

# Housing Rehab Program

**ENTITY:** City of Progreso

**PROJECT:** Reconstruction of a single-family housing unit located at: 1109 E. Baker St. Weslaco, 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 June 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>Jose &amp; Rebecca Casarez</b> <b>PG#65-25-01</b>	Family of three (3) 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 <b>N/A</b> 1 current N/A N/A No - Deferred Loan - Elderly  2 598 No \$ 54,000.00
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Existing Dwelling: 2 bedrooms mobile home, built in 1974

**RECOMMENDATION:**

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

# INITIAL INSPECTION

Date: September 11, 2024

City: Weslaco

If County Wide, Precinct #:

Name of Applicant: Jose A. Casarez

Inspector: Eric Gonzales

Address: 1109 Baker dr.

Year House was built: 1974

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## EXTERIOR

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

Notes: The Foundation is made up of pier and beam. The foundation needs to be repaired due to severe deterioration and is uneven.

Dimensions: 38'x27'

Estimated Cost \$ 5000

2. **Exterior Walls:** Good [ ] Repair [ X ] Replace [ ]  
Are the exterior surfaces sound and free from hazards? No

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 needs to be replaced and sealed to prevent future deterioration.

Dimensions

Estimated Cost \$ 1500

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

Notes: The windows are not in good working order and need to be replaced. Windows are aluminum and many are cracked and do not open.

Qty. 9

Estimated Cost \$6,300

4. **Doors:** Good [ ] Repair [ ] Replace [ ]  
What are the conditions of the exterior doors? No

Notes: The front and rear exterior doors need to be replaced. The door frames is damaged and cracked due to the shifting of the house.

Qty.2

Estimated Cost \$ 1,500

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

Notes: The overhang is in bad shape. There are many areas where the overhang has deteriorated due to moisture or termites. Overhang needs to be replaced and sealed to prevent future deterioration. The trim needs to be replaced due to deterioration.

Dimensions Estimated Cost \$ 2,308

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? No

Notes: The roofing shingles and paper felt need to be replaced. The plywood decking needs to be inspected for deterioration due to severe water stains in the house.

Dimensions 38'x 27' Estimated Cost \$ 5,130

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

Notes: The front porch has a ramp not to code and has no rails, the side door steps are old and broken causing a tripping /fall hazard.

Estimated Cost \$ 1,000

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

Notes:

Dimension Estimated Cost \$ 0

9. **Septic Tank: Yes** Good [ ] Repair [ ] Replace [ ]  
**Sewage Connected to Septic System? No**  
**# of years with current Septic System: N/A**

Is plumbing free from sewer back up? Yes

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

Notes: There is an abandoned open septic tank under the house that needs to be removed.

Estimate Cost \$ 800

10. **Water Line:** Good [ ] Repair [ X ] Replace [ ]  
Is water pressure good? Yes

Notes:

Estimated Cost \$ 0

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

Notes:

Estimated Cost \$ 0

12. **Other observations about all Exterior Plumbing/Drain/Sewer:**  
Plumbing is exposed throughout the entire home; vent pipes not above roof line, water lines leaking.

Estimated Cost \$ 500

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

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

Yes [ ] No [ X ]

Location(s): Electrical wires without proper conduit alongside of the house.

Notes: Electrical hazard

Estimated Cost \$ 500

## INTERIOR

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

The flooring for the entire house needs to be replaced. In several areas in the house the VCT has come unglued and or worn down to the subfloor.

Describe Specific Floor **Problem Areas:** Entire house

**Is Floor Repairable** Yes [ ] No [ X ]

Notes:

Dimensions: 38'x27'

Estimated Cost \$ 3,328

15. **Condition of Kitchen Cabinets:** Good [ ] Repair [ ] Replace [ X ]  
Are the kitchen cabinets in good shape and are they serving their purpose? No

Notes: The kitchen cabinets are in need of repair. Repair is needed under the sink and behind the faucet where water damage has taken place.

Dimension: 7' x 2' Estimated Cost \$ 1,750

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

Notes: The ceiling coverings have cracks around the perimeter walls due to foundation movement. There are several areas where water damage has stained the ceiling. There are also signs of termites and rodent infestation.

Dimension: Estimated Cost \$ 2,565

17. **Wall Coverings:** Good [ ] Repair [ X ] Replace [ ]  
Interior Trim Good [ ] Repair [ X ] Replace [ ]  
Interior Finish (Wall Texture) Good [ ] Repair [ X ] Replace [ ]

Notes: The wall coverings and trim are in need of repair. There are holes in walls and cracks due to foundation movement. Door frames and trims are broken and do not close properly.

