

Housing Rehab Program

ENTITY: Countywide

PROJECT: Reconstruction of a single-family housing unit located at: 2209 George Washington St Weslaco 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

Ezequiel & Yesenia Cuellar	Family of three (3)
CW#85-26-08	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: 2
	Square Feet: 1760
	Does total annual household income exceed limits: No
	HUD Income Limits: \$ 60,300.00
	Deferred Loan - Elderly

Existing Dwelling: 2 bedrooms frame home, built in 1980

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 30, 2024

City: Weslaco

If County Wide, Precinct #:

Name of Applicant: Esequiel & Yesenia Cuellar

Inspector: Eric Gonzales

Address: 2209 George Washington St.

Year House was built: 1980

EXTERIOR

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

Notes: The Foundation is made up of patches of concrete with no rebar, Depth of concrete varies from 5" to 2" deep.

Dimensions: 40'x45'

Estimated Cost \$ 8,800

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

Notes: The exterior wall siding is a variety of different used materials. 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 \$ 3,000

3. **Windows:** Good [] Repair [] Replace [X]
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.

Estimated Cost \$2,100

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

Notes: The exterior doors need to be replaced. The door frames is damaged and do not open all the way

Qty.3

Estimated Cost \$ 2,250

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

Notes: The overhang is in good shape but needs to be repainted.

Dimensions Estimated Cost \$ 3,960

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 is half metal roof and half asphalt paper. There are signs of water leaking inside the house.

Dimensions 40'x 70' Estimated Cost \$ 8,800

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

Notes:

Estimated Cost \$

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

Notes: Make shift sewer lines were used

Dimension Estimated Cost \$ 0

9. **Septic Tank: yes** Good [☐] Repair [☐] Replace [X]
Sewage Connected to Septic System? Yes
of years with current Septic System: 20

Is plumbing free from sewer back up? Yes

Yard Line & Drain Field: N/A

Notes: the owner stated he has a homemade septic tank under the ground in the back yard.

Estimate Cost \$ 6,150

10. **Water Line:** Good ☒ 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 appears to be in proper working order

Estimated Cost \$ 0

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

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

Yes ☐ No ☒

Location(s): Electrical wire all along the house with no conduit exposed to the elements. Open J boxes with bare wire.

Notes: Electrical hazard

Estimated Cost \$ 1,500

INTERIOR

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

The flooring for the entire house needs to be replaced. In several areas tile is cracked or broken and uneven.

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

Is Floor Repairable Yes ☐ No ☒

Notes:

Dimensions: 40'x45'

Estimated Cost \$ 5,280

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. Only 5 feet of counter is present, a table is used along the wall as counter space. No cabinets in the kitchen.

Dimension: 8' x 2'

Estimated Cost \$ 2,000

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 rodent infestation and mold.

Dimension:

Estimated Cost \$ 4,400

17. **Wall Coverings:** Good [☐] Repair [☐] Replace [☒]
Interior Trim Good [☐] Repair [☐] Replace [☒]
Interior Finish (Wall Texture) Good [☐] Repair [☐] 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 \$ 8,800

18. **Water Heater:** Good [☒] 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? No

Notes: Plumbing in bathroom are above ground and have several leaks

Estimated Cost \$ 1,050.00

19. **Insulation:** Good [☐] 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 \$ 2,640

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 & 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. Extension cords are used around the house over loading plugs. Electrical needs to be inspected for electrical shorts.

Estimated Cost \$ 1,200

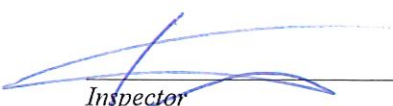
23. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation): Recommend demolition and reconstruction due to repairs exceeding over 50% of the value of dwelling and will be triggering policy for Reconstruction.**

