

Housing Rehab Program

ENTITY: Countywide Area

PROJECT: Reconstruction of a single family housing unit located at: 29230 9th South Gill Ave. Hargill, Texas 78549

FUNDING YEAR: HOME 2021

SYNOPSIS:

The family is being recommended for applicant approval under the Owner-Occupied Housing Rehabilitation Program. The applicant has been on the waitlist since March 2018 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

Joe Annie Guerra	Family of four (4)	
CW #85-23-01	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
	Number of Bedrooms:	3
	Square Feet:	14X76
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 27,706.80
	Deferred Loan	

Existing Dwelling: 3 bedrooms mobile 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:01/19/23

City: Hargill

If County Wide, Precinct #: 1

Name of Applicant: Joe Annie Pesina

Inspector: Michelle D. Garza

Address: 29230 9th South Gill Ave., Hargill 78549

Year House was built: 1980

EXTERIOR

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

Notes: The foundation is pier and beam system. The wood joists are uneven and in some places broken from dry rot making the floor a tripping hazard. The floor joists need to be leveled and inspected for deterioration due to moisture and termites.

Dimension 26'-0" x 36'-0"

Estimated Cost \$2,500

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

Notes: The exterior wall siding is the bad shape. There are many areas where the wood sidings has deteriorated due to moisture or termites. Wood needs to be replaced and sealed to prevent future deterioration.

Estimated Cost \$3,500

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

Notes: Window aren't in working condition.

Estimated Cost \$1,850

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

Notes: The door frame is very damaged and cracked due to the shifting of the home.

Qty

Estimated Cost \$700

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

Notes: The soffit and trim needs to be replaced due to deterioration.

Dimension Estimated Cost \$700

6. **Roof:** Good [] Repair [] Replace [X]

Is the roof sound and free from hazards? No

Notes: The roof shingles and paper felt need to be replaced. The plywood decking needs to be inspected for deterioration due to water stains all over home.

Dimension Estimated Cost \$5,000

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

Notes: The front and back stairs are old and broken.

Estimated Cost \$650

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

Dimension Estimated Cost \$560

9. **Septic Tank:** Good [] Repair [] Replace [X]
Sewage Connected to Septic System
Of years with current Septic System:

Is plumbing free from sewer back up? Sewer lines are exposed and appear to be very brittle due to exposure to sun and other weather conditions.

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

Estimated Cost \$600

10. **Water Line:** Good [] Repair [X] Replace []

Notes: Water line has a very low pressure it. Needs to be repaired.

Estimated Cost \$775

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

Notes: N/A

Estimated Cost

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

Notes: Toilets do not flush properly, due to poor sewer connection.

Estimated Cost \$4,000

13. **Electrical Lines:** Good [] Repair [] Replace [X]

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

Yes [] No [X]

Location(s): All around the home there is electrical hazards.

Notes: There are wires hanging all over.

Estimated Cost \$2,500

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: Very poor conditions; Floor is arising from un-level foundation.

Describe Specific Floor **Problem Areas:** All over the home.

Is Floor Repairable Yes [] No [X]

Estimated Cost

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

Notes: Kitchen has limited kitchen cabinets as well they have no cover to close them. There is not enough space to store canned food.

Dimension Estimated Cost \$1,750

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

Notes: There are several areas where water damage has stained the ceilings. Also there are signs of termites and rodent infestation.

Estimated Cost \$2,000

17. **Wall Coverings:** Good [] Repair [] Replace [X]
Interior Trim Good [] Repair [] Replace [X]
Interior Finish (Wall Texture) Good [] Repair [] Replace [X]

Notes:

Dimension Estimated Cost \$1,650

18. **Water Heater:** Good [] Repair [X] Replace []

Is hot water heater located and equipped in a safe manner and free of hazards?

Notes: The water heater is old/rusted and needs attention.

Plumbing: Good [] Repair [X] Replace []
Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water

Estimated Cost \$1,000

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

Are the attic and walls appropriately insulated for regional conditions? No

Notes: There is not continuous insulation in the attic or wall as per my inspection.

Estimated Cost 1,600

20. **Lead Base Paint Assessment** Required [X] Not Required []

Estimated Cost \$856

21. **Infestation** – Is the unit free from rats or severe infestation by mice or vermin? No

Yes [X] No []

Notes: There are many areas where termite's burrows are present. Owner states that home is infested with rodents and termites.

Estimated Cost \$1,200

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

Yes [] No [X]

Location(s): All over the home.

Notes: Electrical needs to be inspected for electrical shorts.

