

## Housing Rehab Program

**ENTITY:** City of Mercedes

**PROJECT:** Reconstruction of a single family housing unit located at: 637 Anacuita St., 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 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

<b>Rene &amp; Eva Mendoza ME #50-24-02</b>	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: <b>Deferred Loan - Elderly</b>	Yes No Abstract or Liens No – Zone B N/A 1 current N/A N/A No - Deferred Loan-Elderly  2 984 No \$ 48,000.00
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Existing Dwelling: 2 bedrooms frame home, built in 1986

**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 10, 2024

City: Mercedes

If County Wide, Precinct #: 1

Name of Applicant: Rene & Eva Mendoza

Inspector: Irene Montoya

Address: 637 Anaquita St. Mercedes Texas 78570

Year House was built: 1978

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## 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 concrete slab. The foundation appears to be in good shape, but towards the rear of home where they added a section concreted has lifted up from the ground, making it a tripping hazard.

Dimensions Estimated Cost \$ 3,000

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. Wood siding has a gap on the side of home.

Dimensions Estimated Cost \$2,500

3. **Windows:** Good [ ] Repair [ ] Replace [ X ]  
Are the windows in good working order?

Notes: Most of the windows are cracked due to the foundation sinking, screens have holes on them.

Qty: 11 Estimated Cost \$2,000

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

Notes: The front and rear exterior doors appear to be in bad shape. Back door does not close properly, leaving a gap where rodents can move inside.

Qty: Estimated Cost \$ 2,000

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

Notes: There trim around entire home needs to be replaces, several areas of discoloration and deterioration, rotten, cracked and broken boards, soft damaged soffits can be observed.

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 appears to be old and in bad shape.

Dimensions Estimated Cost \$3,500

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

Note: The front and rear entrance appear to have wood board that are old and cracked due to foundation sinking.

Estimated Cost \$2,000

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

Notes: Sewer is currently connected to the City mainline and is functioning properly.

Dimension 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? Yes

**Yard Line & Drain Field:** N/A

Notes:

Dimension 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 pressure was acceptable.

Dimension: Estimated Cost \$

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

Notes: Family does have gas connection. Located at the back of home

Dimensions: Estimated Cost \$

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

Note: No exposed plumbing seen throughout the entire home.

Estimated Cost \$

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 the entrance of the door observed at the time of inspection. The electrical wiring needs to be inspected  
Family states wiring is very old.

Notes: Electrical hazard

Estimated Cost \$3,000

## INTERIOR

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

Notes: The floor seems to be in rough shape, the existing linoleum is in old and in poor shape in some parts of the home and is coming unglued making it a tripping hazard. The floor is uneven in the living, making it dangerous to walk.

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

**Is Floor Repairable** Yes  No

Notes: The entire floor needs to be redone, due floor is uneven in areas of the home.

Dimensions Estimated Cost \$3,000

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

Notes: The kitchen cabinets seem to be in good condition except the sink started leaking a few months ago. Repair is needed under the sink where water damage has taken place.

Dimensions Estimated Cost \$ 2,500

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

Notes: There are several areas where family has place a 2x4 to keep the ceiling from caving in due to all the cracks observed at the time of inspection. Some of the rooms have holes where the water has been coming in.

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 and trim are in need of repair. There are holes in 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 \$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?

Notes: The plumbing in home is old and in poor shape; needs to be replace.

Estimated Cost \$ 1,500

20. **Insulation:** Good [ ] Repair [ ] Replace [ ]  
Are the attic and walls appropriately insulated for regional conditions? No

Insulation was not observed during the home visit.

Dimension: Estimated Cost \$

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.

Estimated Cost \$ 1,500

23. **Electrical Hazards –**

Yes  No

Are the rooms free from electrical hazards? No

Notes: There were several plugs throughout the house that are not working. Exposed electrical outlets observed at the time of inspection. Electrician needs to inspected home due to electrical shorten.

