

Housing Rehab Program

ENTITY: Countywide

PROJECT: Reconstruction of a single-family housing unit located at: 2704 Limon Dr. Mission Texas

FUNDING YEAR: HOME 2025

SYNOPSIS:

The family is being recommended for applicant approval under the Owner-Occupied Housing Rehabilitation Program. The applicant has been on the waitlist since March 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

Rita Cervantes	Family of one (1)	
CW#85-26-01	Does applicant meet	
	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:	3
	Square Feet:	1884
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 44,450.00
	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: March 4, 2025

City: Mission

If County Wide, Precinct #:

Name of Applicant: Rita Cervantes

Inspector: Eric Gonzales

Address: 2704 Limon Dr.

Year House was built: 1983

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: 39'x31'

Estimated Cost \$ 8,480

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

Notes: The exterior wall siding is in ok shape.

Dimensions

Estimated Cost \$ 0

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

Notes: The windows are in good working order

Qty.

Estimated Cost \$0

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 [X] Replace []
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 \$ 3,816

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 39'x 30' Estimated Cost \$ 9,980

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

Notes: Needs front stairs

Estimated Cost \$ 500

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

Notes:

Dimension Estimated Cost \$ 0

9. **Septic Tank: Yes** Good [X] 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 \$ 0

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

Notes:

Estimated Cost \$ 0

11. **Gas Line:** Good 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 properly secured and exposed.

Estimated Cost \$ 1,000

13. **Electrical Lines:** Good Repair Replace

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

Yes No

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 the subfloor is uneven .

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

Is Floor Repairable Yes No

Notes:

Dimensions: 39'x30' Estimated Cost \$ 5,427

15. Condition of **Kitchen Cabinets:** Good Repair Replace
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 \$ 0

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.

Dimension: 39' x 30'

Estimated Cost \$ 4,240

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

Notes: The wall coverings are in decent shape

Dimension: Estimated Cost \$ 0

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 []

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 \$ 0

19. **Insulation:** Good [X] Repair [] 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 \$ 0

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

Estimated Cost \$ 0

21. **Infestation** – Is the unit free from rats or severe infestation by mice or vermin?

Yes [] No [X]

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

Estimated Cost \$

22. **Electrical Hazards** are the rooms free from electrical hazards?

Yes [] No [X]

