

Housing Rehab Program

ENTITY: City of Elsa

PROJECT: Reconstruction of a single family housing unit located at: 418 W. Ave., Elsa, 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 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

Hortencia Rosalez	Family of one (1)	
	Does applicant meet	
EL#25-25-01	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 – Elderly
	Number of Bedrooms:	2
	Square Feet:	864
	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 1984

RECOMMENDATION:

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

INITIAL INSPECTION

Date: January 30, 2024

City: Elsa

If County Wide, Precinct #: 1

Name of Applicant: Hortencia Rosalez

Inspector: Irene Montoya

Address: 416 W 3rd Ave., Elsa, Texas

Year House was built: 1984

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 [] 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 did not open properly due to old and damaged door frames; all other interior door are in poor shape; holes in them and all need to be replaced.

Qty: 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 \$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.):**

Notes: The front and rear entrance appear to have wood board that are old and broken.

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.

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:

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 \$

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

Notes: Family does not have gas connection

Dimensions: Estimated Cost \$

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

Notes:

Estimated Cost \$

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

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

Yes [] No [X]

Location(s): No, exposed electrical line but family did mention the wiring is old and some of the outlet doesn't work.

Notes: Electrical hazard

Estimated Cost \$3,000

INTERIOR

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

Notes: The house is in need of new flooring. The existing linoleum is in poor shape and is coming unglued all around the home posing 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 \$3,000

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

Notes: Kitchen cabinets in rough shape 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 [] Replace [X]

Notes: The ceiling needs to be replaced due to water stains have occurred throughout the years.

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

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? No

Notes the water heater appears to be fairly new but it's been about 8 years old. The water heater is located in the laundry room area.

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 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: There appears to be no insulation in the home due to home is home is very old. Home needs to be insulated.

Dimensions:

Estimated Cost \$ 2,000

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

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 [X] No []
Are the rooms free from electrical hazards? No

Location(s): Entire home

Notes: There were outlets throughout the home that are not working. There were some overloaded electrical cords throughout 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 \$41,000.00

