

Housing Rehab Program

ENTITY: City of Hidalgo

PROJECT: Reconstruction of a single family housing unit located at: 405 S. 4th St. Hidalgo 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 May 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

| | | |
|-------------------------------|---|------------------------------|
| Jose & Juana Gomez | Family of seven (7) | |
| HD#35-24-01 | 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: | 1,152 |
| | Does total annual household income exceed limits: | No |
| | HUD Income Limits: | \$ 74,400.00 |
| | Deferred Loan-Elderly | |

Existing Dwelling: 3 bedrooms frame home, built in 1946

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 14, 2024

City: Hidalgo

If County Wide, Precinct #: 2

Name of Applicant: Jose & Juana Gomez

Inspector: Irene Montoya

Address: 405 S. 4th St. Hidalgo Texas 78557

Year House was built: 1940

EXTERIOR

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

Notes: Home is sitting on piers beans that are sinking and in bad shape

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 is in bad shape. There are many areas where the wood siding has deteriorated due to moisture or termites.

Dimensions

Estimated Cost \$ 2,500

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

Notes: The windows are old and do not open properly, several are cracked and broken.

Qty:

Estimated Cost \$ 2,000

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

Notes: The front and rear door open properly but the frame on the doors are rotten on the bottom due to weather.

Qty: 4

Estimated Cost \$ 2,000

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 \$ 1,600

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 appears to be old and in bad shape.

Dimensions Estimated Cost \$ 4,500

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

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

Estimated Cost \$ 1,500

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

Notes: Family states the lines to the sewer are not working properly.

Estimated Cost \$800

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 [X] Repair [] Replace []

Is water pressure good? Yes

Notes: The water pressure was observed in the kitchen and bathroom and the pressure was acceptable.

Dimension: Estimated Cost \$1,500

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

Notes: Gas connection is in front of property

Dimensions: Estimated Cost \$

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

Notes: Only plumbing exposed is on the outside of home.

Estimated Cost \$ 1,500

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 exterior of home has exposed electrical line and extension cords along walls and overhead trims.

Notes: During the home inspection it was noted that several walls plugs were exposed. Home owner states that several plugs throughout the home are not working.

Estimated Cost \$3,500

INTERIOR

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

Notes: The floor seems to be in rough shape, there is a large opening between the entrance of the front door; entire home does not have floor trimming. The existing linoleum is in old and in poor shape and is coming unglued all around the home posing a tripping hazard.

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

Is Floor Repairable Yes [] No [X]

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

Dimensions Estimated Cost \$3,500

15. Condition of **Kitchen Cabinets:** Good [] Repair [] Replace [X]
Are the kitchen cabinets in good shape and are they serving their purpose? Yes

Notes: The kitchen cabinets are missing doors, handles and not enough food prep surface. Repair is needed under the sink where water damage has taken place.

Dimensions Estimated Cost \$ 2,500

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

Notes: The ceiling needs to be replaced, there are several areas of the home where water stains, have occurred. There are large crack and opening in the ceiling due to water damaged observed at the time of inspection.

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

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? No

Notes the water heater appears to be old and there are signs of corrosion due to elements of water. The water heater shed is falling.

Estimated Cost \$ 1,500

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 in home 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? No

Notes: Insulation was not observed during the home visit..

Dimensions: 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 many areas where termite burrows are present. Owner states house is in fact infested with termites and rodents.

Estimated Cost \$ 1,500

23. **Electrical Hazards** – Yes No
Are the rooms free from electrical hazards? No

Location(s): Entire home

Notes: Exposed electrical outlets observed in some sections of the home; electrical wiring needs to be inspected.