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 \$ 36,643.00

Current Value of Structure \$ 54,031.00

50% Value \$ 27,015.50

[Signature]
Inspector

[Signature]
Division Director Approval

3-5-25
Date

3/5/25
Date

2704 Limon Dr. Mission TX



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

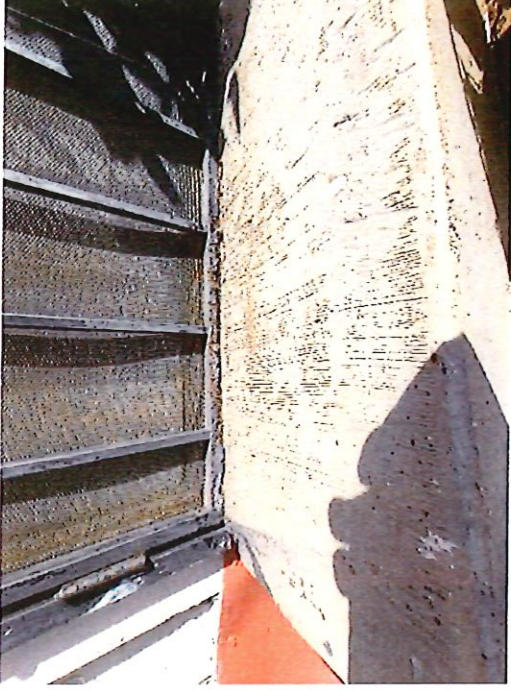
2704 Limon Dr. Mission TX



Soffit and Fascia



Front porch has mold and water damage



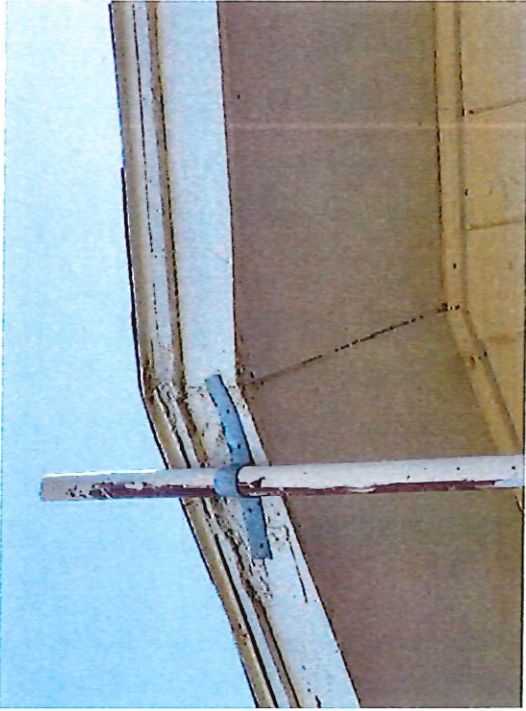
front door does not open



Sub-floor shows signs of water damage and rot

2704 Limon Dr. Mission TX

Exposed Plumbing



Exposed electrical wires

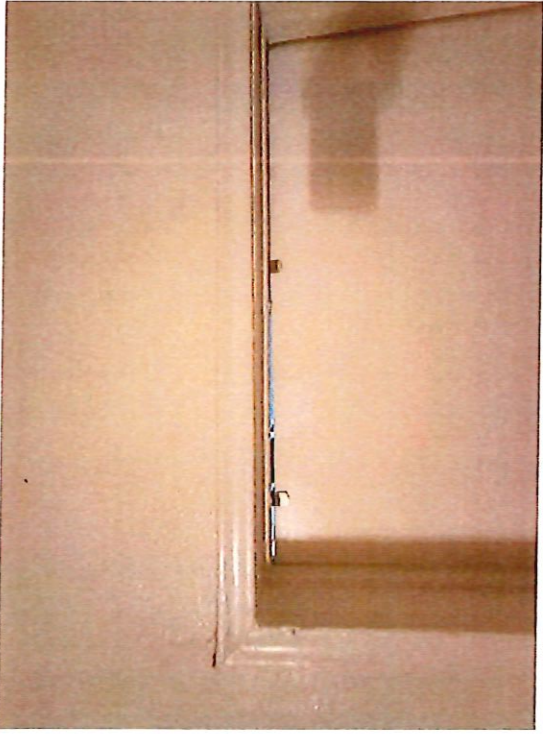
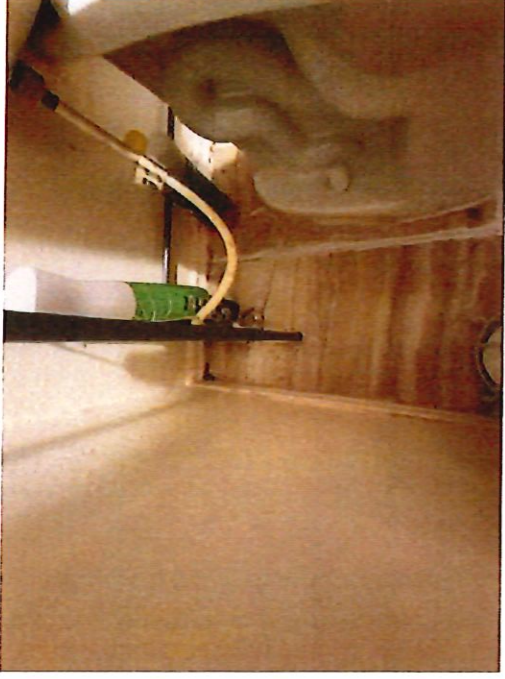