Current Value of Structure \$29,714.00

50% Value \$14,857.00

Program Coordinator I

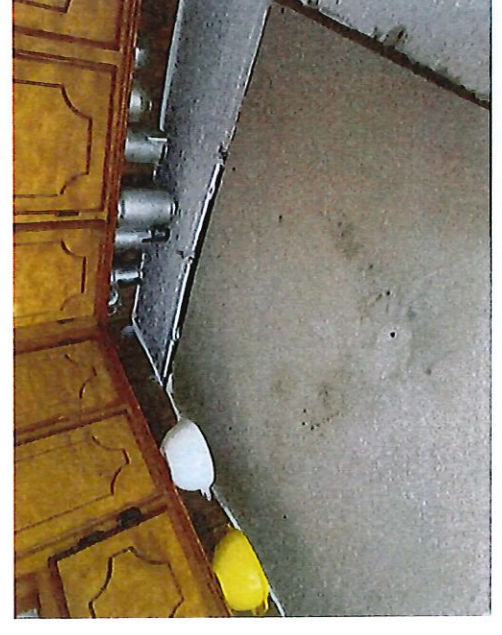
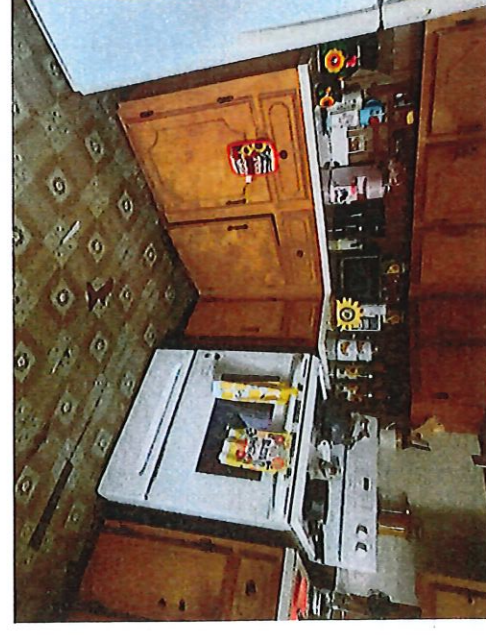
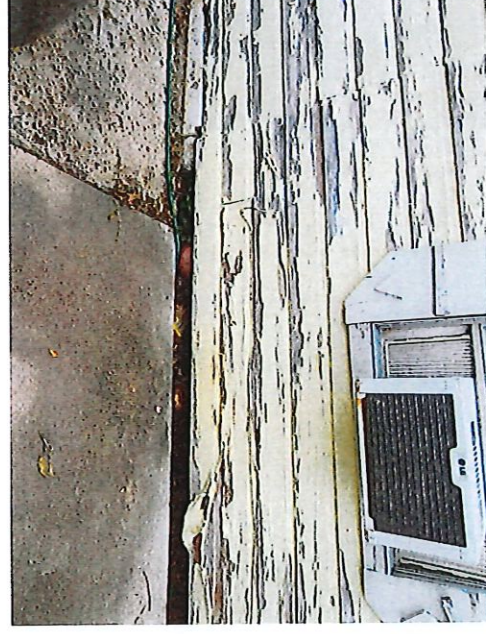