Estimated Cost \$ 2,500

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 \$44,500.00

Current Value of Structure \$36,054.00

50% Value \$18,027.50



Program Coordinator I

6/27/24

Date

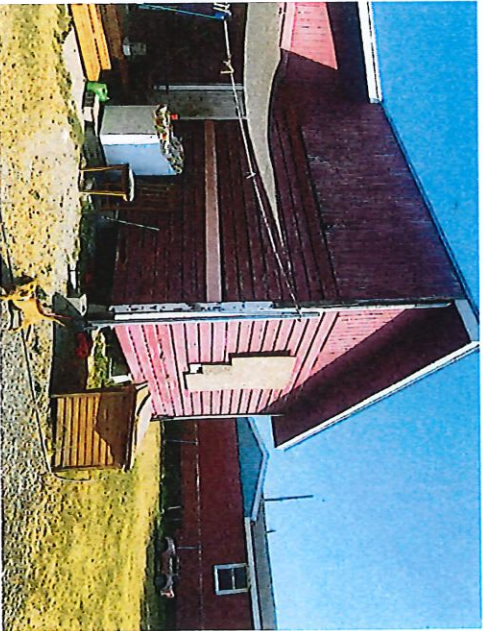
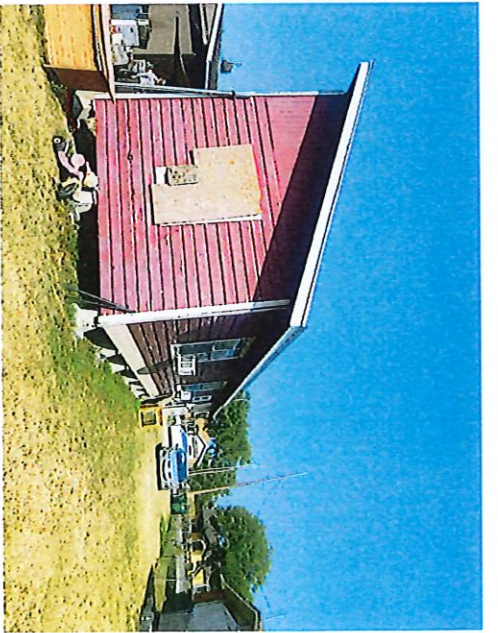
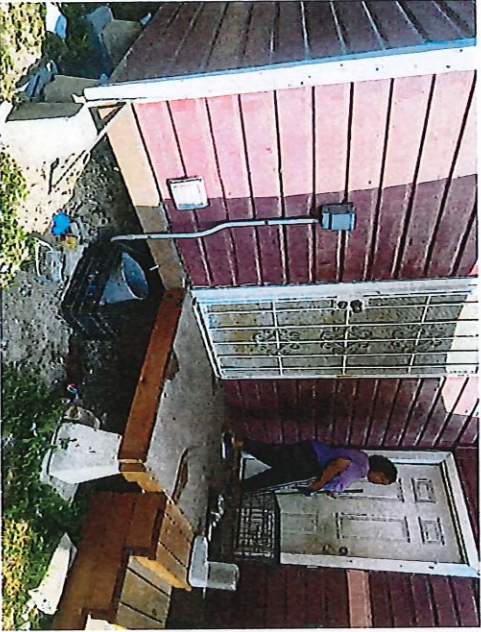
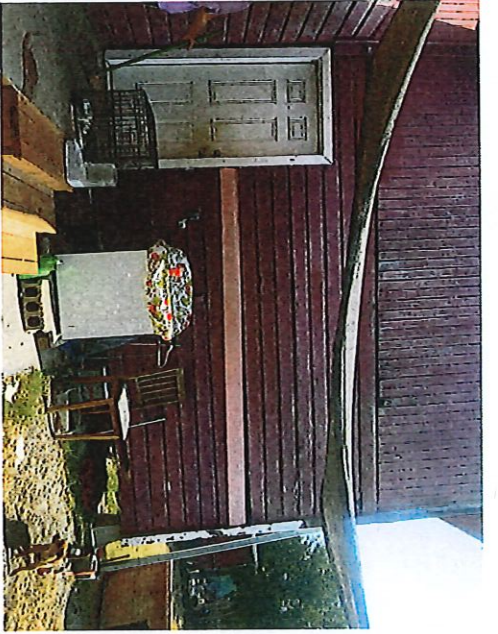
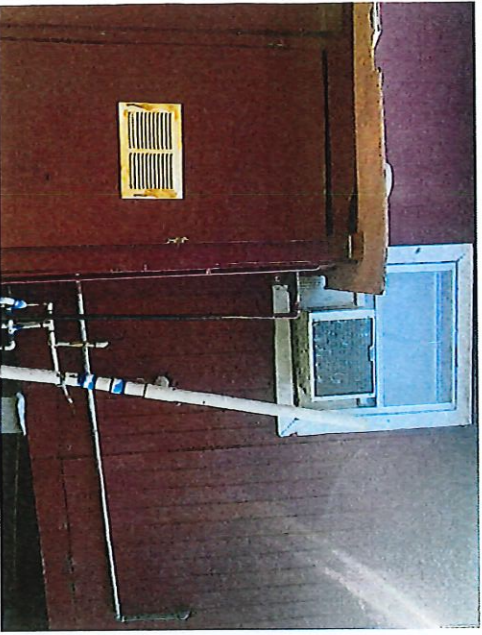