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 \$37,500.00

Current Value of Structure \$28,815.00

50% Value \$14,407.50

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Program Coordinator I

\_\_\_\_\_  
Date



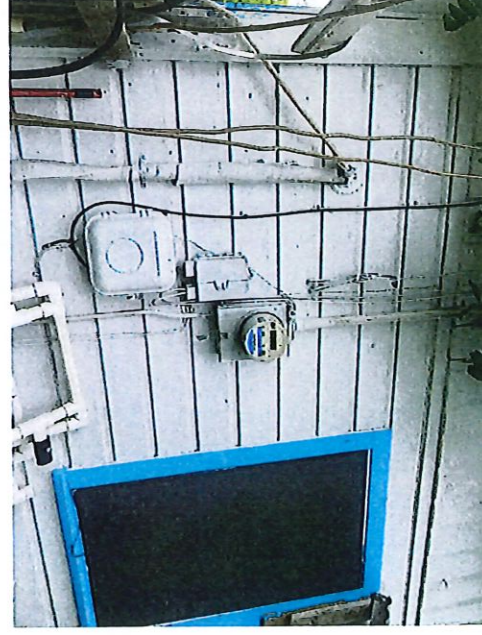
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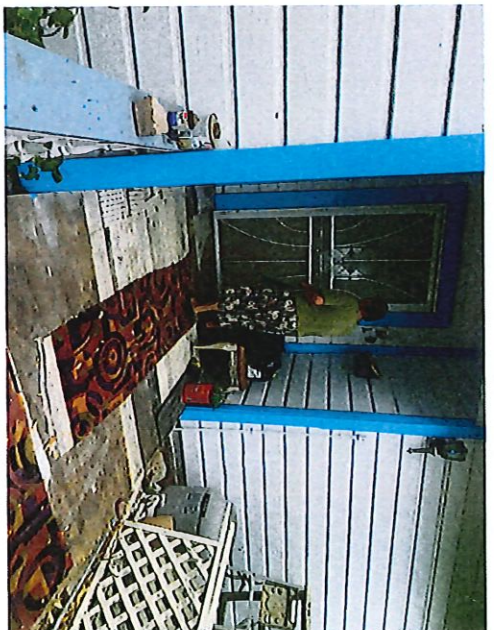
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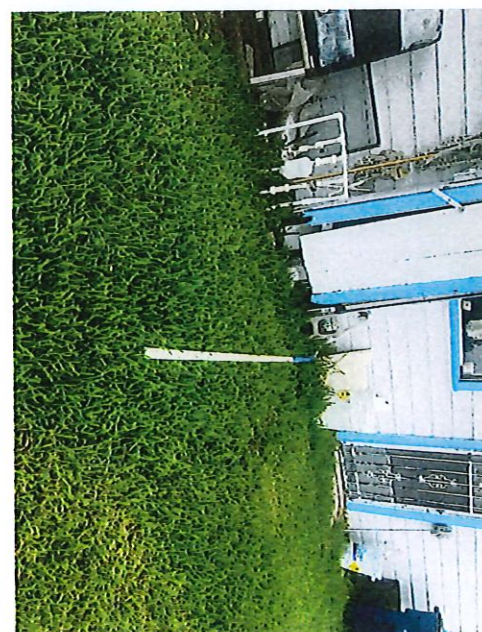
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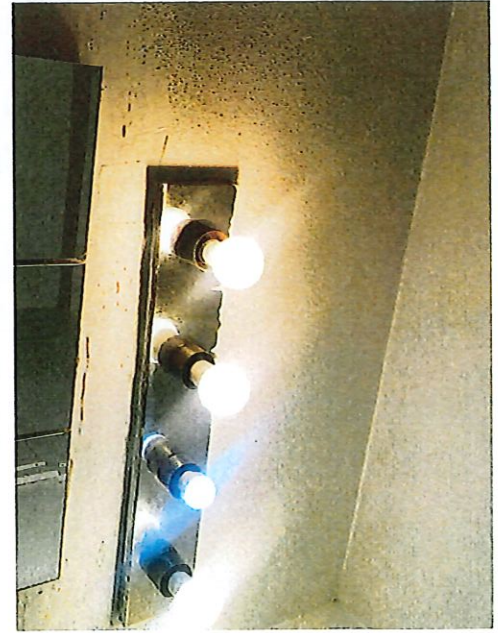