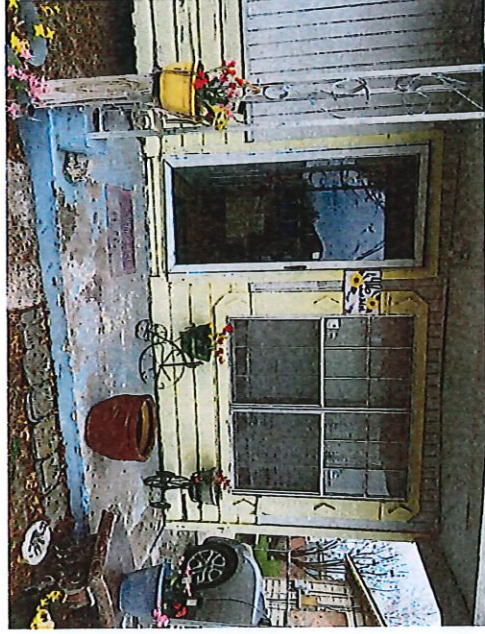
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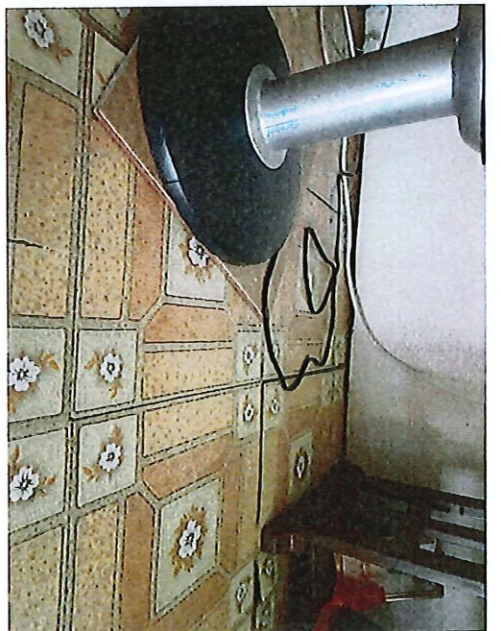
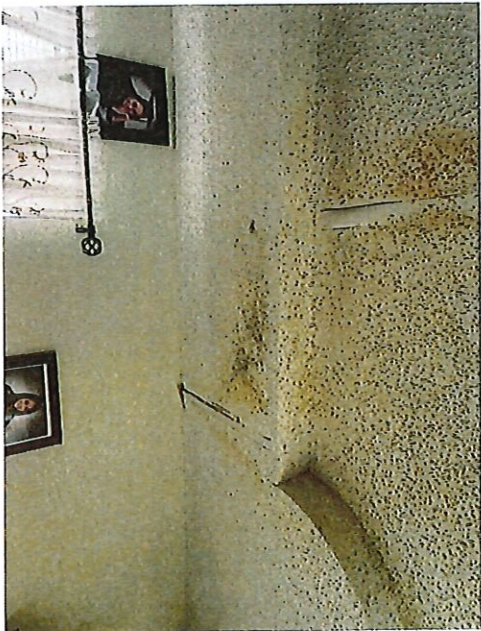
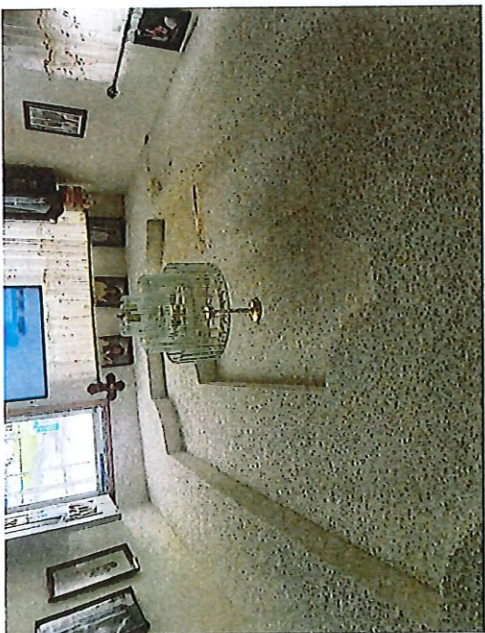