Sewer pipes not properly suspended or secured



2704 Limon Dr. Mission TX

Floor and Sub Floor warped and uneven



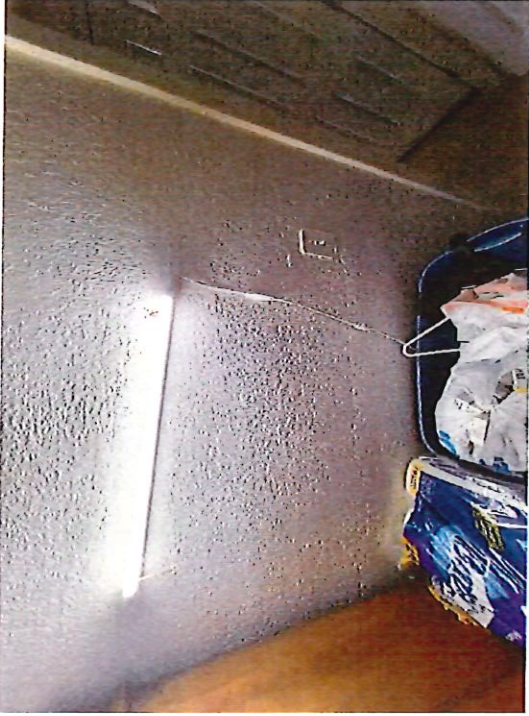
2704 Limon Dr. Mission TX

Ceiling and wall Deficiencies



2704 Limon Dr. Mission TX

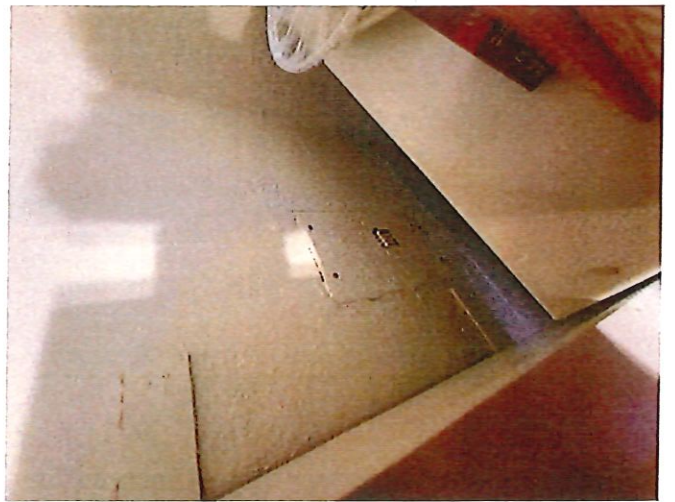
Electrical Deficiencies



Electrical panel #2

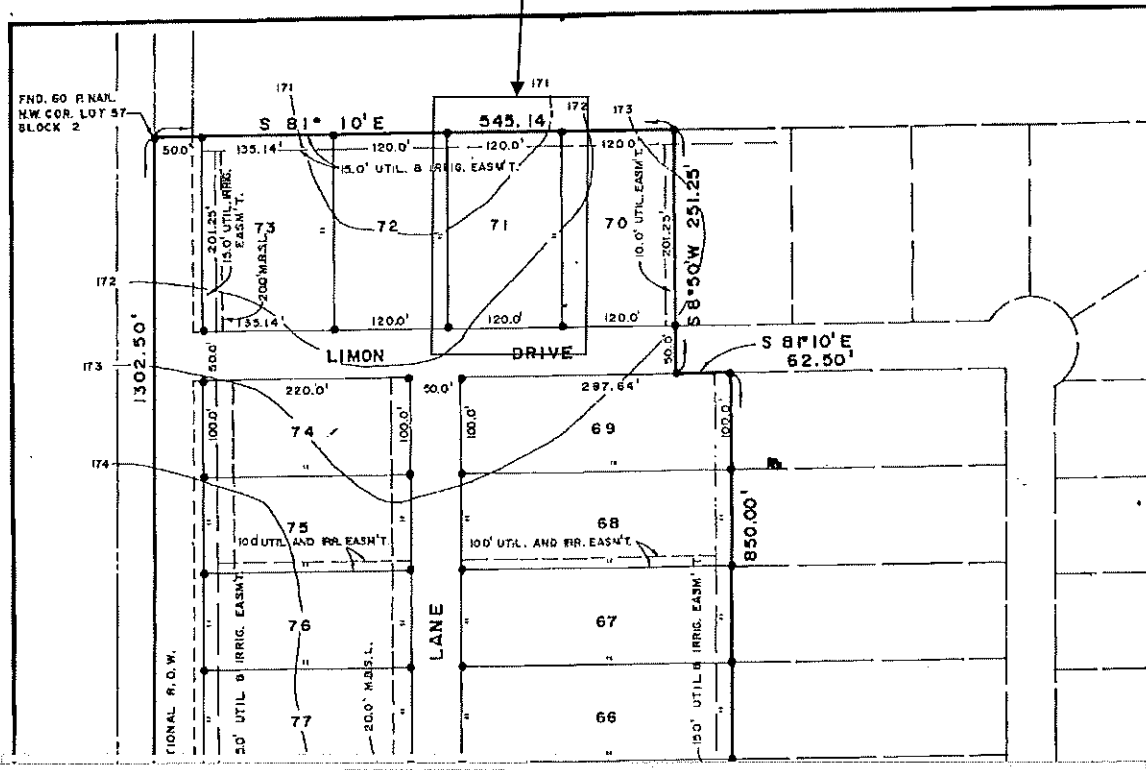


Electrical Panel #1

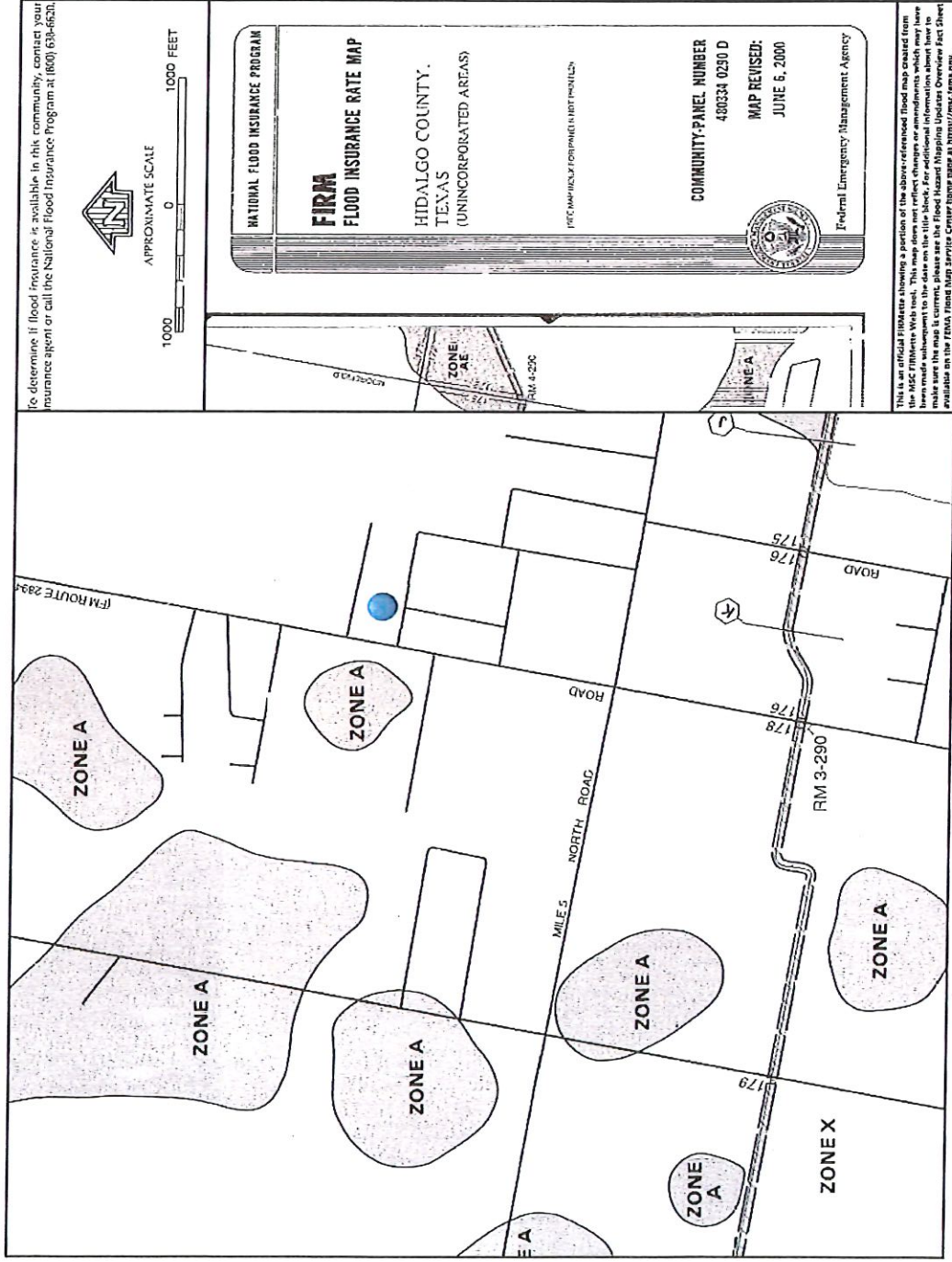


Site Location Map

La Homa Groves UT NO. 3 Lot 71
 2704 Limon Dr. Mission Tx 78574

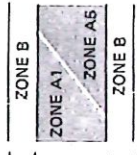


La Homa Groves Subd. Unit No. 3 Lot 71
 2704 Limon Dr. Mission Tx 78574
FIRM ZONE X



KEY TO MAP

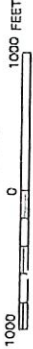
- 500-Year Flood Boundary
- 100-Year Flood Boundary
- Zone Designations* With Date of Identification
- 100-Year Flood Boundary
- 500-Year Flood Boundary
- Base Flood Elevation Line With Elevation In Feet**
- Base Flood Elevation In Feet Where Uniform Within Zone**
- Elevation Reference Mark