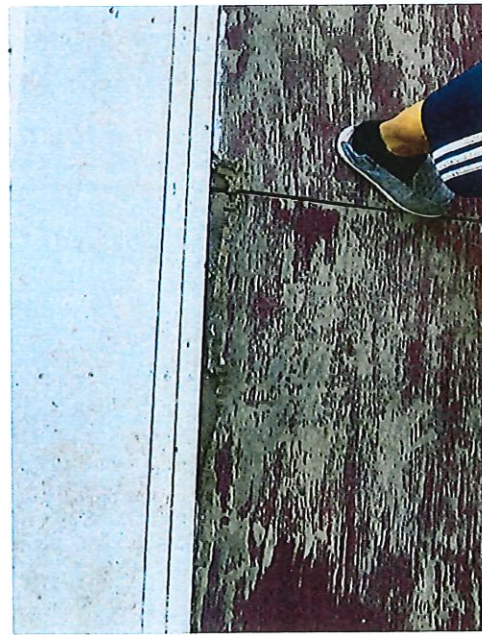
Housing Division Manager Approval

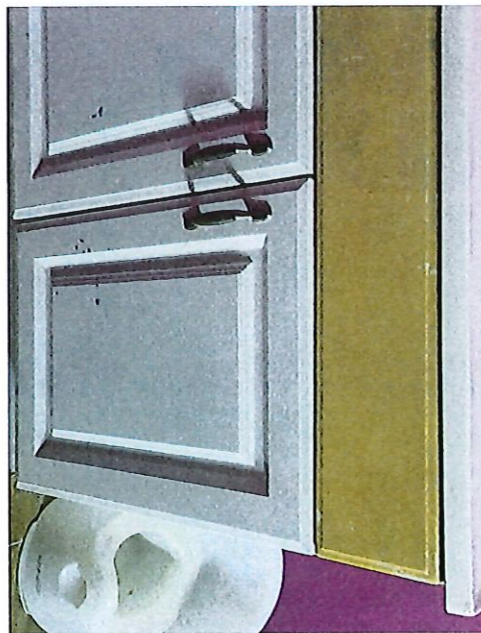
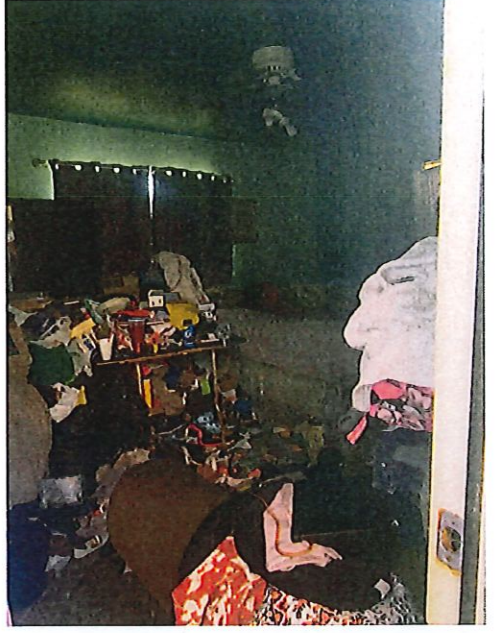
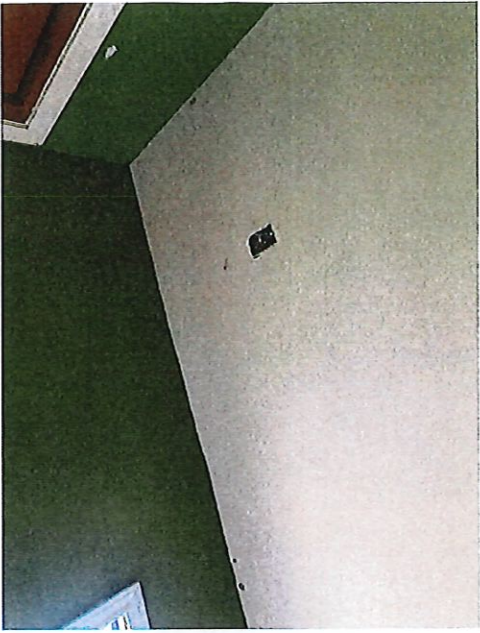
