

Housing Rehab Program

ENTITY: Countywide

PROJECT: Reconstruction of a single-family housing unit located at: 1475 E Hwy 281
Mercedes 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 January 2022 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

Viola Anciso Family of one (1)

CW#85-26-02

Does applicant meet

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:	1392
Does total annual household income exceed limits:	No
HUD Income Limits:	\$ 44,450.00
Deferred Loan - Elderly	

Existing Dwelling: 2 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: October 23, 2024

City: Mercedes

If County Wide, Precinct #:

Name of Applicant: Viola Anciso

Inspector: Eric Gonzales

Address: 1475 E Hwy 281

Year House was built: 1991

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: 36'x24'

Estimated Cost \$ 2,160.00

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 \$ 1,500.00

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

Notes: The window broken the other windows appear to be new and in working order

Qty. 1

Estimated Cost \$700.00

4. **Doors:** Good [] Repair [] Replace [X]
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 [X] Repair [] Replace []

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 \$ 0

6. **Roof:** Good [] Repair [X] Replace []
Front Porch Roof Good [] Repair [X] Replace []
Rear Porch Roof Good [] Repair [X] Replace []

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.

Dimensions 36'x 24' Estimated Cost \$ 4,320.00

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

Notes: The front porch Ramp and the back door Ramp are in good shape.

Estimated Cost \$ 0

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

Notes:

Dimension Estimated Cost \$ 0

9. **Septic Tank:**N/A 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:

Estimate Cost \$ 0

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

Notes: Water Line is not underground and has a visible leak.

Estimated Cost \$ 300.00

11. **Gas Line:** Good [] Repair [] Replace [X]
LP Gas Line & Tank to Code: No Relocate [] Replace []

Notes: Improper gas line used outside the house, and the tank is not the proper size and is too close to a window and needs to be relocated 10' from the home.

Estimated Cost \$ 1,800.00

12. **Other observations about all Exterior Plumbing/Drain/Sewer:**
Plumbing is exposed underneath the home and is not properly supported.

Estimated Cost \$ 500.00

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 are exposed and do not have the proper conduit protection from the elements.

Notes: Electrical hazard

Estimated Cost \$ 500.00

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: 36'x24'

Estimated Cost \$ 2,592

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

Notes: More cabinets and counter space needed around the stove.

Dimension: 5' x 2' Estimated Cost \$ 1,250

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

Notes: The ceiling coverings have cracks around the perimeter walls due to foundation movement. There are also signs of termites and rodent infestation.

Dimension: 36' x 24' Estimated Cost \$ 2,160.00

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. Door frames and trims are broken and do not close properly. There are also signs of termites and rodent infestation.