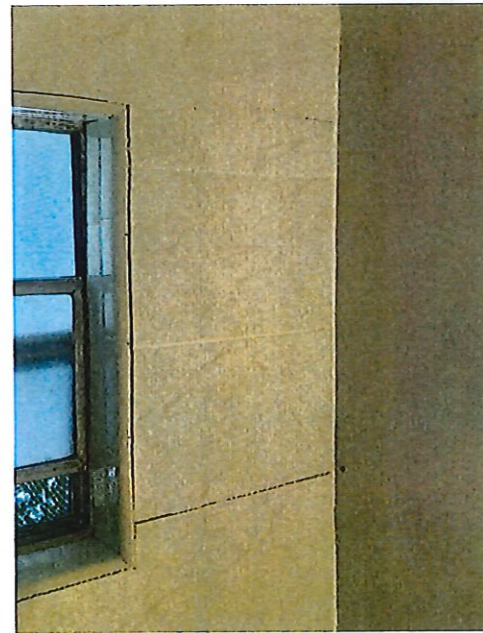
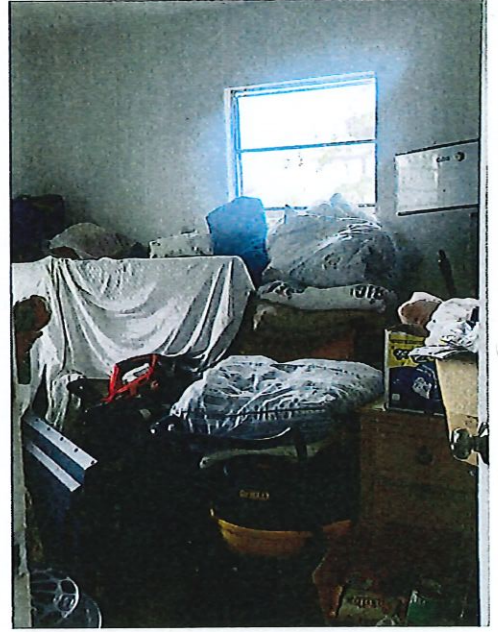
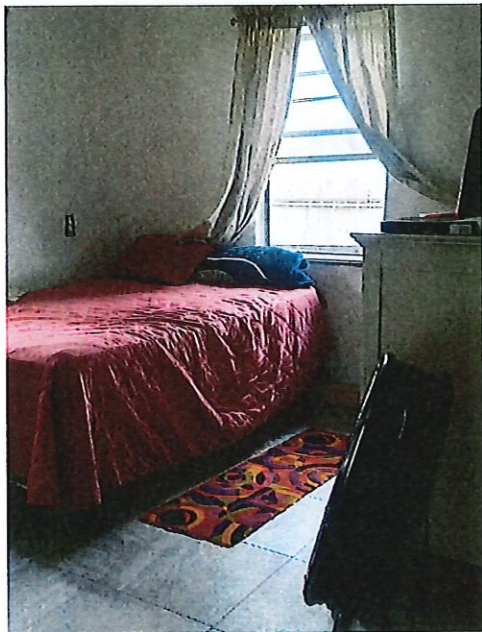
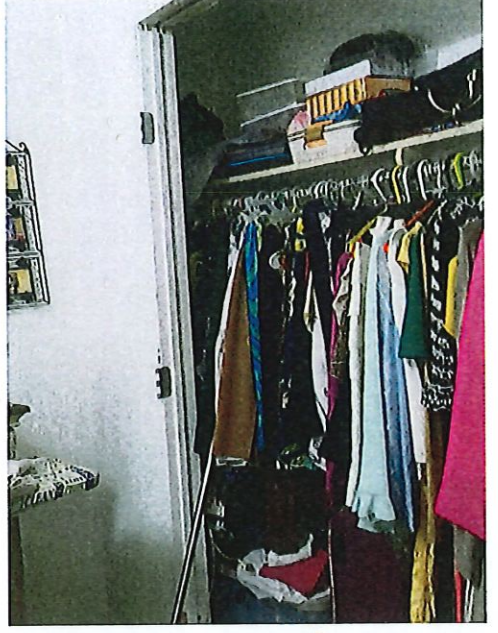
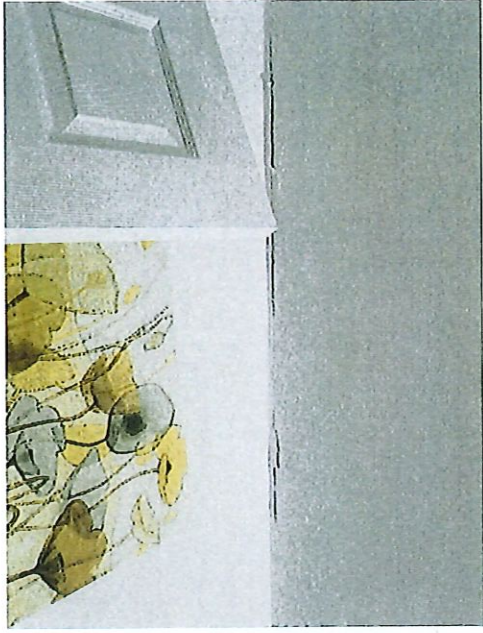
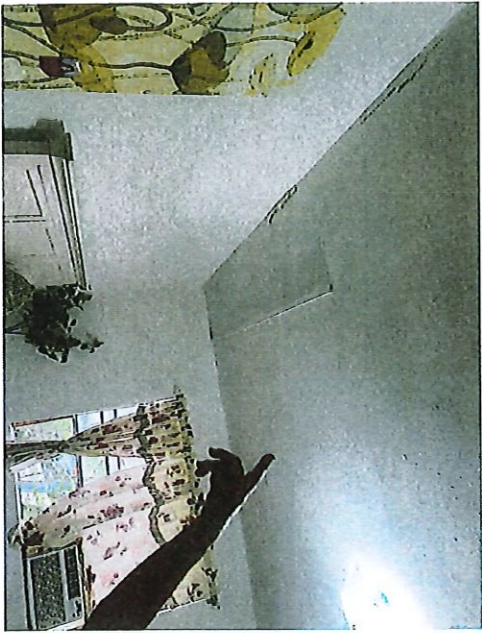


