

Housing Rehab Program

ENTITY: City of Mercedes

PROJECT: Reconstruction of a single family housing unit located at: 1015 N. Washington Ave Mercedes, Texas.

FUNDING YEAR: HOME 2023

SYNOPSIS:

The family is being recommended for applicant approval under the Owner-Occupied Housing Rehabilitation Program. The applicant has been on the waitlist since July 2021 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

Daniel & Blanca Hernandez ME#50-24-03	Family of two (2) Does applicant meet Deferred Loan Requirements: Title Search: Flood Zone: Insurance: Structures: Taxes: Assets & Deposits: Debt to Income Ratio: Payback Number of Bedrooms: Square Feet: Does total annual household income exceed limits: HUD Income Limits: Deferred Loan-Elderly	Yes No Abstract or Liens No – Zone B N/A 1 current N/A N/A No - Deferred Loan – Elderly 2 1,184 No \$ 48,000.00
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Existing Dwelling: 2 bedrooms frame home, built in 1974

RECOMMENDATION:

The UCP Staff recommends approval for assistance under the Owner-Occupied Housing Rehabilitation Program by the County Commissioner’s Court.

INITIAL INSPECTION

Date: June 6, 2024

City: Mercedes

If County Wide, Precinct #: 1

Name of Applicant: Daniel & Blanca Hernandez

Inspector: Irene Montoya

Address: 1015 N. Washington Ave. Mercedes, Texas

Year House was built: 1974

EXTERIOR

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

Notes: The foundation is made up of concrete slab. Foundation needs to be repaired due to severe movement and large cracks and uneven areas.

Dimensions Estimated Cost \$ 3,600

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

Notes: The exterior wall siding are in bad shape, there are many areas where the wood siding has deteriorated due to moisture or termites. There are some holes that are being covered with wooden boards observed at the time of inspection.

Dimensions Estimated Cost \$ 4,000

3. **Windows:** Good [] Repair [] Replace [X]
Are the windows in good working order? No

Notes: All windows are old do not open and close properly, several cracked and broken windows. The windows are not in good working order and need to be replaced. Windows are aluminum and many are cracked and do not open.

Qty: 13 Estimated Cost \$ 2,000

4. **Doors:** Good [] Repair [] Replace [X]
What are the conditions of the exterior doors?

Notes: Front did not open properly due to old and damaged door frames. No rear door to this home. All other interior doors don't open properly they are in poor shape.

Qty: Estimated Cost \$ 1,000

5. **Overhang / Trim:** Good [] Repair [] Replace [X]
What are the conditions of the overhand and trim?

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.

Dimensions: Estimated Cost \$ 2,000

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 is old and in poor shape and most of the shingles are missing observed at time of inspection.

Dimensions Estimated Cost \$ 4,000

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

Notes: The ramps located at the front of the house is old and is deteriorating.

Estimated Cost \$ 2,000

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

Notes: Sewer connected to city main line.

Dimensions Estimated Cost \$

9. **Septic Tank: No** Good [] Repair [] Replace []
Sewage Connected to Septic System? N/A
of years with current Septic System: N/A

Is plumbing free from sewer back up?

Yard Line & Drain Field: N/A

Notes:

Estimate Cost \$

10. **Water Line:** Good [] Repair [] Replace [X]
Is water pressure good? No

Notes: water lines are leaking water, stagnant water observed on front of home at the time of inspection.

Dimension:

Estimated Cost \$1,500

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

Notes: The gas line is on the side of the home and looks to be up to code, observed at the time of inspection

Estimated Cost \$

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

Notes: Plumbing is exposed outside the home, observed at the time of inspection.

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): The entire exterior of home has exposed electrical line and extension cords along walls and overhead trims, observed at the time of inspection.

Notes: Electrical hazard

Estimated Cost \$3,500

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling:

Notes: The house is in need of new flooring. Part of the home has linoleum and carpet that is very old and in poor shape, some of the linoleum is coming unglued posing it a tripping hazard. Observed at the time of inspection.

Describe Specific Floor **Problem Areas:** the entire home

Is Floor Repairable Yes No

Notes: The entire floor is in bad shape and needs to be replaced.

Dimensions

Estimated Cost \$4,000

15. **Condition of Kitchen Cabinets:** Good Repair Replace
Are the kitchen cabinets in good shape and are they serving their purpose? No

Notes: Kitchen cabinets are in rough shape and not enough food prep surface. Repair is needed under the sink where water damage has taken place.

Estimated Cost \$ 2,500

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

Notes: The ceiling needs to be replaced in the entire home. There are several areas where water stains has occurred and the ceiling has completely fallen leaving it exposed. Observed at the time of inspection.

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 covering and trim are old faded discoloration and in need of repair. There are holes in walls and cracks due to foundation movement.

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? N/A

Notes: Water heater is located at the back of the home and has corrosion and need to be replaced.

Estimated Cost \$2,000

19. **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? No

Notes: Plumbing is old and in poor shape; needs to be replaced

Estimated Cost \$ 1,500

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: home does appear to be insulated in walls and ceiling. Observed during initial home visit inspection.

Dimension Estimated Cost \$ 2,000

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

Estimated Cost

22. **Infestation**

Yes [X] No []

Is the unit free from rats or severe infestation by mice or vermin? No

Notes: There are severe signs of a rat infestation; rat dropping observed in the room of the home during the initial home visit.

Estimated Cost \$2,000

23. **Electrical Hazards –**

Yes [] No [X]

Are the rooms free from electrical hazards? No

Location(s): Entire home

Notes: During the home inspection it was noted that home owner stated that some of the rooms don't have electricity. Exposed electrical cords are visible all over the home needs, observed at the time of inspection.

Estimated Cost \$ 3,000

24. **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 \$48,600.00

Current Value of Structure \$29,135.00

50% Value \$14,567.50

Program Coordinator I.

Date

6/28/24

Housing Division Manager Approval

Date

7/6/24