Dimension: Estimated Cost \$ 4,320.00

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? NO

Notes: The bath tub has rusted away

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 \$ 1,296.00

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

Estimated Cost \$ 0

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

Yes No

Notes: 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 \$ 27,298.00

Current Value of Structure \$ 28,037.00

50% Value \$ 14,018.50



Inspector



Division Manager Approval

11-04-2024

Date

11/4/24

Date

1475 E Hwy 281, Mercedes TX

Front Elevation



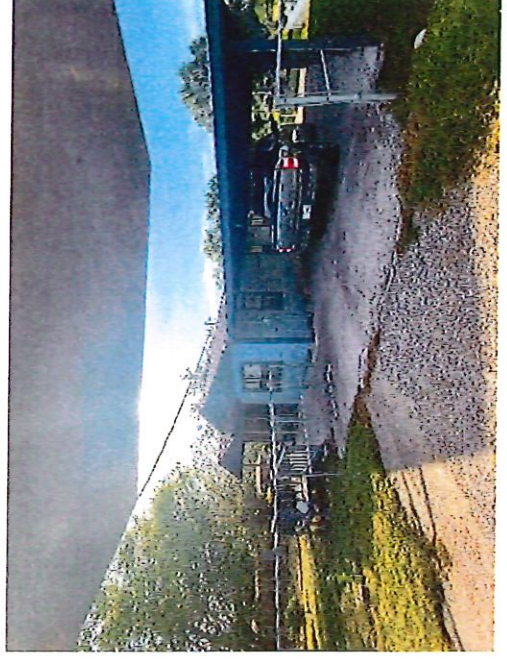
Rear Elevation



Left Elevation

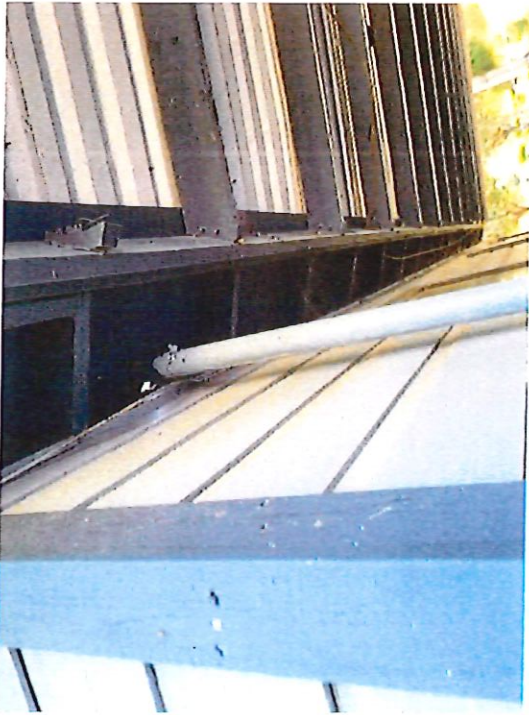


Right Elevation



1475 E Hwy 281, Mercedes TX

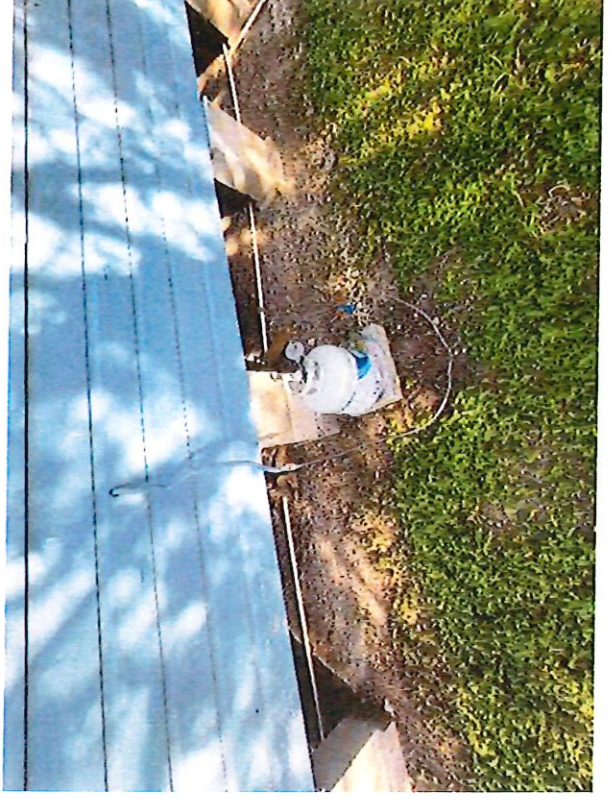
Soffit and Fascia



Exterior Siding



Propane line and tank improperly installed



1475 E Hwy 281, Mercedes TX

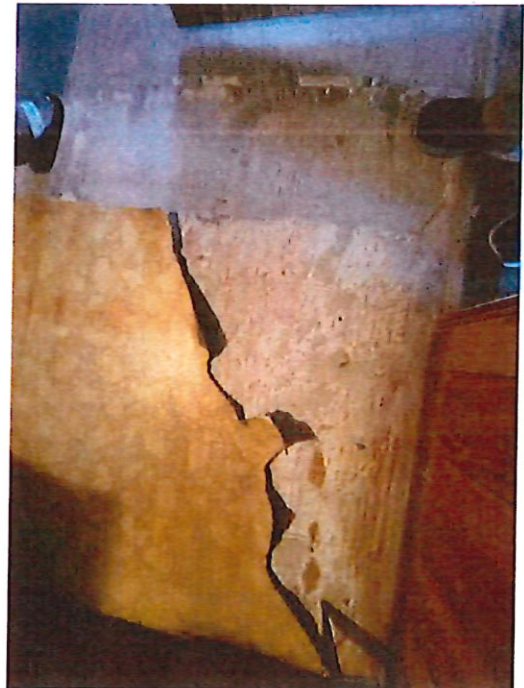
Exterior doors do not close properly.



Broken windows



Vinyl Flooring has holes and is peeling up in many areas



Sub-Floor shows signs of advanced termite Damage



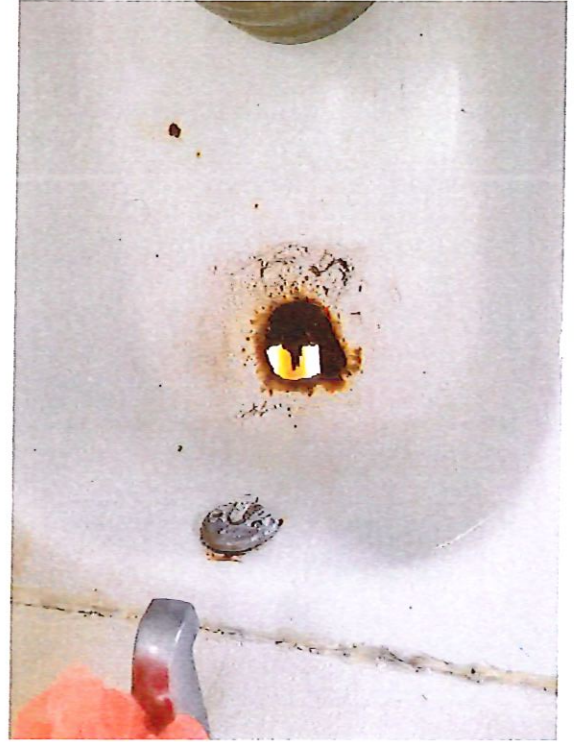
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Interior walls & Ceiling Deficiencies



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Plumbing Deficiencies



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Electrical Deficiencies

