

Housing Rehab Program

ENTITY: Countywide Area

PROJECT: Reconstruction of a single family housing unit located at: 5609 Nardo St. Edinburg, 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 2019 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

Emeterio & Enedina Family of two (2)

Flores

Does applicant meet

CW #85-24-07

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:

2

Square Feet:

1,134

Does total annual household income exceed limits:

No

HUD Income Limits:

\$ 42,000.00

Deferred Loan - Elderly

Existing Dwelling: 3 bedrooms frame 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 INSPECTION

Date: June 25, 2024

City: Edinburg

If County Wide, Precinct #: 4

Name of Applicant: Emeterio & Enedina Flores

Inspector: Irene Montoya

Address: 5609 Nardo St. Edinburg, Texas 78541

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

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.

Dimensions Estimated Cost \$2,500

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

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

Qty: Estimated Cost \$2,000

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

Notes: The front and rear door are old and damaged.

Qty:4 Estimated Cost \$ 1,500

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 appears to be old and in bad shape.

Dimensions Estimated Cost \$ 4,000

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

Notes: The front and rear stairs are old and broken, making it hard for family to walk on.

Estimated Cost \$1,500

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?

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 [X]

Notes: The propane tank is located on the side of the home; location/plumbing of tank is not to code.

Dimensions: Estimated Cost \$ 1,500

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

Notes: Plumbing is exposed throughout the entire 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 electrical wiring is very old, needs to be inspected.

Notes: Electrical hazard

Estimated Cost \$2,000

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 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 needs to be redone, due floor is uneven in areas of the home.

Dimensions Estimated Cost \$3,000

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

Notes: The kitchen cabinets seem to be in pretty good shape.

Estimated Cost \$

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

Notes: There are several areas where water damage has stained the ceiling, a few cracks observed.

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 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 \$900

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

Notes: Insulation was not observed during the home visit.

Dimension: Estimated Cost \$ 2,000

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

Estimated Cost

22. **Infestation –** Yes [] No [X]

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 [X] No []

Are the rooms free from electrical hazards? No

Notes: There were several plugs throughout the house that were not working. Electrical needs to be inspected for electrical shorts.