Estimated Cost \$1,500

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 \$ 33,291.00

Current Value of Structure \$31,473.00

50% Value \$15,736.50

Michelle D. S.
Inspector

01/19/23
Date

[Signature]
Division Director Approval

2/03/23
Date

INITIAL INSPECTION

JOE ANNIE PESINA

29230 9TH SOUTH GILL AVE., HARGILL 78549

JANUARY 19, 2023



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JANUARY 19, 2023

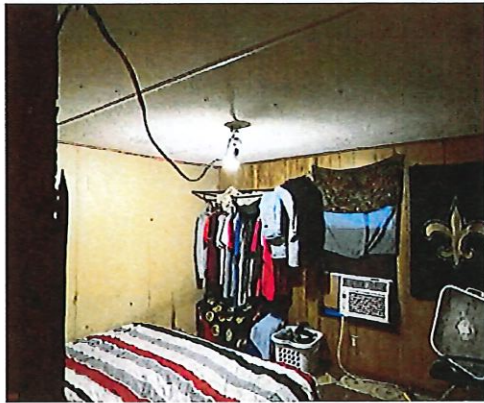


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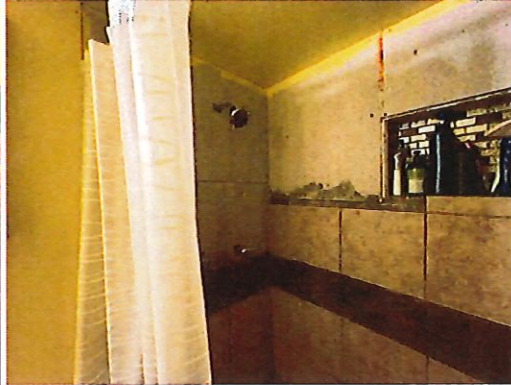


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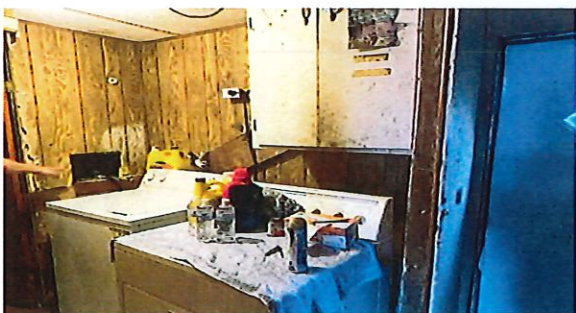
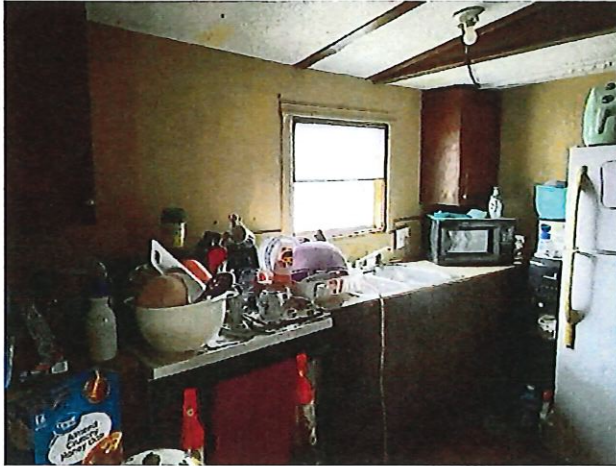


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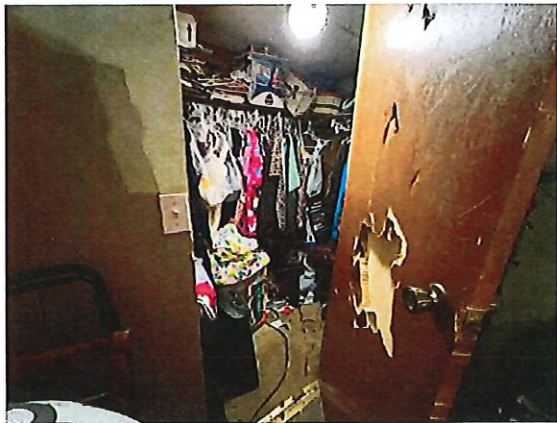
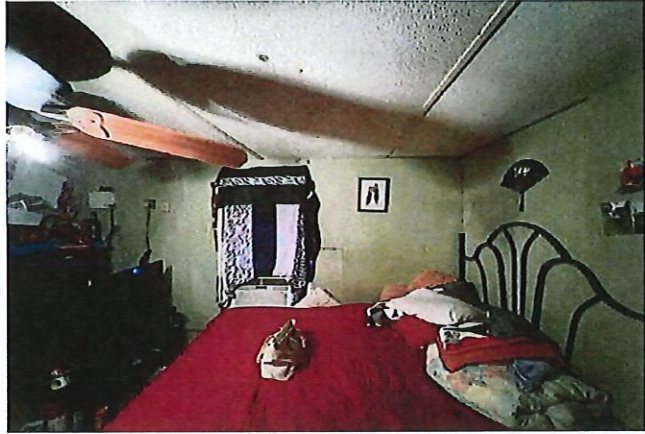
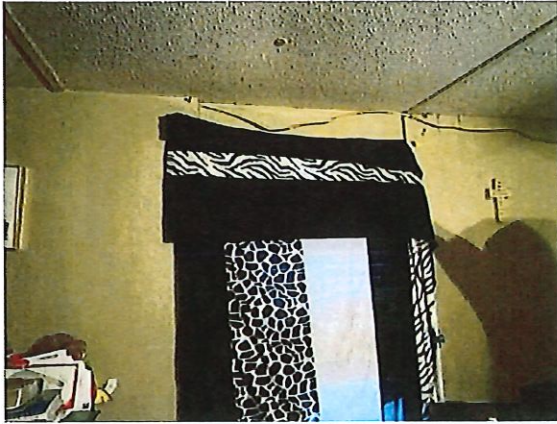