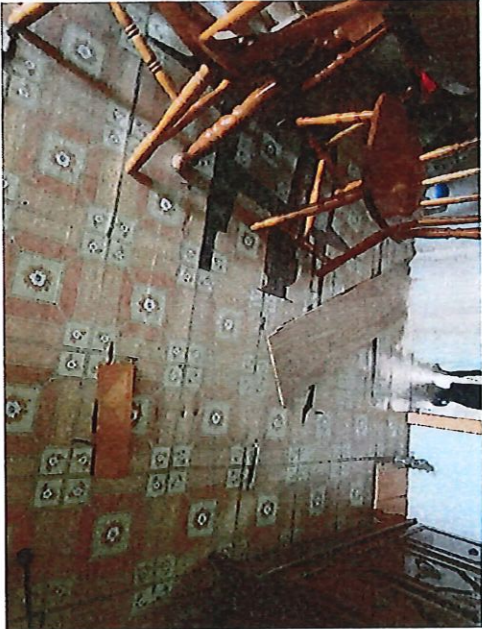
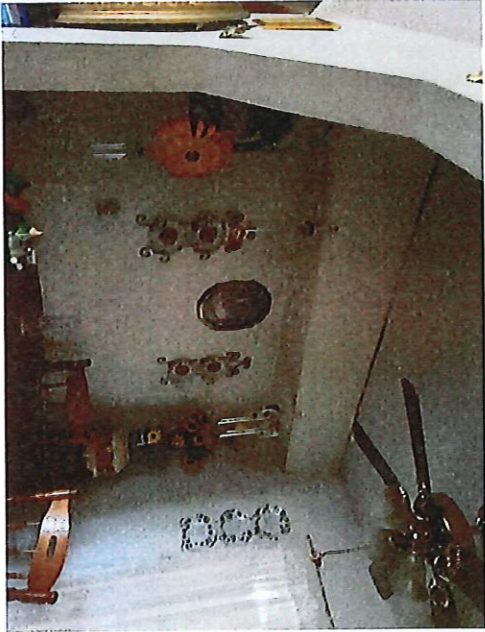
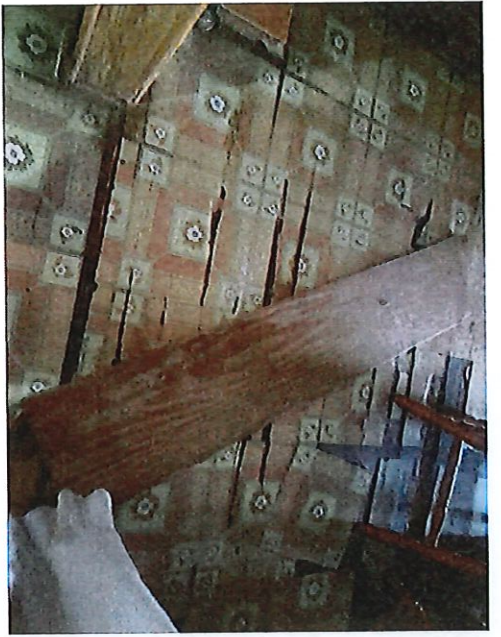
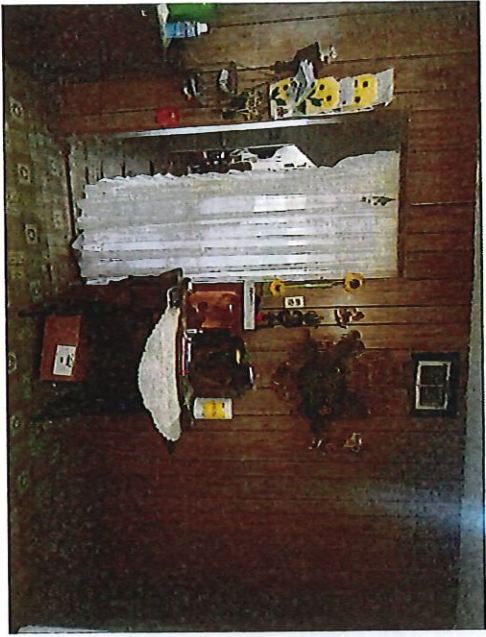
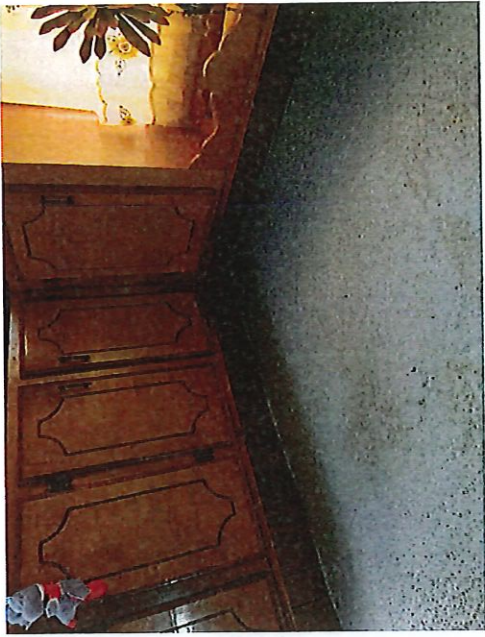
