced.

Dimension _____

Estimated Cost \$ 900

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 [X]

No []

Notes: Insects were observed during the initial inspection.

Estimated Cost \$ 500

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

Yes []

No [X]

Location(s): Bedrooms, kitchen, living room and restroom.

Notes: Exposed electrical outlets and switches were noted throughout the house.

Dimension x

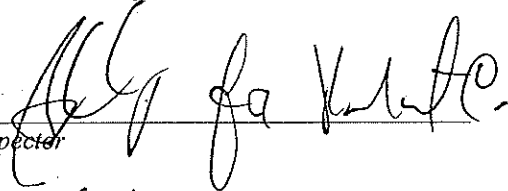
Estimated Cost \$ 1,000

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 \$ 31,800

Current Value of Structure \$ 25,196



Inspector

5/5/21

Date

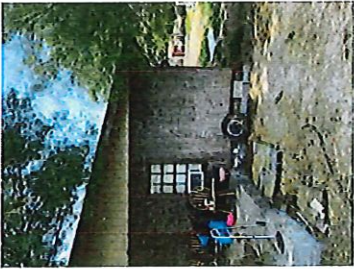
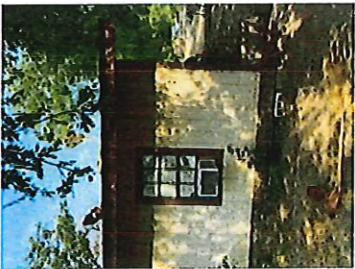
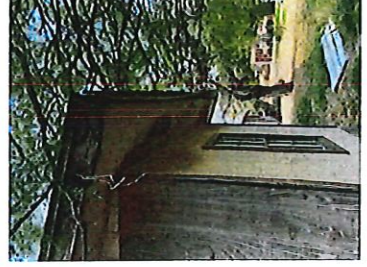


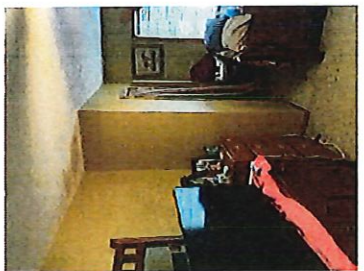
Home Manager Approval

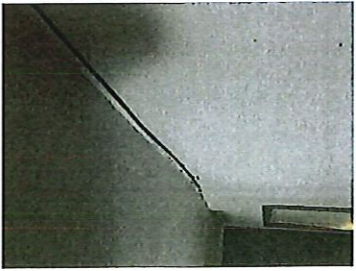
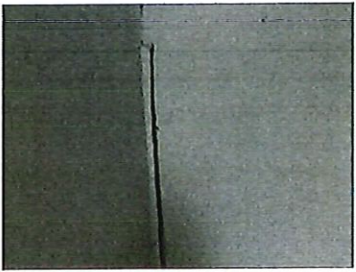
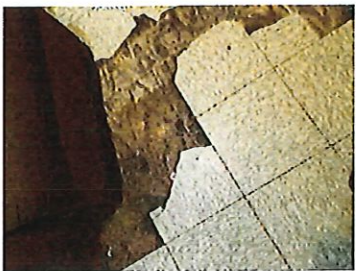
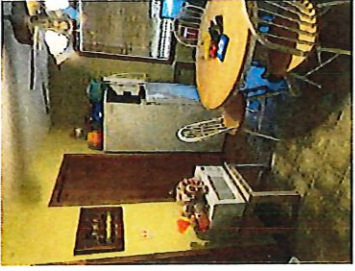
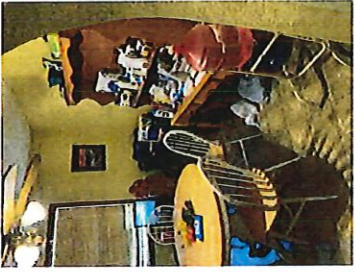
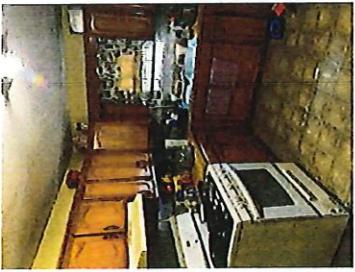
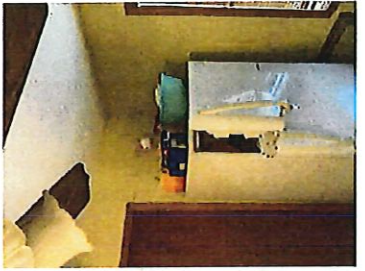
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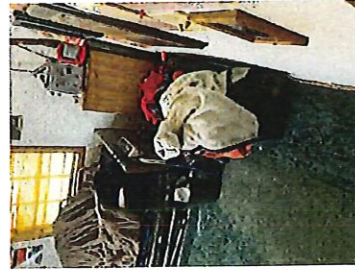
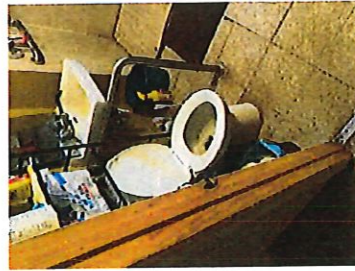
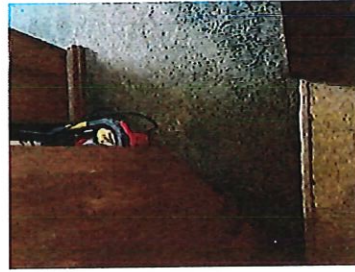
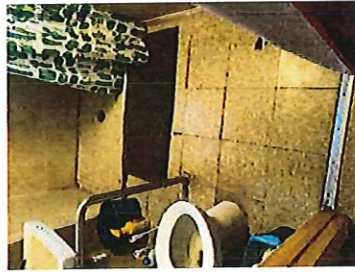
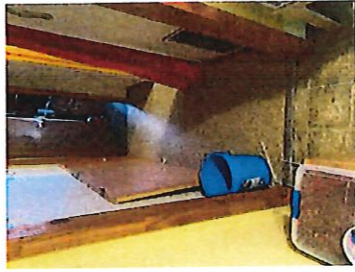
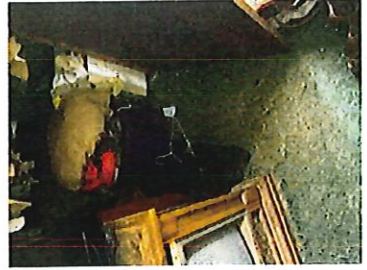
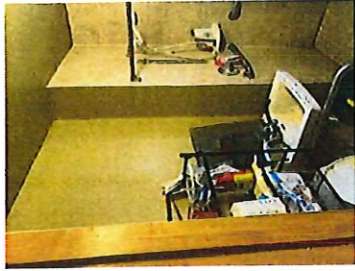
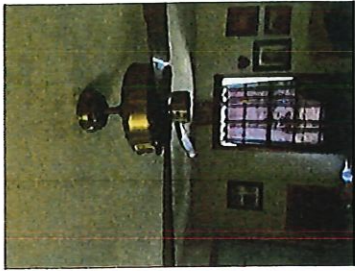
Date