Dimension: Estimated Cost \$ 5,130

18. **Water Heater:** Good [ X ] Repair [ ] Replace [ ]  
Is hot water heater located and equipped in a safe manner and free of hazards?

Notes:

Estimated Cost \$

- 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? Yes

Notes:

Estimated Cost \$ 700.00

19. **Insulation:** Good [ ] Repair [ X ] Replace [ ]

Are the attic and walls appropriately insulated for regional conditions? No

Notes: There is no insulation in the attic or walls as per inspection.

Estimated Cost \$ 1200

20. **Lead Base Paint Assessment** Required  Not Required

Estimated Cost \$ 600

21. **Infestation** – Is the unit free from rats or severe infestation by mice or vermin?  
Yes  No

Notes: No signs of vermin or insects observed in time of inspection

Estimated Cost \$ 500

22. **Electrical Hazards** are the rooms free from electrical hazards?  
Yes  No

Location(s): Throughout the house

Notes: There were several plugs throughout the house that were not working. Several ceiling light fixtures in the house were also not working. Electrical needs to be inspected for electrical shorts.

Estimated Cost \$ 1,200

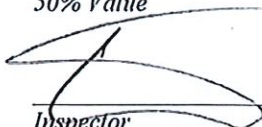
23. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation): Recommend demolition and reconstruction due to repairs exceeding over 50% of the value of dwelling and will be triggering policy for Reconstruction.**

- Note - If more room is needed, attach additional sheet.

Total Rehab Estimated Cost \$ 42,038

Current Value of Structure \$ 22,974

50% Value \$ 11,487

  
Inspector

9-23-24  
Date

  
Division Director Approval

9/23/24  
Date

1109 Baker Dr., Weslaco TX



Front Elevation



Rear Elevation

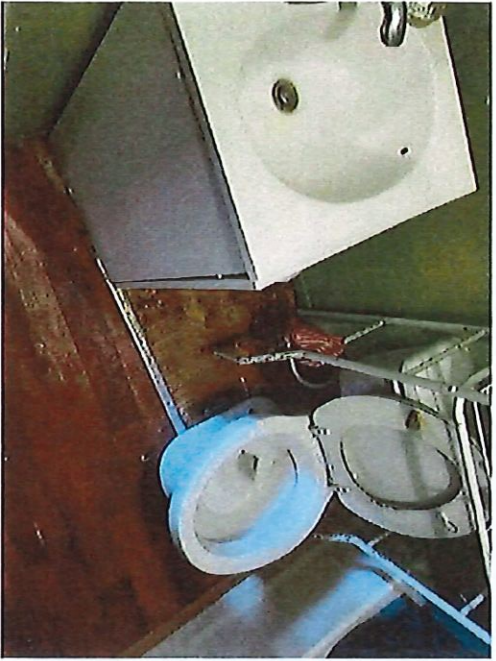


Left Elevation



Right Elevation

1109 Baker Dr., Weslaco TX



Mold and water damage in bathroom

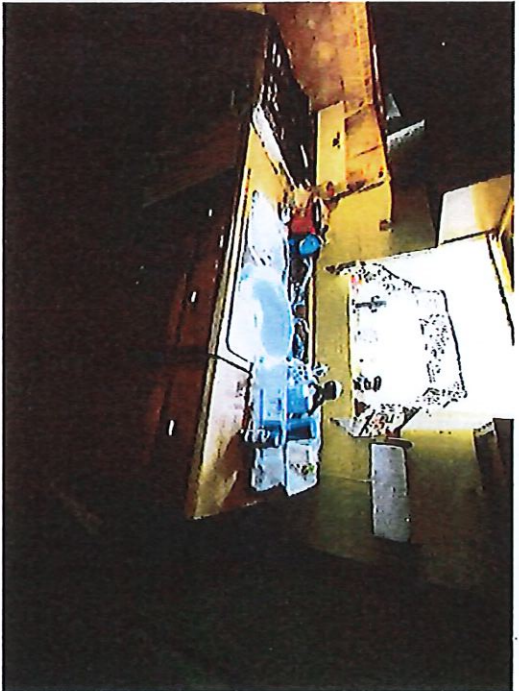
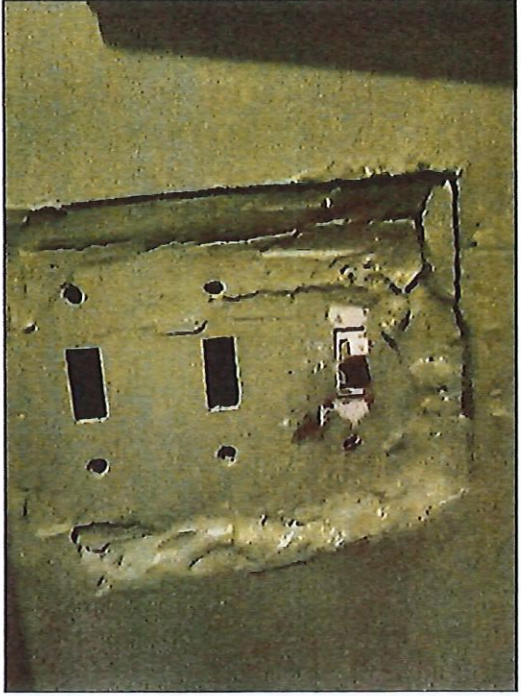