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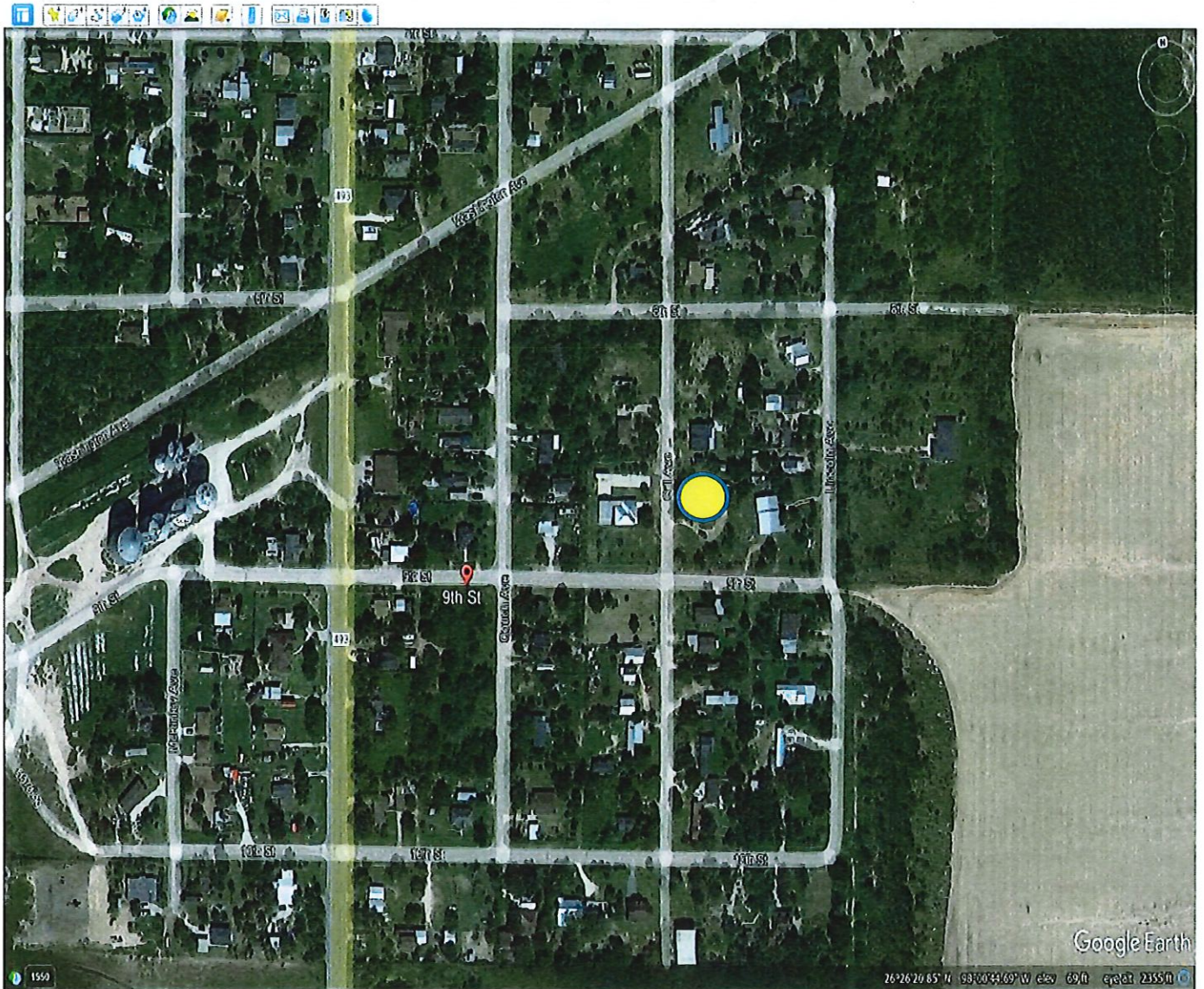
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JANUARY 19, 2023