- River Mile



To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.



APPROXIMATE SCALE



**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Area of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Area of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths are determined.
AH	Area of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Area of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Area of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Area between limits of the 100-year flood and 500-year flood; average depths are determined. Flood hazard factors with average depths less than one (1) foot or square feet; or areas protected by levees from the base flood. (medium shading)
C	Area of minimal flooding. (No shading)
D	Area of undetermined, but possible, flood hazards.
V	Area of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.
V1-V30	Area 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 areas zones A and V may be protected by flood control structures.
 This map is for flood insurance purposes only; it does not necessarily show all areas subject to flooding in the community or all alternative features which include special flood hazard areas.
 For additional map details, see separately printed books, To Map Panels.

INITIAL IDENTIFICATION
 SEP-21, 1978

FLOOD HAZARD BOUNDARY MAP REVISIONS

FLOOD INSURANCE RATE MAP EFFECTIVE:
 JANUARY 2, 1981

* FLOOD INSURANCE RATE MAP REVISIONS:
 NOVEMBER 1982 to change Corporate L mile to 0.00175 mile
 November 1982 to include Special Flood Hazard Areas in elevation zone
 December 1982 to add Base Flood Elevation in each Zone Boundary Line
 December 1982 to add River Name and to add Street

This is an official FIRMASTER showing a portion of the above referenced flood map created from the FIRM FIRMASTER Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to use the FIRMASTER Web tool, please refer to the Flood Hazard Mapping Update Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://www.fema.gov>.