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 \$37,400.00

Current Value of Structure \$33,789.00

50% Value \$16,894.50

Program Coordinator

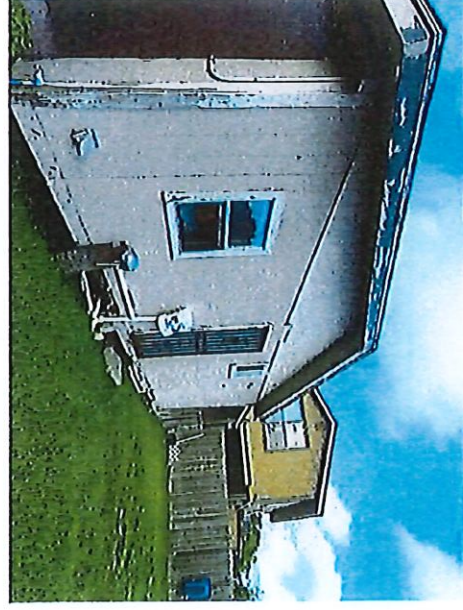
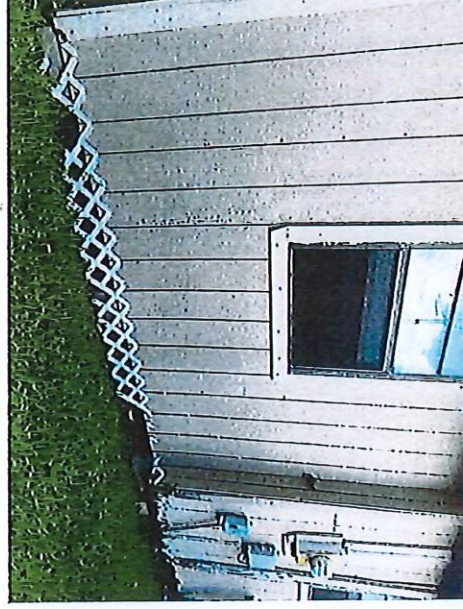
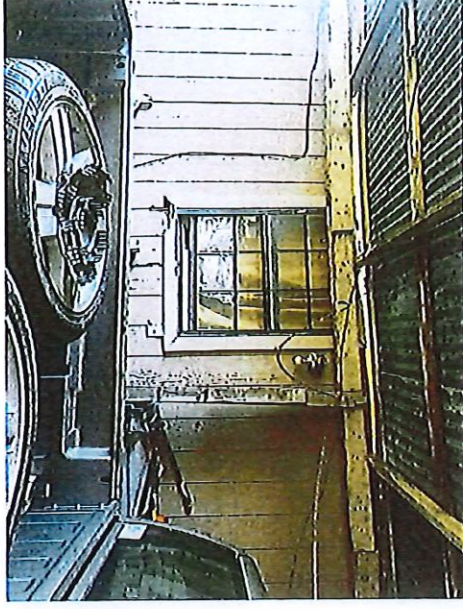
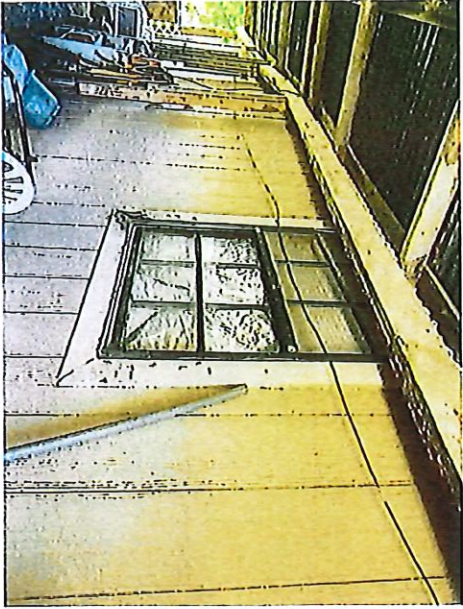