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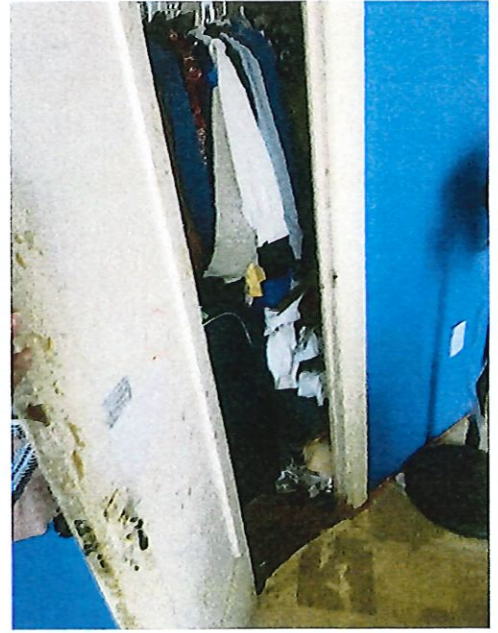
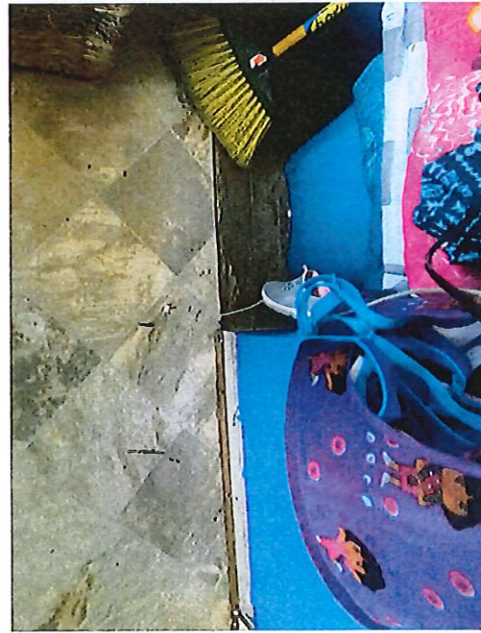
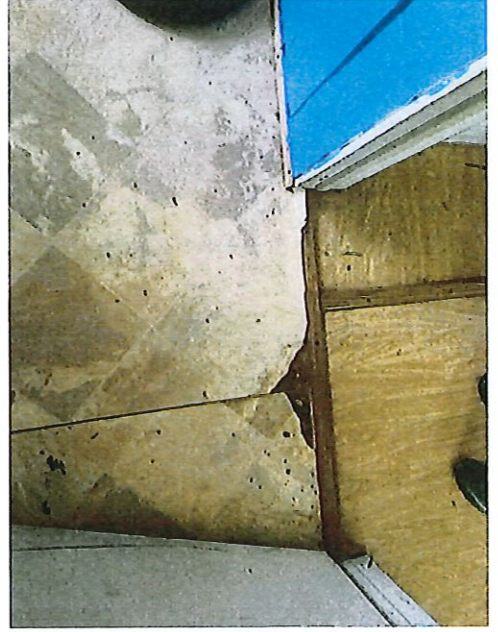
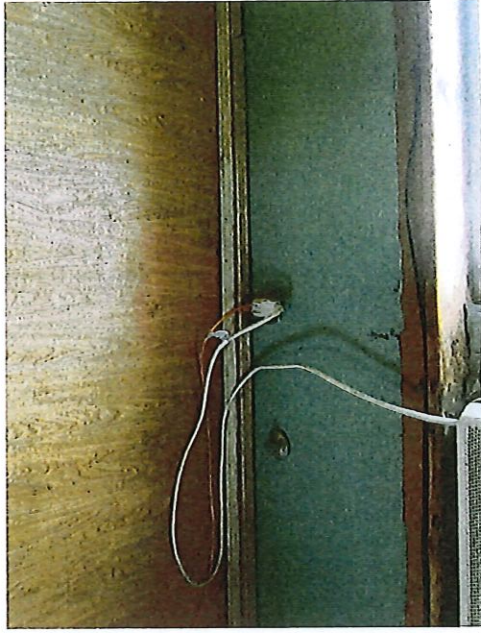