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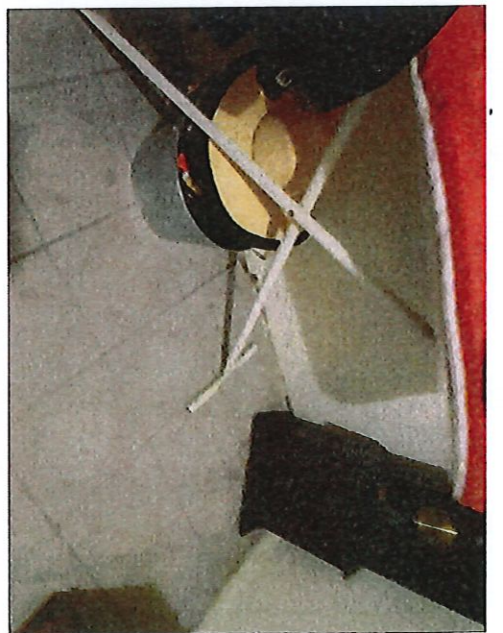
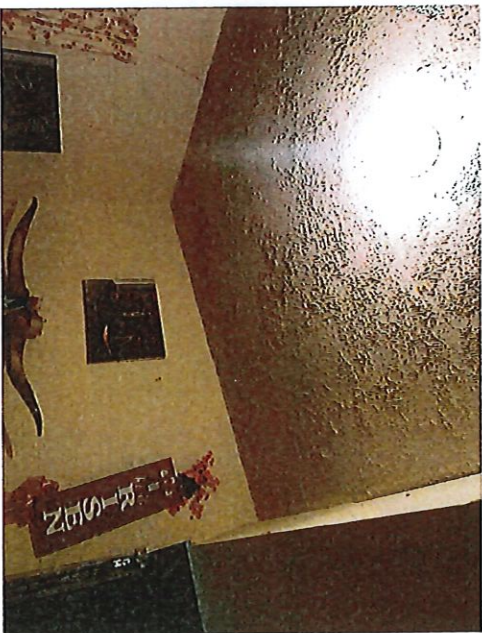
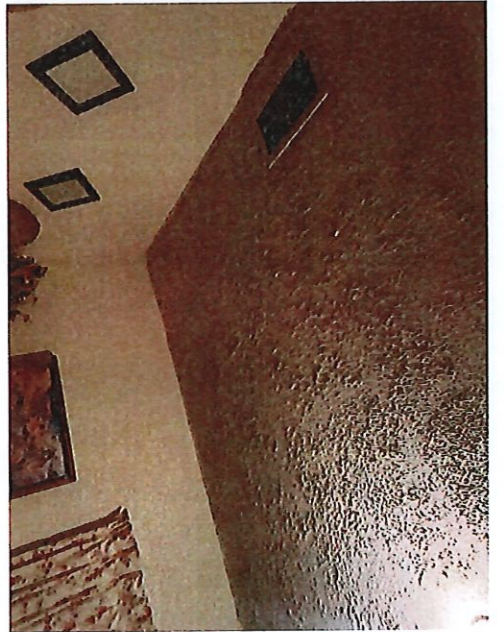
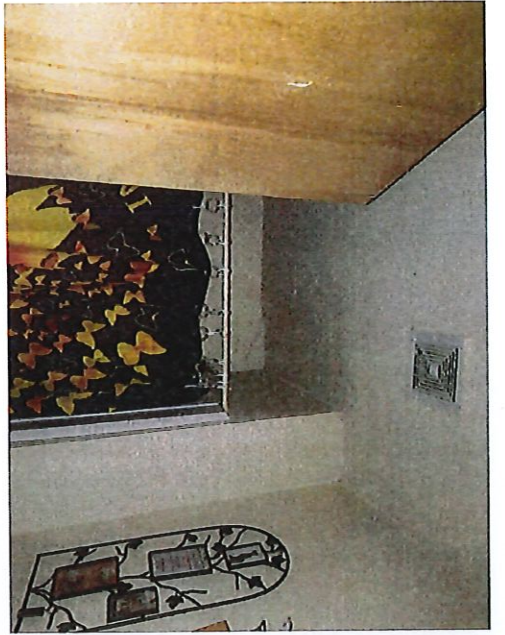
Housing Division Manager Approval