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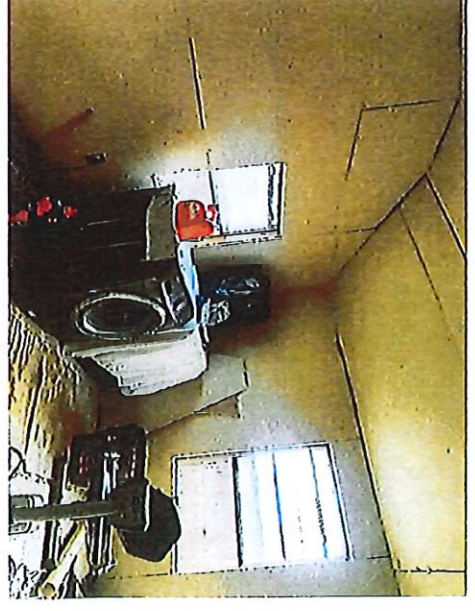
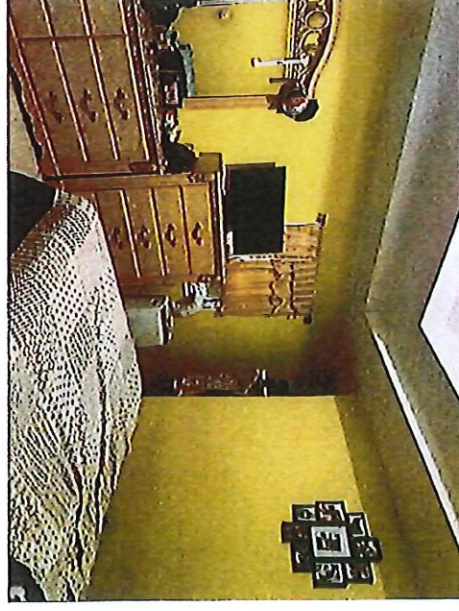
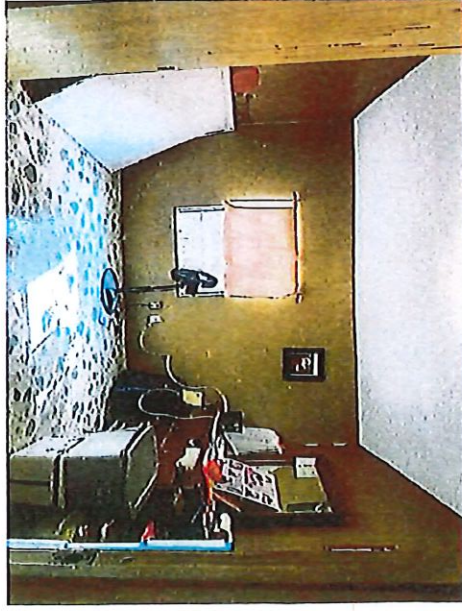
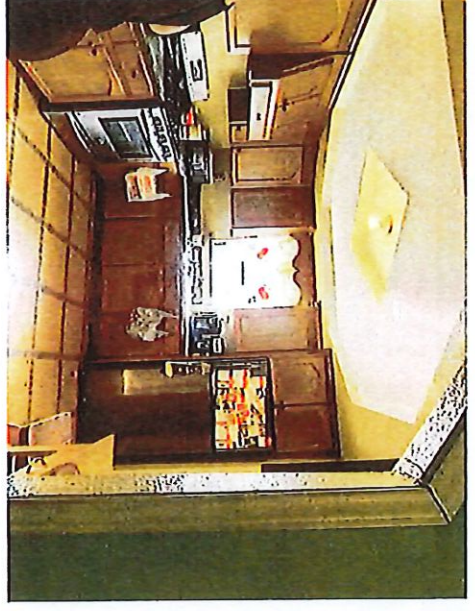
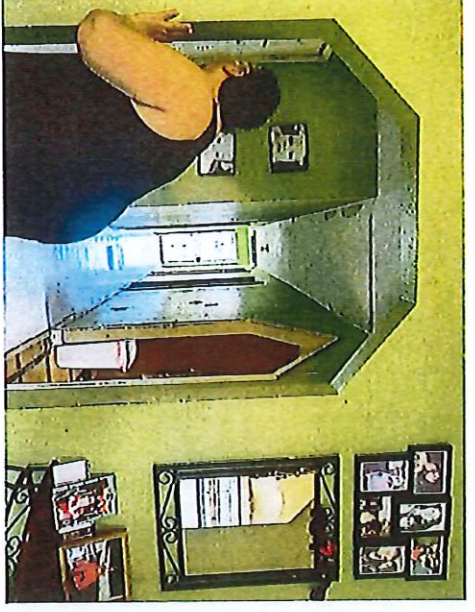
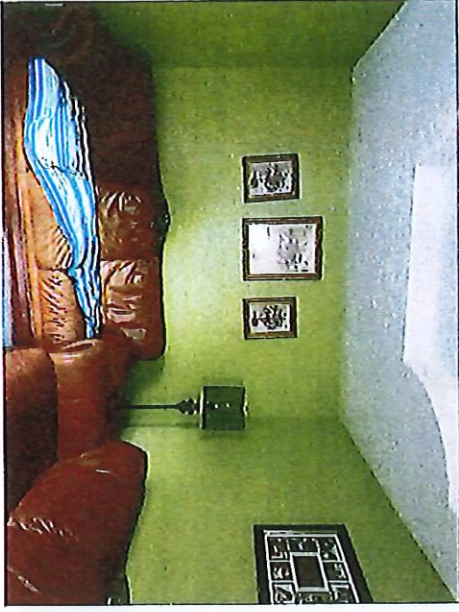