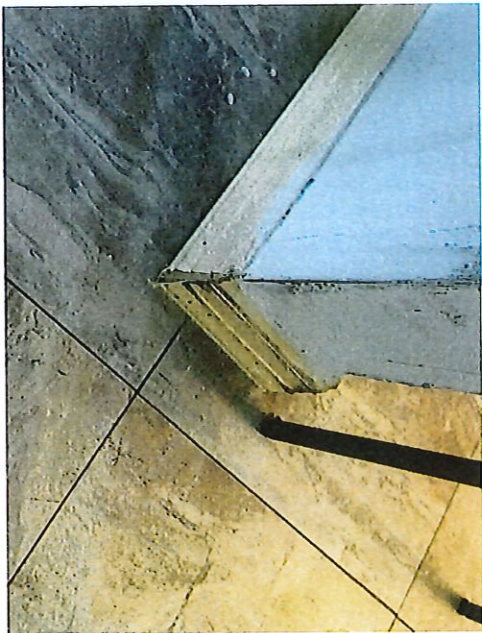
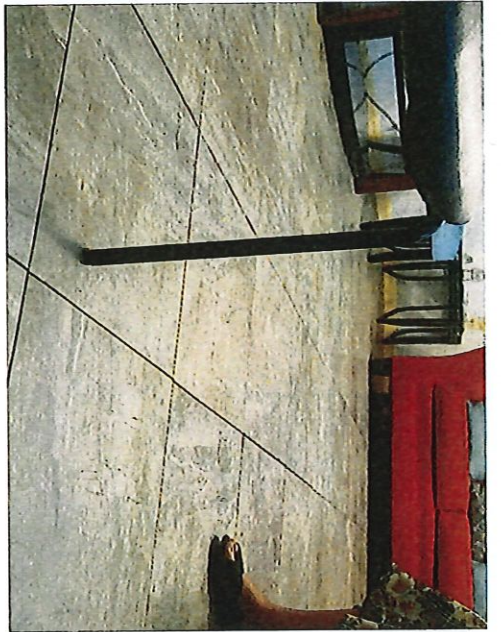
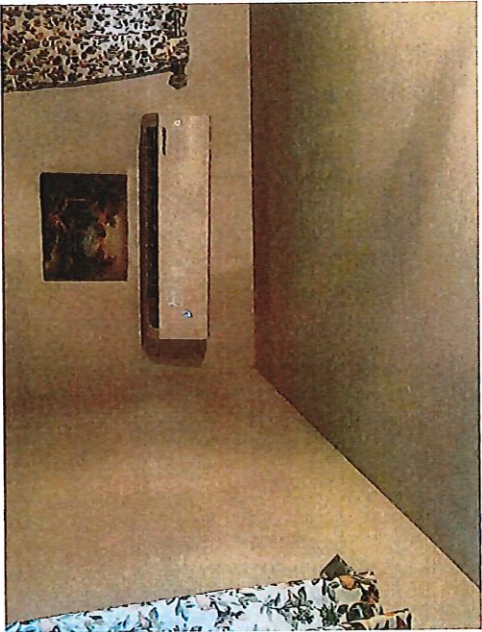
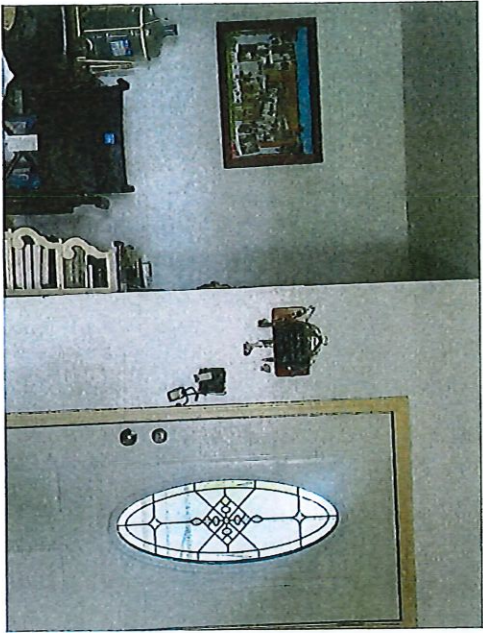
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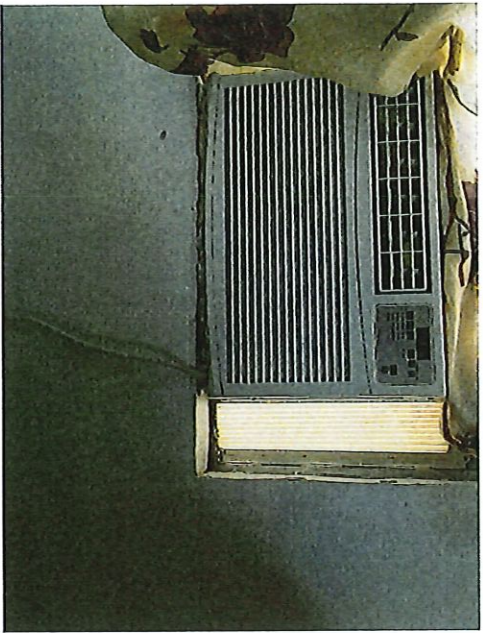