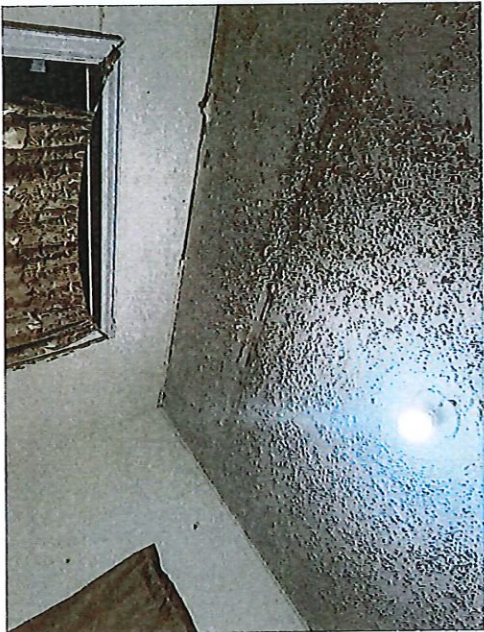
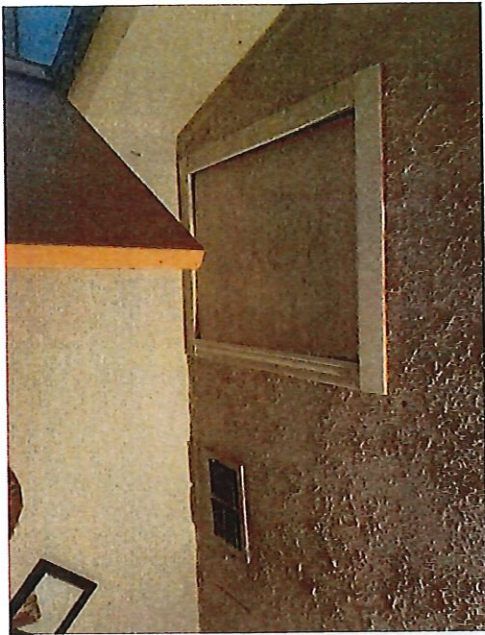
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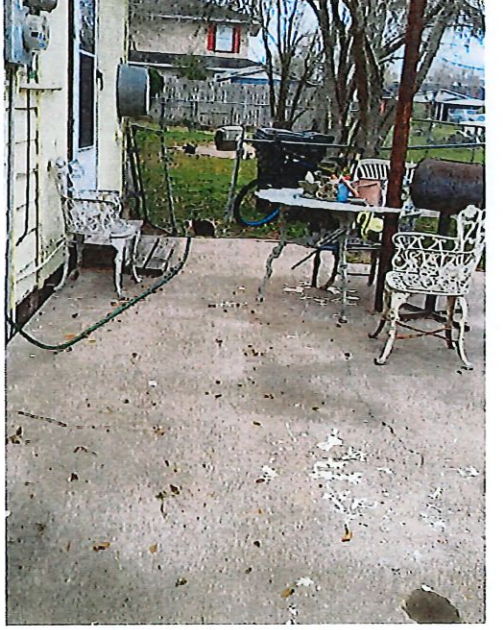