Uneven flooring

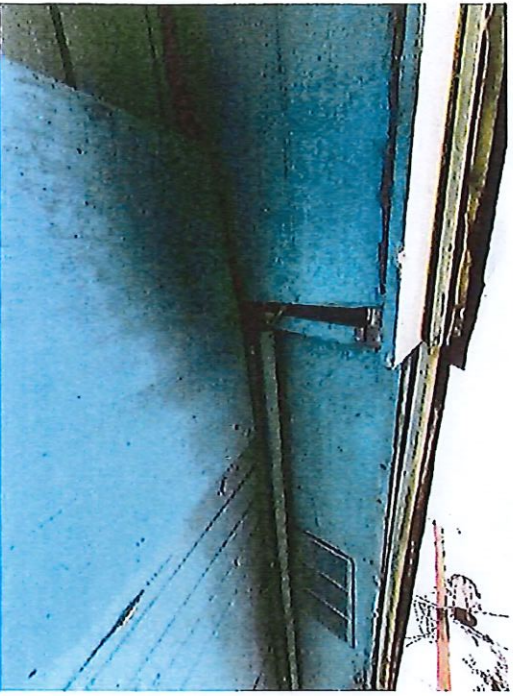


Mold and water damage in kitchen

1109 Baker Dr., Weslaco TX



Electrical Deficiencies



1109 Baker Dr., Weslaco TX



Soffit and Fascia

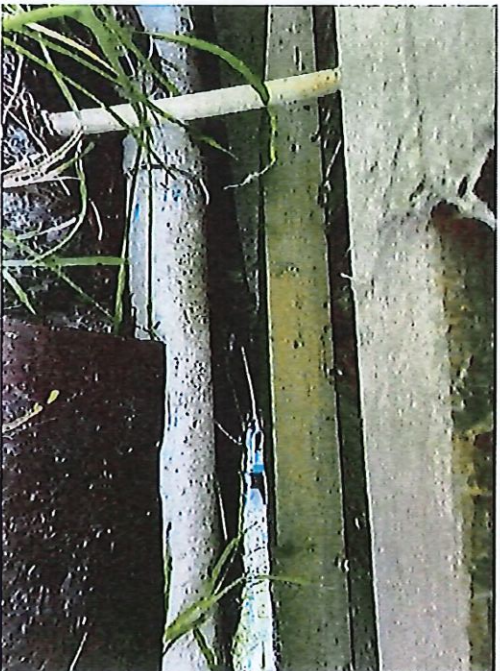


Pier & beam sunken into ground and 2x4's used to level



Siding inoperable windows and inoperable rear exit

1



Sub-floor shows signs of water damage and rot

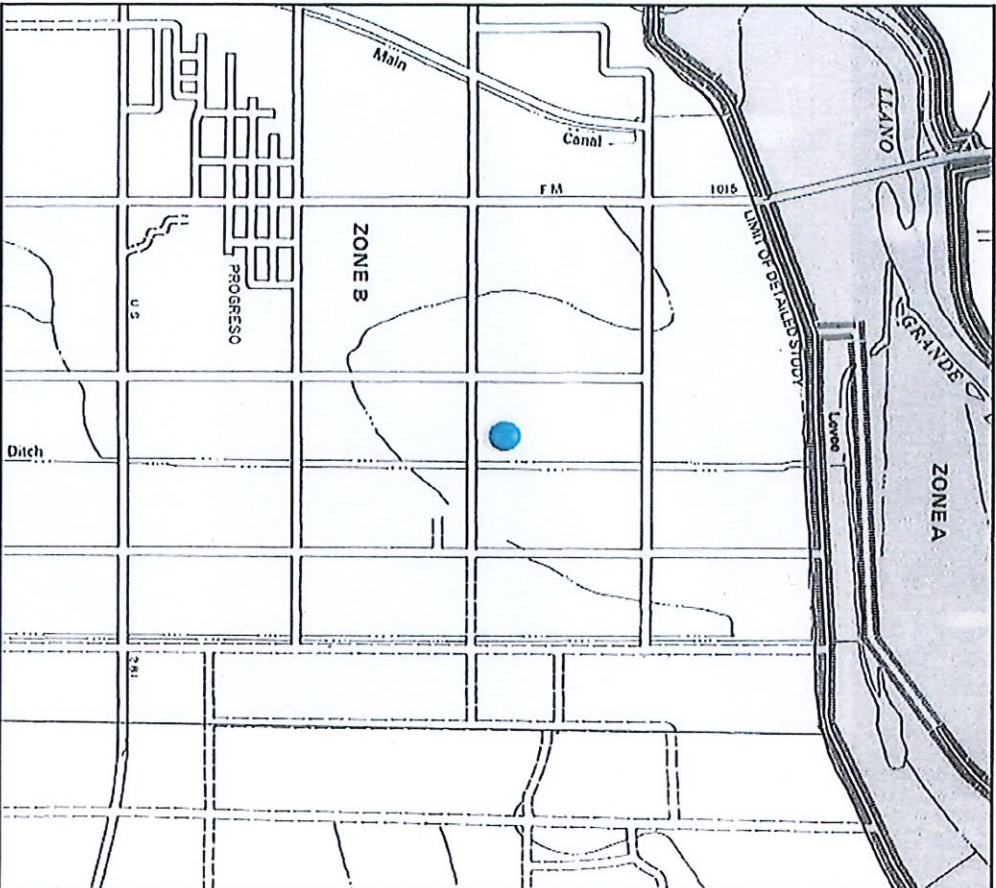
1109 Baker Dr., Weslaco TX



Ceiling Deficiencies



COLONIA LAS PALMAS LOT 19 BLK 3  
 1109 E Baker Dr., Weslaco Texas 78596  
 FIRM ZONE B



Program at (800) 638-6620 or (800) 424-8872.



APPROXIMATE SCALE  
 2000 0 2000 FEET

NATIONAL FLOOD INCENTIVE PROGRAM  
**FIRM**  
 FLOOD INSURANCE RATE MAP  
 HIDALGO COUNTY,  
 TEXAS  
 (UNINCORPORATED AREAS)  
 PANEL 525 OF 525

COMMUNITY PANEL NUMBER  
 450334 0255 B  
 EFFECTIVE DATE:  
 JANUARY 2, 1995

Federal Emergency Management Agency  
 Federal Insurance Administration

This is an official Floodplain Zoning Map of the administrative district map provided herein. It is a part of the National Flood Insurance Program. The map is based on the Flood Insurance Rate Map (FIRM) and is subject to change without notice. The user should refer to the Flood Insurance Rate Map (FIRM) for the most current information. The user should also refer to the Flood Insurance Rate Map (FIRM) for the most current information. The user should also refer to the Flood Insurance Rate Map (FIRM) for the most current information.

KEY TO MAP

- 500-Year Flood Boundary
- 100-Year Flood Boundary
- Zone Designations with Community Identification