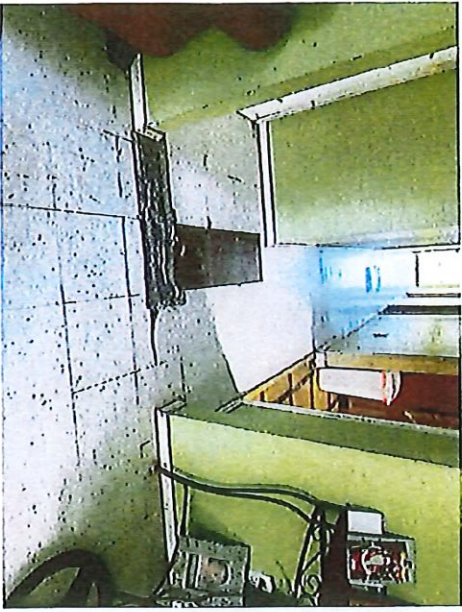
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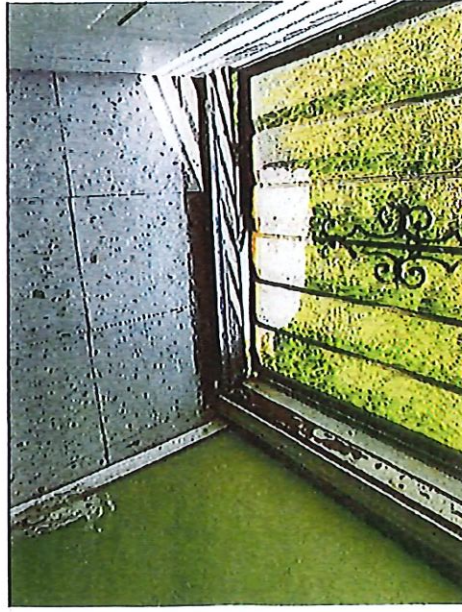
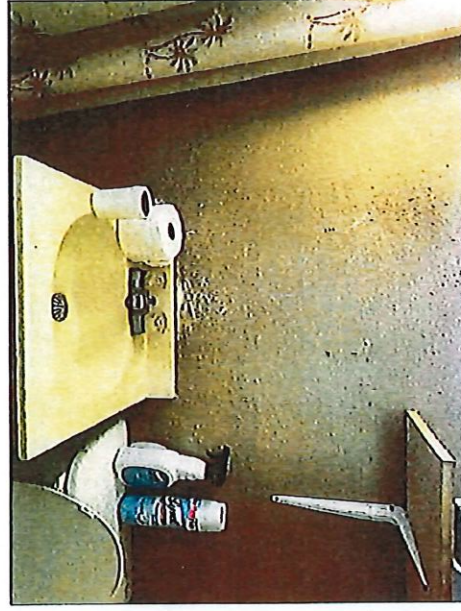
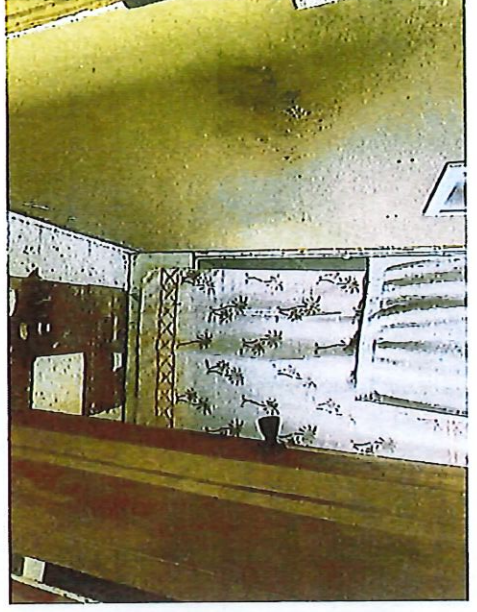
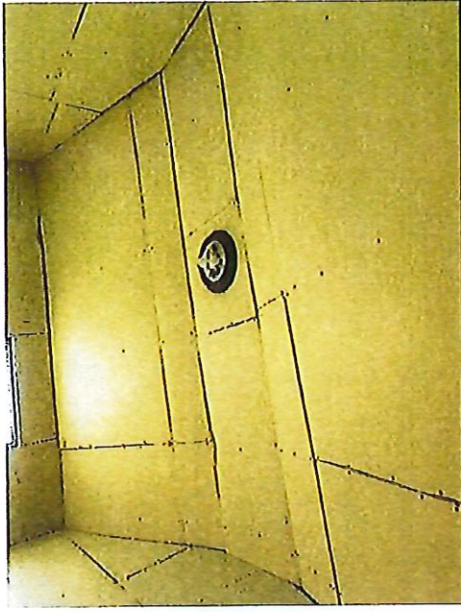
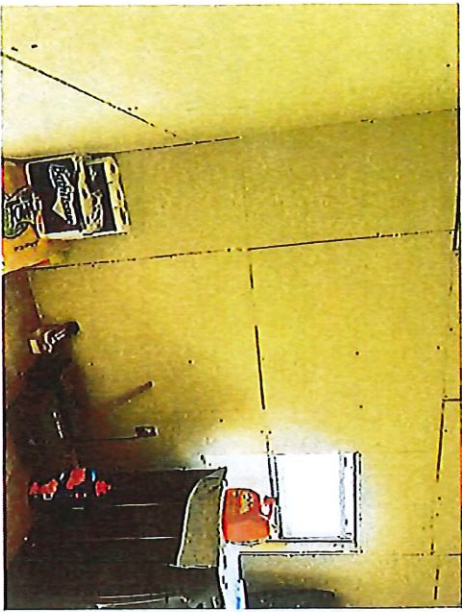
Housing Division Manager Approval