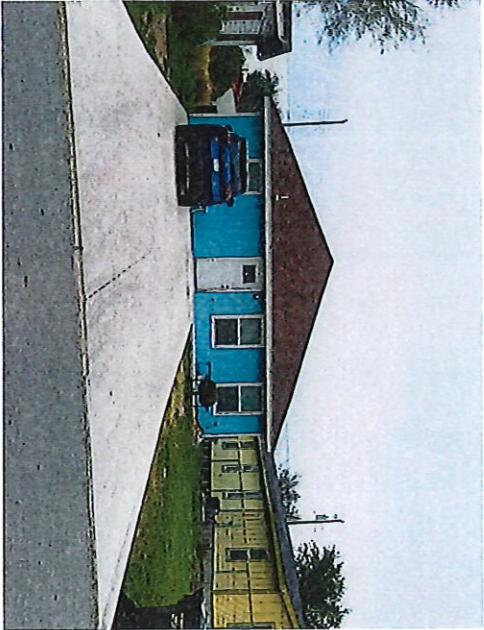
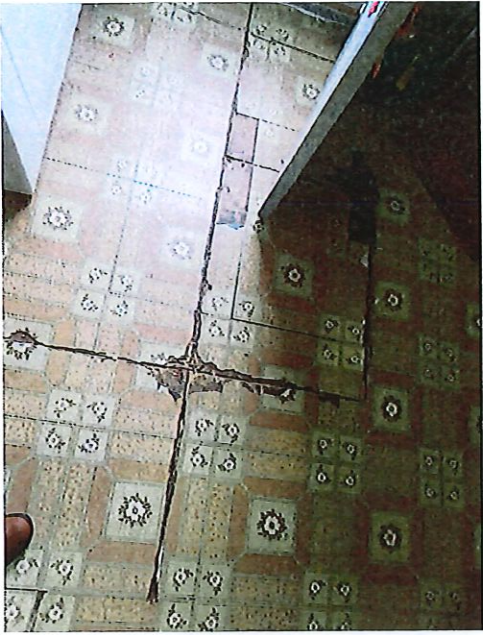
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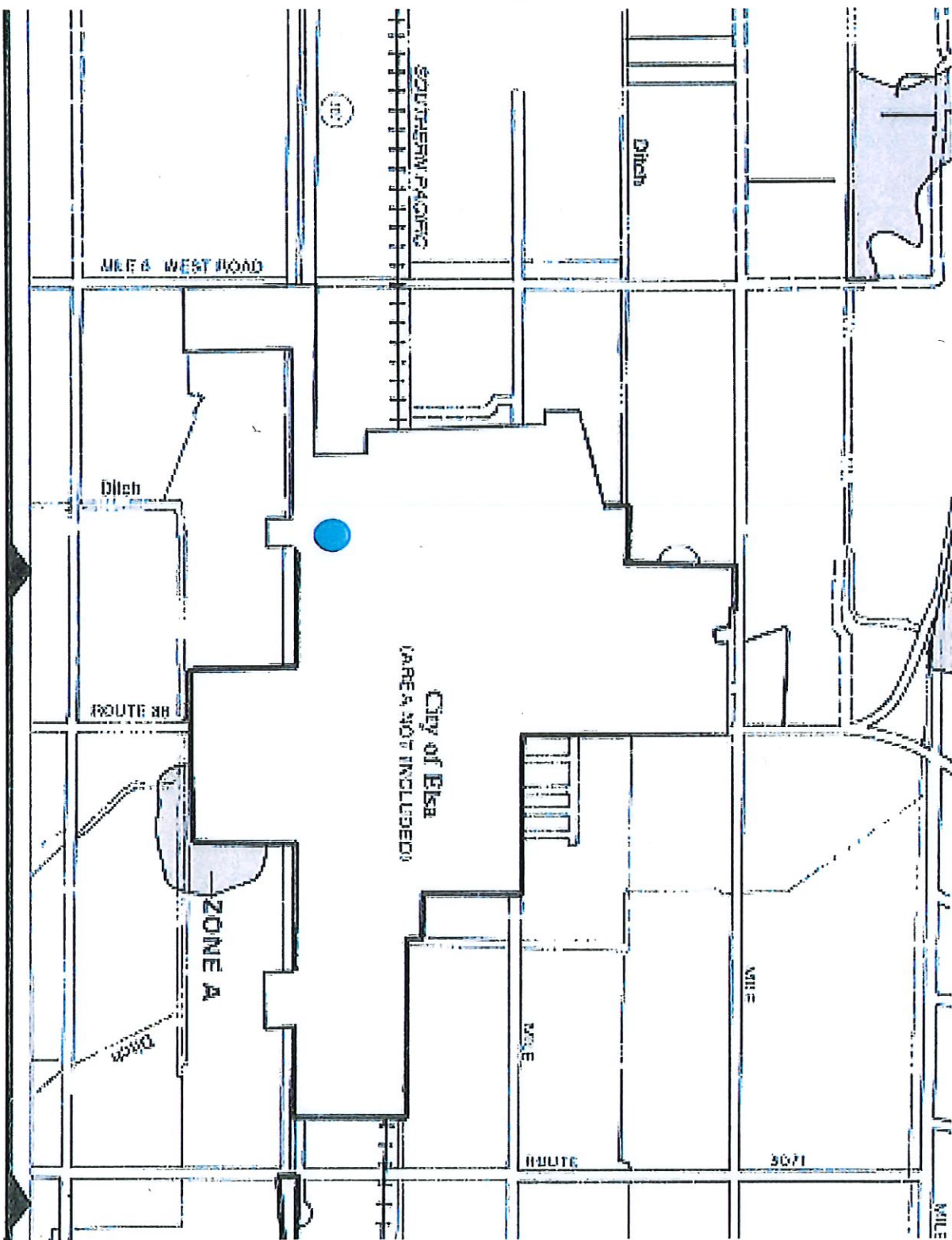