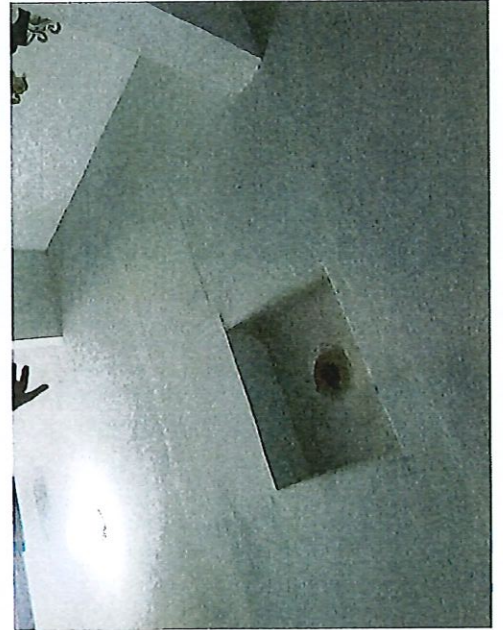
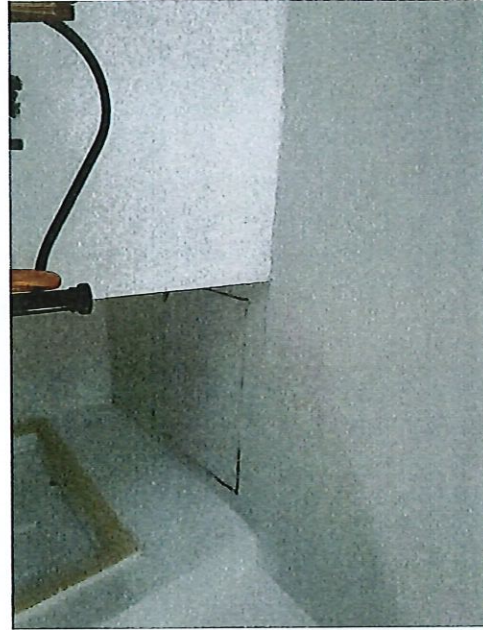
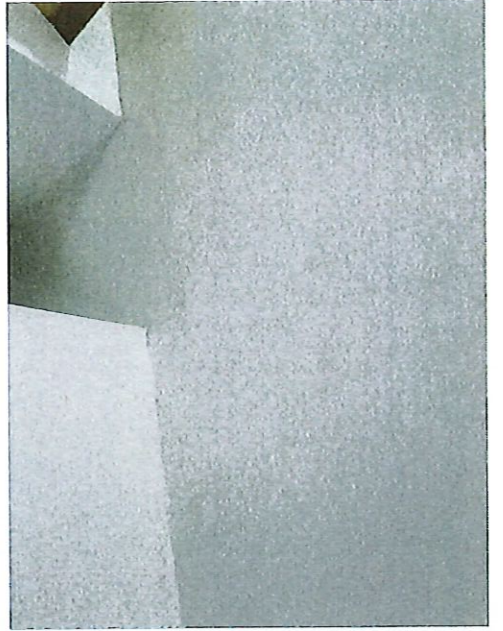
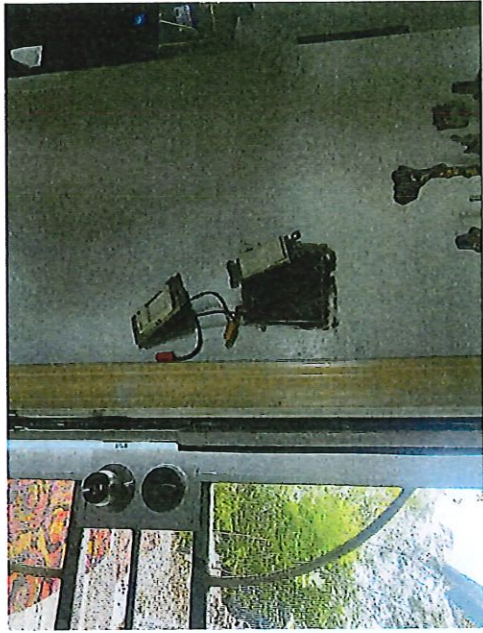
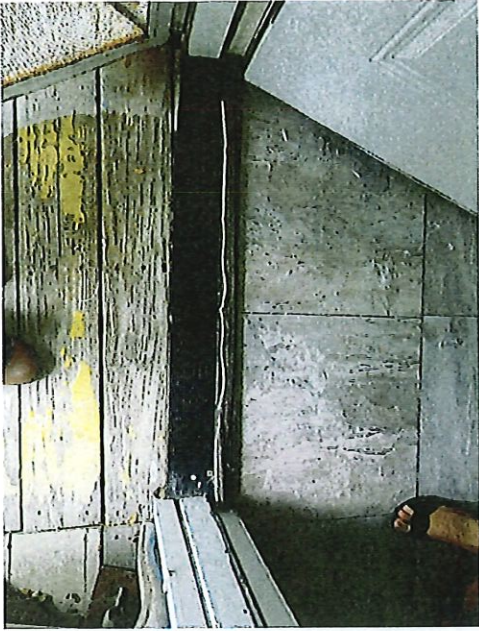