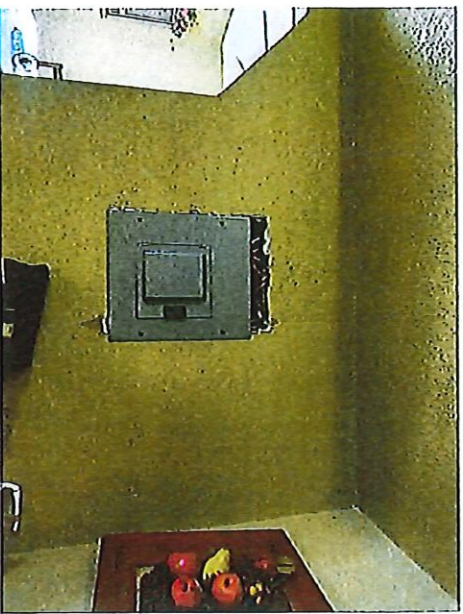
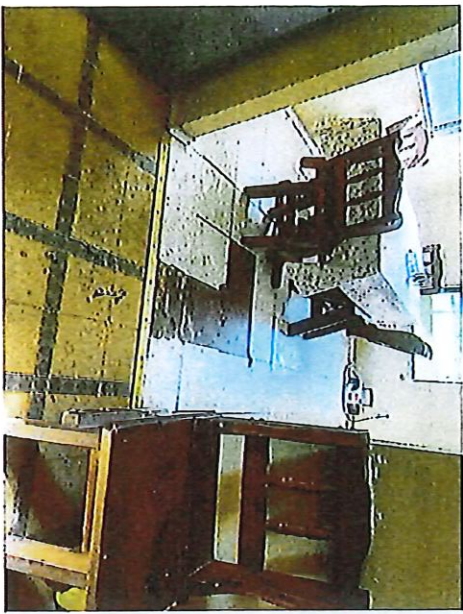
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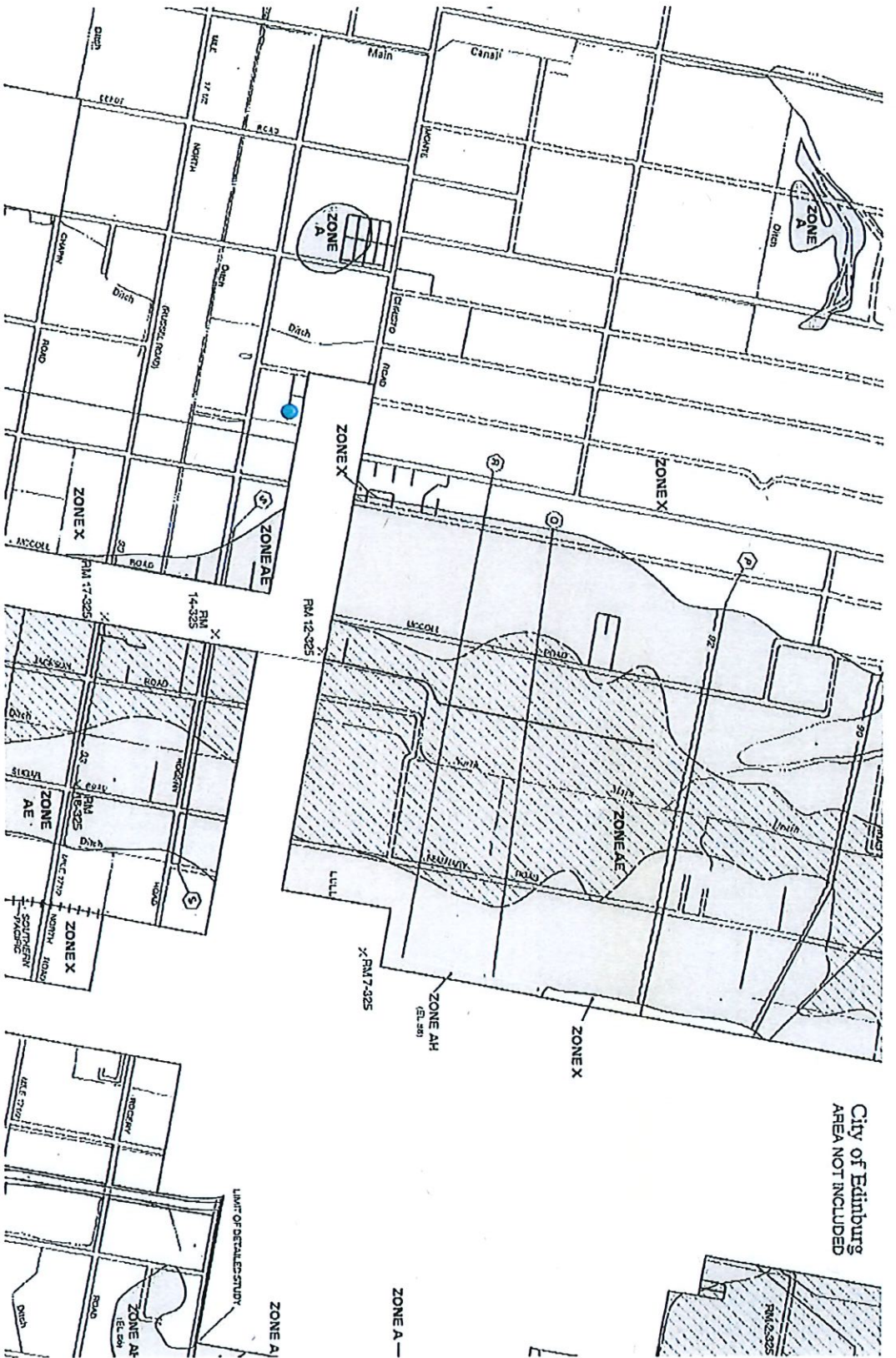