Mckee Subdivision No. 2 Lot 21 Block 4, Elsa, Texas 78543 FIRM ZONE C



FIRM
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

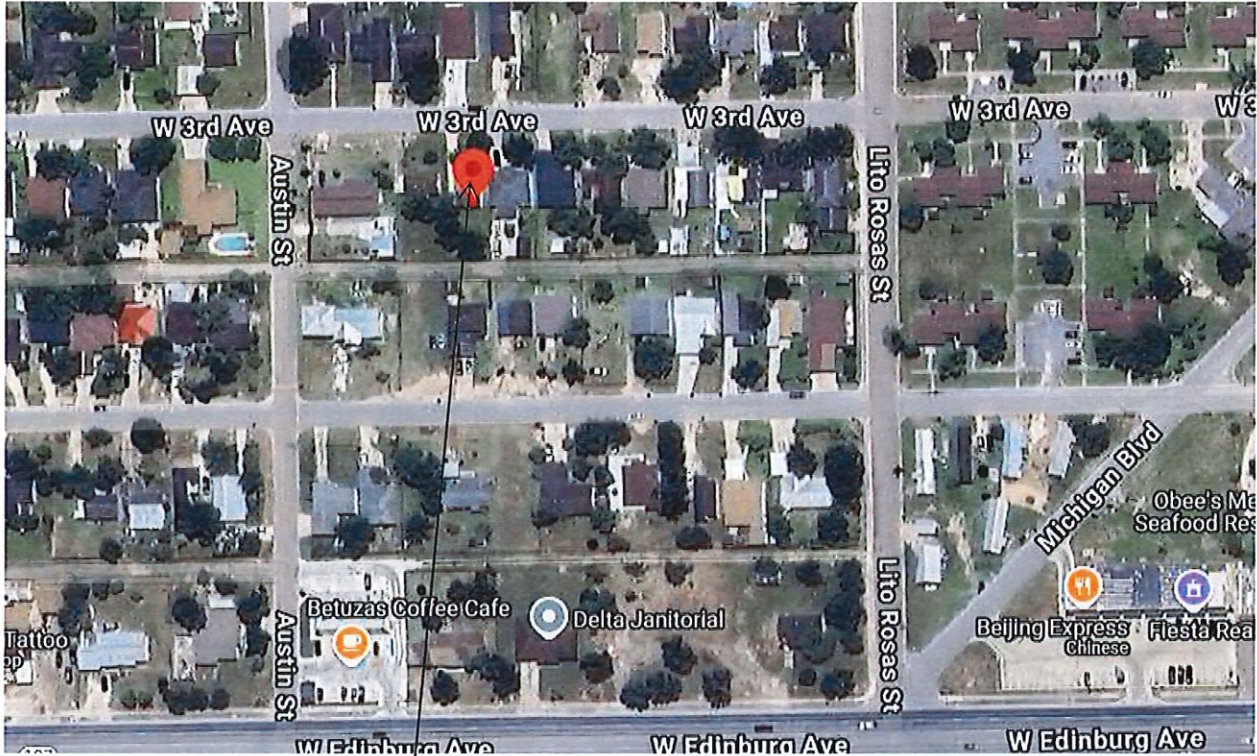
HIDALGO COUNTY,
 TEXAS
 (UNINCORPORATED AREAS)

COMMUNITY PANEL NUMBER
 48333-0330 C
 MAP REVISION:
 JUNE 6, 2000

Federal Emergency Management Agency

GENERAL NOTES	
1.	Map is for informational purposes only and does not constitute a contract.
2.	Map is subject to change without notice.
3.	Map is not to be used for any purpose other than that for which it was prepared.
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SITE LOCATION MAPS
416 W. 3rd Ave., Elsa, Texas 78543



SUBJECT PROPERTY