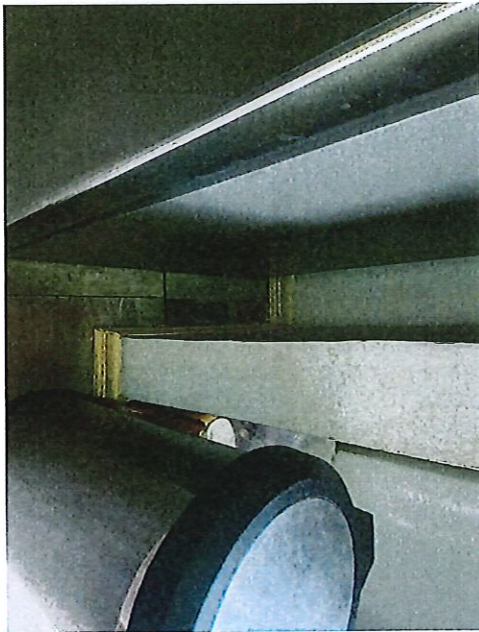
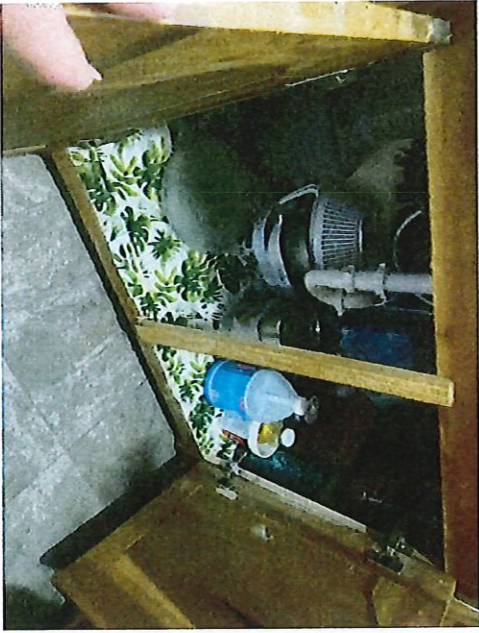