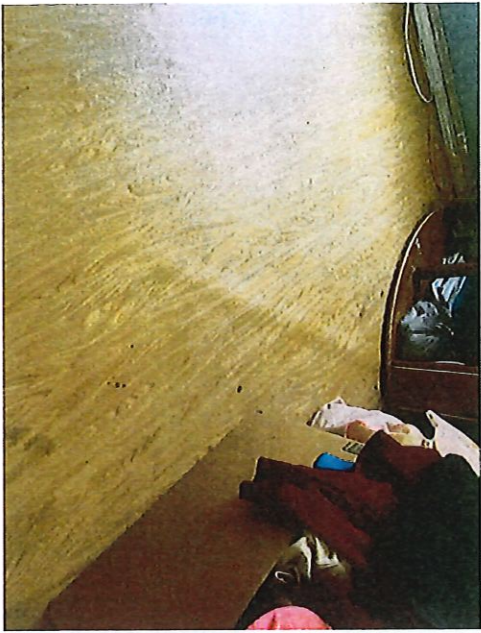
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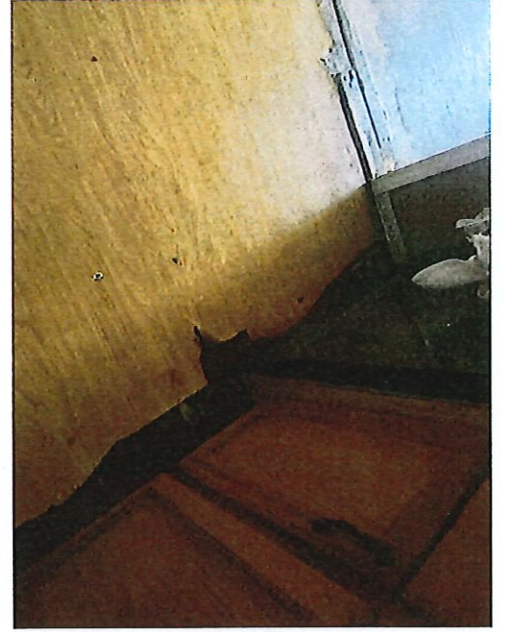
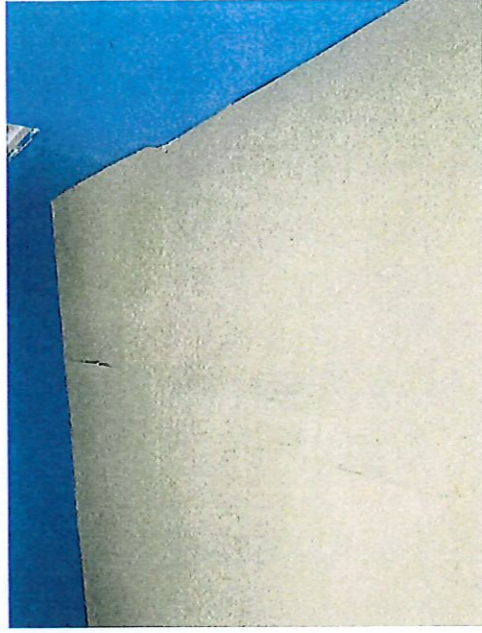