RCW Subdivision Lot #72 Edinburg Texas 78541 FIRM ZONE X



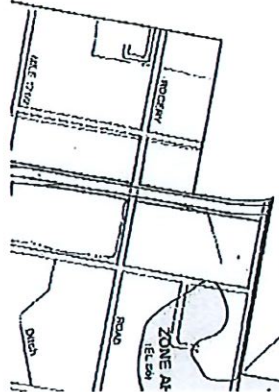
City of Edinburg
AREA NOT INCLUDED



ZONE A -

ZONE A

LIMIT OF DETAIL STUDY



FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
INSURANCE RATED AREA

COMMUNITY PANEL NUMBER
430024.0215.0
MAP REVISION:
JUNE 8, 2000

Federal Emergency Management Agency

LEGEND

- Zone A - Flood Insurance Rate Map
- Zone AE - Flood Insurance Rate Map
- Zone AH - Flood Insurance Rate Map
- Zone X - Flood Insurance Rate Map
- Other symbols and lines representing various map features.

NOTES

1. This map was prepared by the Federal Emergency Management Agency (FEMA) under contract to the United States Department of Commerce.
2. This map is based on the Flood Insurance Study (FIS) for the community of Hidalgo County, Texas, dated June 8, 2000.
3. The Flood Insurance Study (FIS) is a study of the community's flood hazard areas and the flood insurance rates for those areas.
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