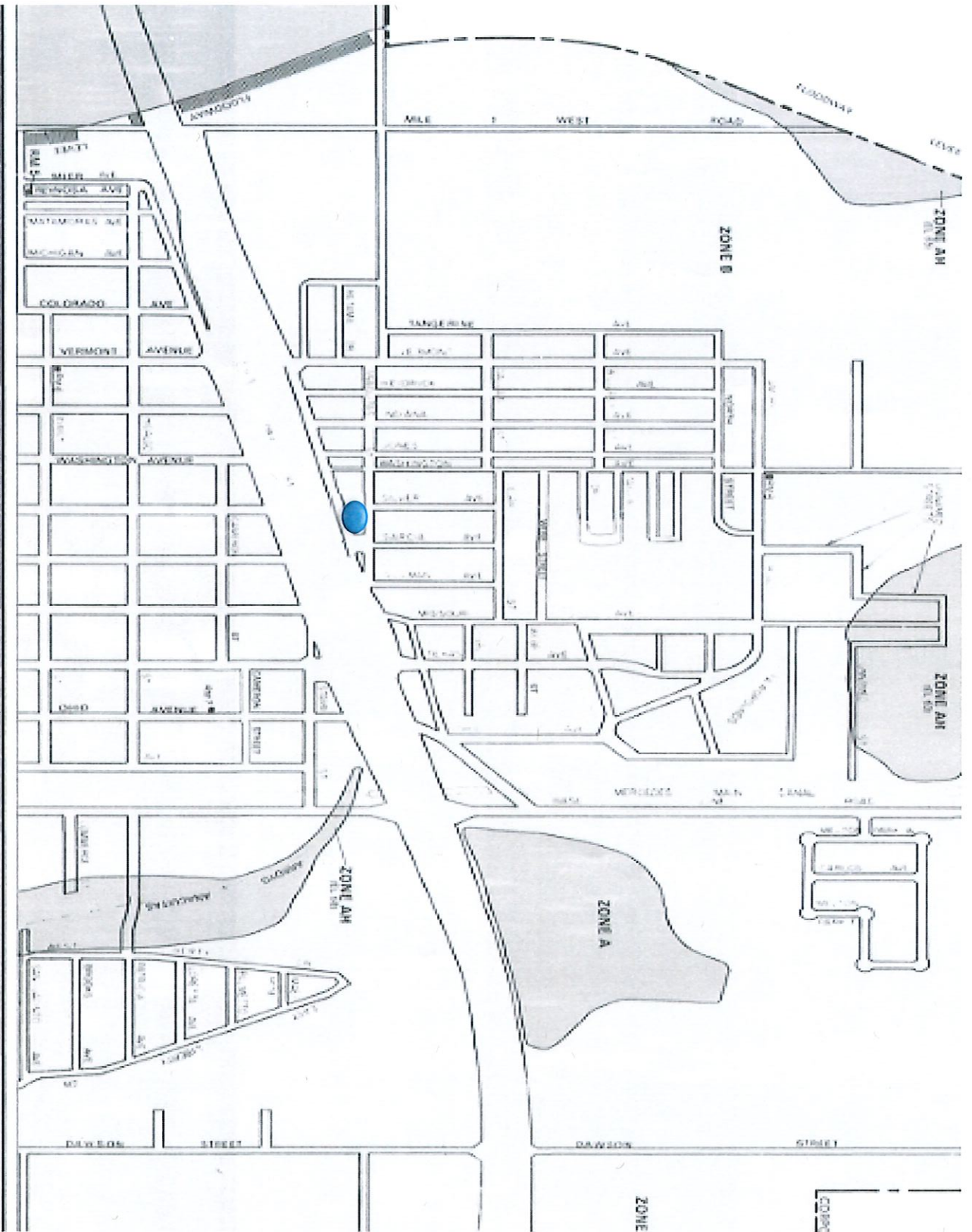






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Garden Park addition to City of Merced, Lot #3 & 4 Block 16, Merced Texas 78570 FIRM ZONE B



**NATIONAL FLOOD INSURANCE PROGRAM**  
**FIRM**  
**FLOOD INSURANCE RATE MAP**

CITY OF  
 MERCED,  
 TEXAS  
 HIDALGO COUNTY

PANEL 1 OF 3  
 SEE MAP INDEX FOR PANELS NOT SHOWN

COMMUNITY PANEL NUMBER  
 480344 0001B

EFFECTIVE DATE:  
 JULY 16, 1978

U.S. DEPARTMENT OF HOUSING  
 AND URBAN DEVELOPMENT  
 FEDERAL INSURANCE ADMINISTRATION

**GENERAL NOTES:**  
 1. THIS MAP IS A FIRM MAP.  
 2. FLOOD INSURANCE RATES ARE BASED ON THE FIRM MAP.  
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