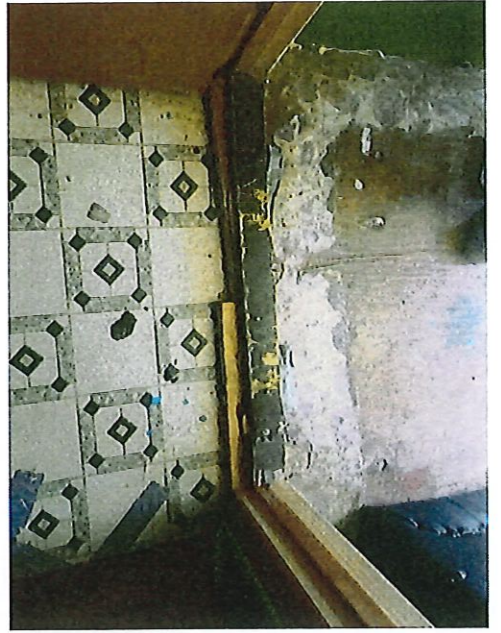
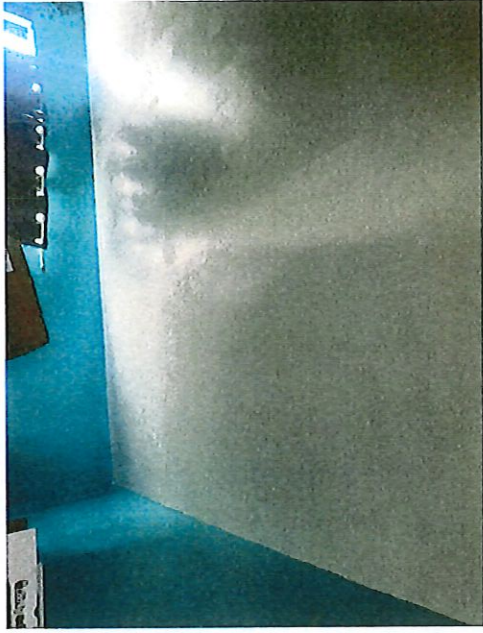
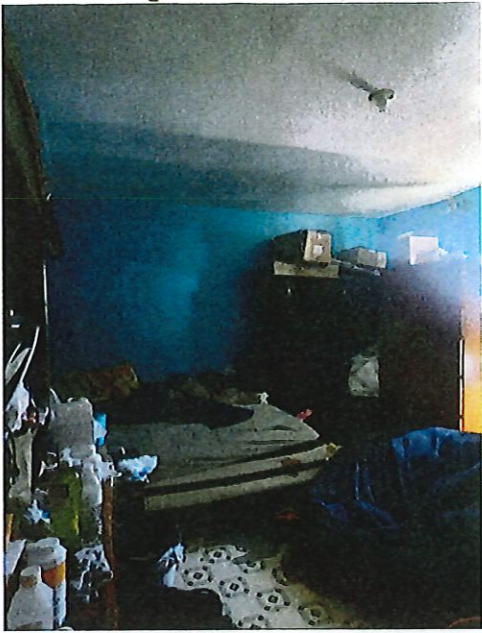




