

INITIAL INSPECTION

Date: August 27, 2024

City: Weslaco

If County Wide, Precinct #: 1

Name of Applicant: Ramiro & Valentina Flores

Inspector: Irene Montoya

Address: 1707 N. Montana St., Mission, Texas 78573

Year House was built: 1990

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 \$ 3,500

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 & termites.

Dimensions Estimated Cost \$ 2,500

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

Notes: The window is very old and broken, the rest of the windows to the other rooms are damage as well.

Qty: 8 Estimated Cost \$ 2,000

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

Notes: The front door does not open properly due to old and damaged door frames.

Qty: 4 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 bad shape and needs to be replaced.

Dimensions Estimated Cost \$ 3,000

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

Notes: The front entrance is a couple of bricks with a piece of wood that is broken. This is a safety hazards for the family to be using as stairs.

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 \$600

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 [] Repair [] Replace [X]

Is water pressure good? Yes

Notes: The water pressure was observed in the bathroom and the pressure was very weak.

Dimension: Estimated Cost \$1,500

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

Notes: Family does not have gas connection

Dimensions: Estimated Cost \$ 0

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): The entire exterior of home has exposed electrical line and extension cords along walls and overhead trims making it a safety hazard.

Notes: Electrical hazard

Estimated Cost \$3,500

INTERIOR

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

Notes: The floor is old and in rough shape. The existing linoleum is in poor shape and is coming unglued all around the home posing tripping hazard. The home does have floor trimming that are falling apart observed at the time of inspection.

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: Kitchen cabinets are in rough shape and not enough food prep surface. Repair is needed under the sink where water damage has taken place. Family uses table to stack up all the dishes and food observed at the time of inspection. .

Dimensions Estimated Cost \$ 2,500

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

Notes: The ceiling needs to be replaced, there are several areas of the home where the ceiling paint is falling 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 \$ 1,500

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 old and there are signs of corrosion.

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: The home has insulation but is in bad shape due to holes in walls that there are rotten living in the wall that have messed up the insulation. This was observed at the time of inspection.

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 spiders are present. Owner states house is in fact infested with rats and rodents.

Estimated Cost \$ 1,500

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

Yes [X] 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	\$40,100.00
Current Value of Structure	\$29,084.00
50% Value	\$14,542.00

Program Coordinator I

2/6/25

Date

Housing Division Manager Approval

2/6/25

Date