Project Site Location

29230 9th Street Hargill, TX 78549 – Lot 21 & 22 Block 111 / Hargill Townsite



HARGILL TOWNSITE LOTS 21 & 22 BLK 111 - HARGILL, TEXAS 78549 FIRM ZONE C

contact your insurance agent, or call
Program at (800) 638-6620, or (800)



APPROXIMATE
0
2000

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

PANEL 250 OF 525

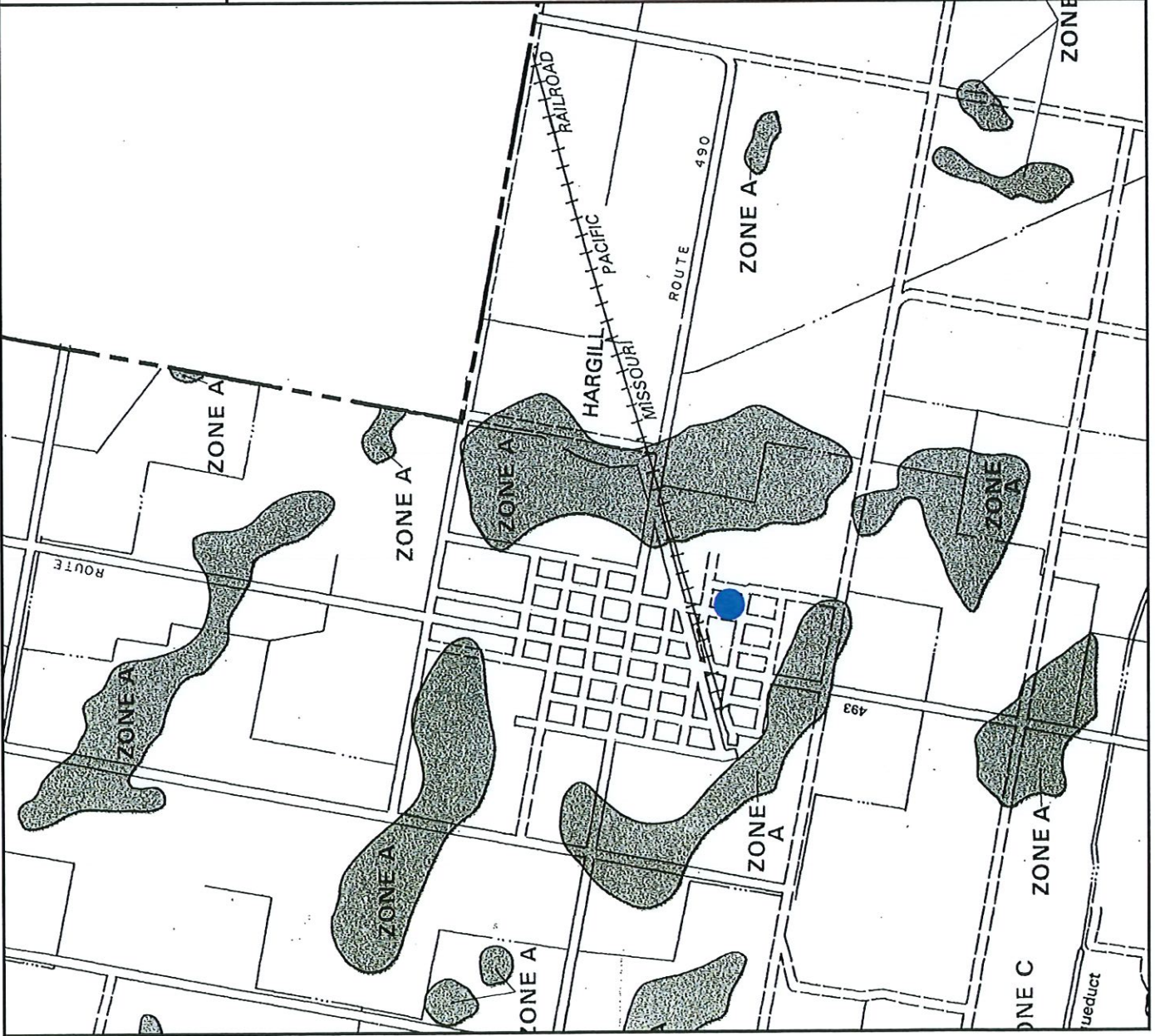
COMMUNITY-PANEL NUMBER
480334 0250 B

EFFECTIVE DATE:
JANUARY 2, 1981



federal emergency management agency
federal insurance administration

ADJOINING AREA SHOWN AS INSET A ON PANEL 480334 0250 B



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 change 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 Update: Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.