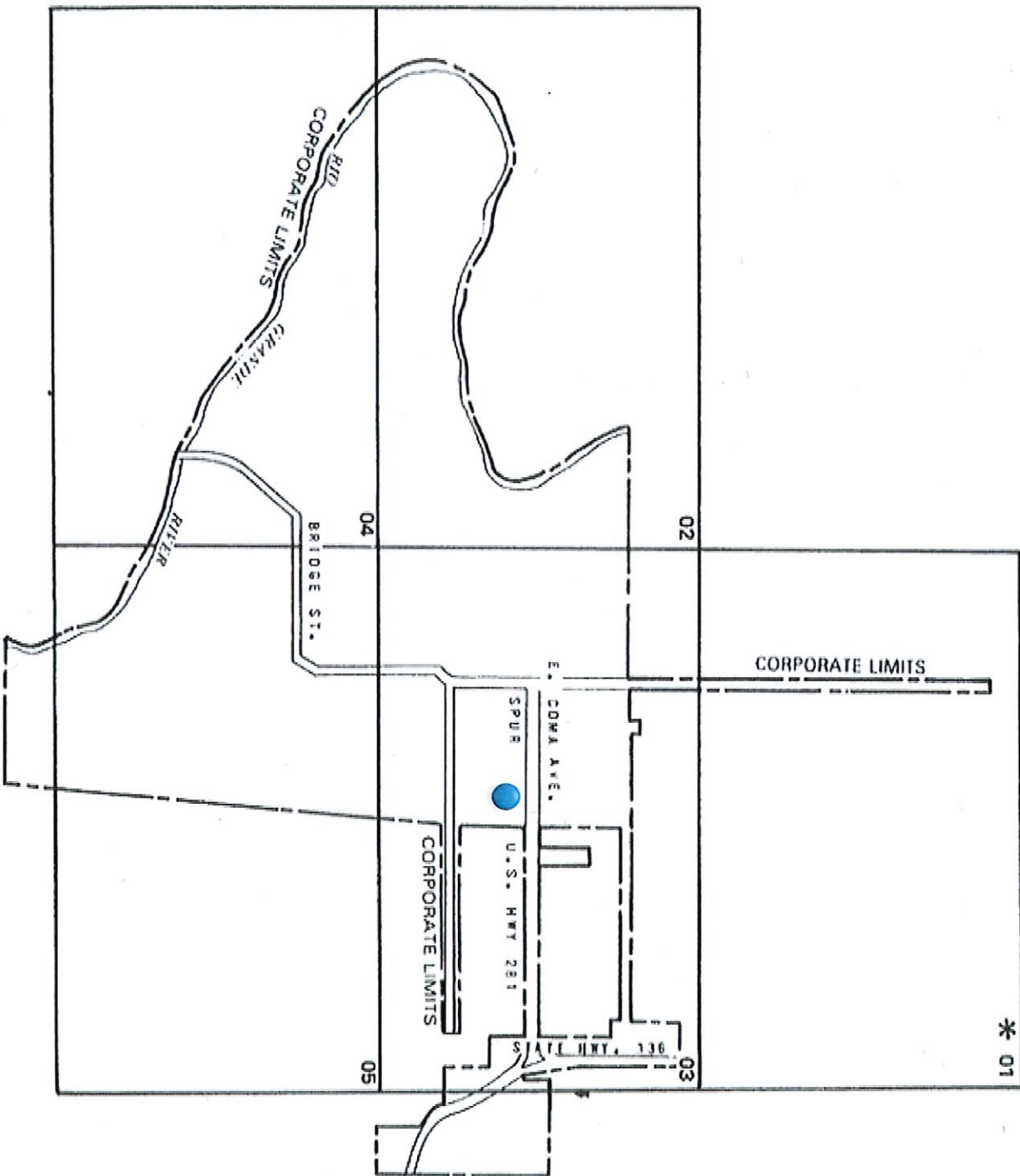








Original Townsite of Hidalgo Lot #3 Block 46, Hidalgo, Texas 78557 FIRM ZONE X



LEGEND

| SPECIAL FLOOD HAZARD AREA WITH DATE OF IDENTIFICATION | ZONE A DATE |
|---|-------------|
| [Pattern] | [Pattern] |

Note: These maps may not include all Special Flood Hazard Areas in the community. After a major flooding event, the State of Texas Hazard Area shown on these maps may be modified, and other areas added.

CONSULT WITH SERVING COMPANY OR LOCAL INSURANCE AGENT OR BROKER TO DETERMINE IF PROPERTIES IN THIS COMMUNITY ARE ELIGIBLE FOR FLOOD INSURANCE.

INITIAL IDENTIFICATION DATE
 FEBRUARY 1, 1974
 REVISION DATE:
 1/27/78 : SAND CONSULTANTS ENGINEERS, 400 S.W.4,
 MIAMI BEACH

FLOOD INSURANCE RATE MAP
 CONVERTED BY LETTER
 EFFECTIVE 1/19/92

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 Federal Insurance Administration
 FLOOD HAZARD BOUNDARY MAP H - 01-05
 MAP INDEX
 TOWN OF HIDALGO, TX
 (HIDALGO 001)
 COMMUNITY NO. 480340R 8