- 100-Year Flood Boundary
- 500-Year Flood Boundary

513

Base Flood Elevation Line  
 With Elevation in Feet

(E.L. 927)

Zone Flood Elevation in Feet  
 Where Uniform Within Zone

RM7 X  
 \*MT 5

Elevation Reference Mark

\*MT 5

River Mile

\*MT 5

\*EXPLANATION OF ZONE DESIGNATIONS

- EXPLANATION**
- ZONE**
  - A** Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
  - A0** Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
  - AM** Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
  - A1-A30** Areas of 100-year flood; base flood elevations and flood hazard factors determined.
  - A39** Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
  - B** Areas between limits of the 100-year flood and 500-year flood; average depths of inundation are shown, but no flood hazard factors are determined.
  - C** Areas of minimum flooding (no shading).
  - V** Areas of 100-year coastal flood with velocity wave action.
  - V1-V20** Areas of 100-year coastal flood with velocity wave action; base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the Special Flood Hazard Zones (SFHZ) may be designated as flood control structures. This map is for flood insurance purposes only; it does not indicate any other uses or zoning. For information on flood insurance, contact your insurance agent or the Federal Emergency Management Agency. For additional information, contact the Federal Emergency Management Agency. For additional information, contact the Federal Emergency Management Agency.

NATIONAL RECOGNITION

FLOOD HAZARD ZONING MAP REVISIONS

FLOOD INSURANCE RATE MAP REVISIONS

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