5901 LA HOMA RD
MISSION, TX
INITIAL HOME PICTURES

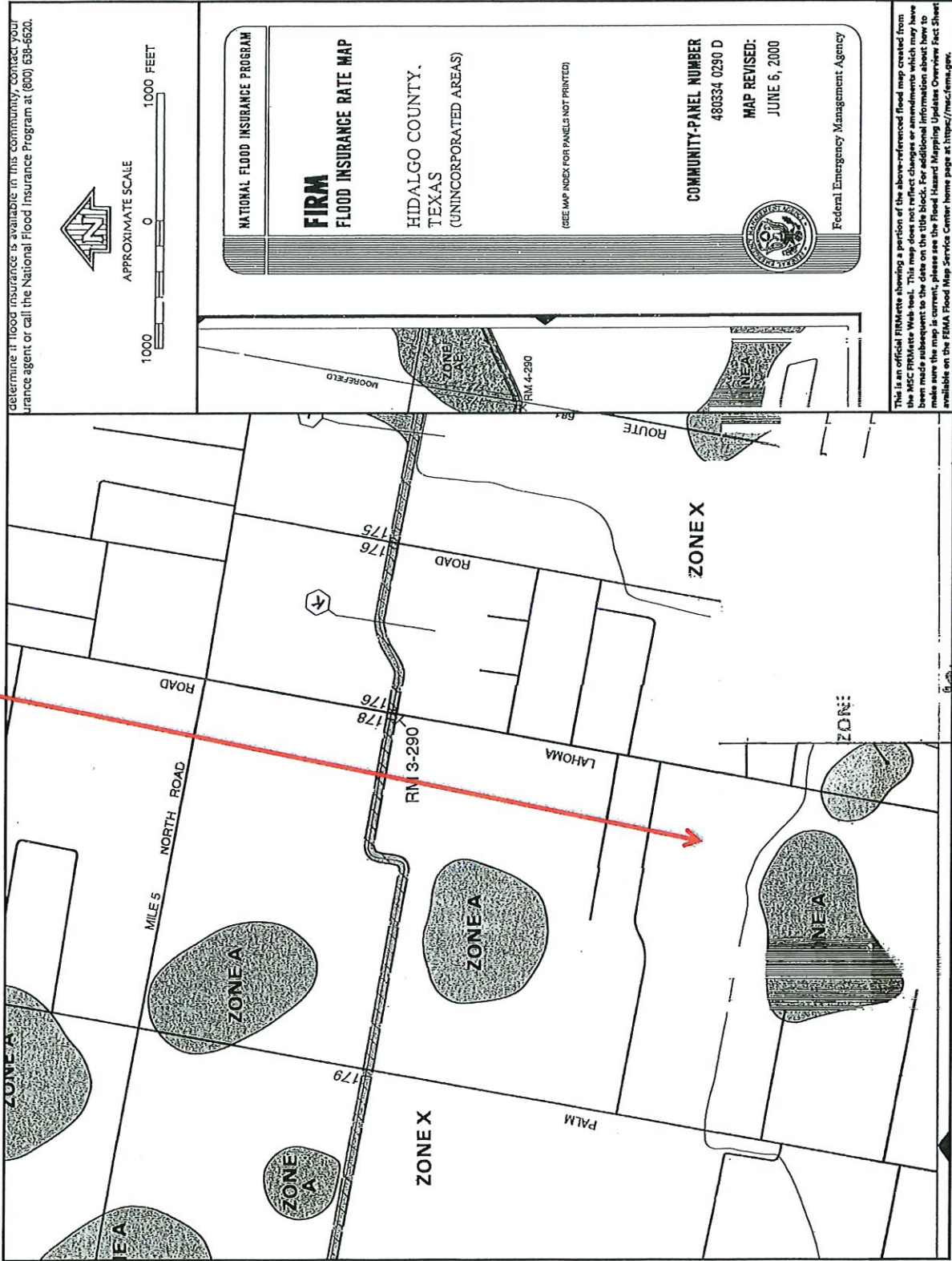








5901 N. LA HOMA RD-FLOOD ZONE X



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



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 0290 D

MAP REVISED:
JUNE 6, 2000

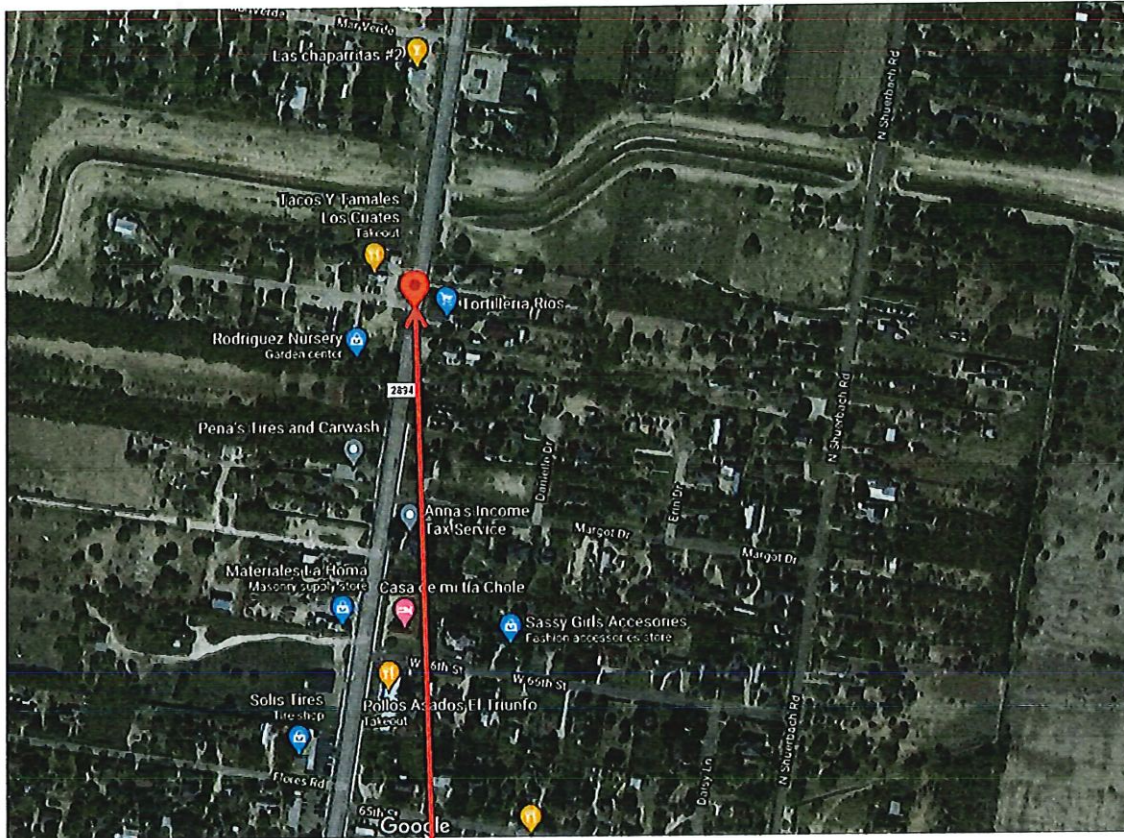


Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the NCE FIRMette Web tool. This map does not reflect changes or amendments which may have been made to the original map. For additional information about how to make sure this map is correct, please refer to the FEMA Mapping Assistant Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <http://fmap.fema.gov>.

SITE LOCATION MAP

5901 N. LA HOMA RD/LA HOMA RANCH CITRUS GROVE UT NO. 1 MISSION, TX



SUBJECT PROPERTY

Property ID	Options	Geo ID	Owner ID	Owner Name	Legal Description	Situs Address	Doing Business As	Appraised Value	Address 1
209801		L1100-01-000-0000-05	132352	MUNIZ ERNESTO JR & REGINA	LA HOMA RANCH CITRUS GROVES UT NO. 1 N2.50AC-S10.00AC-TR '0' 2.50AC	6901 N LA HOMA RD APT B TX	Null	\$90,559.00	Null