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

Total Rehab Estimated Cost \$ 62,430

Current Value of Structure \$ 34,142

50% Value \$ 17,071


Inspector


Division Manager Approval

11-5-2024
Date

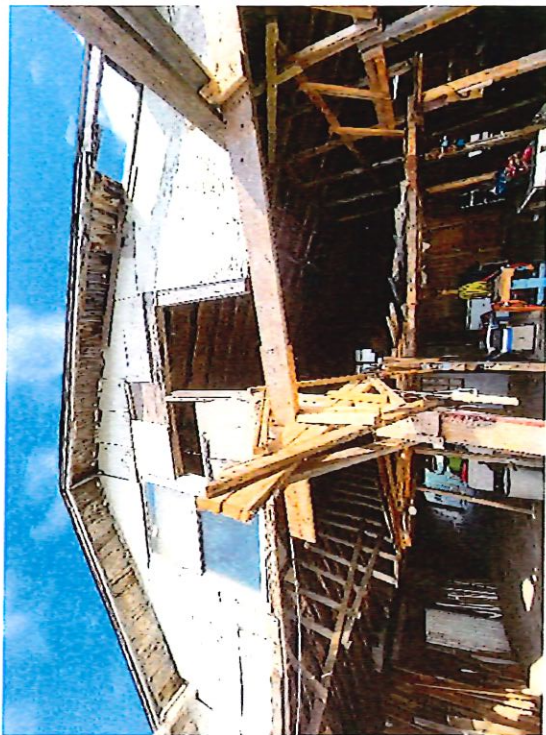
11/5/24
Date

2209 George Washington St., Weslaco TX

Front Elevation



Rear Elevation



Left Elevation



Right Elevation



2209 George Washington St., Weslaco TX

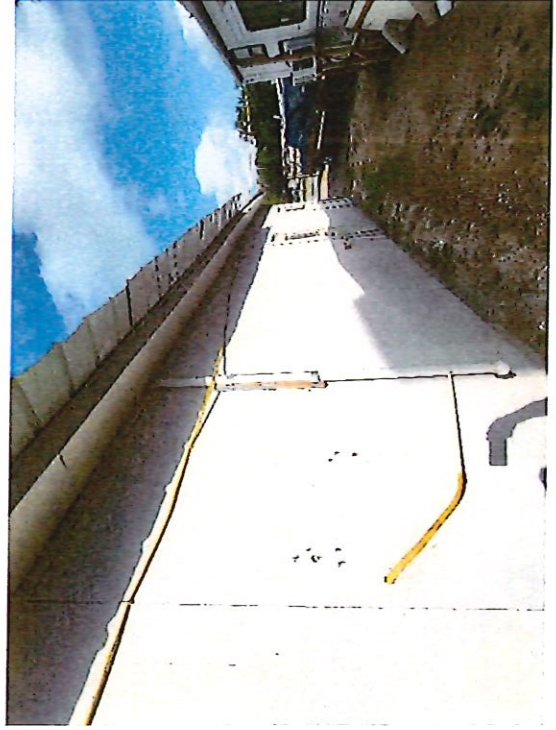
No soffit and roof decking appears damaged



water damage and mold



Plumbing exposed and not properly vented



Exterior doors do not seal properly



2209 George Washington St., Weslaco TX

No cabinets and broken flooring



Raised uneven flooring



Make shift plumbing & Drain pipes

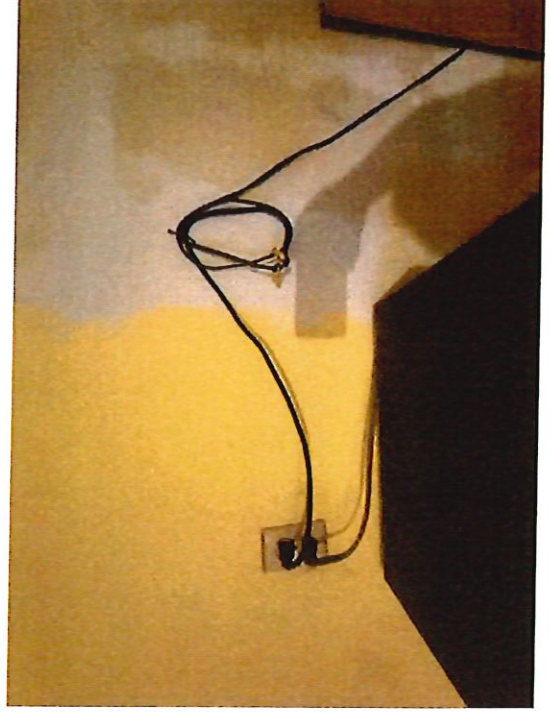
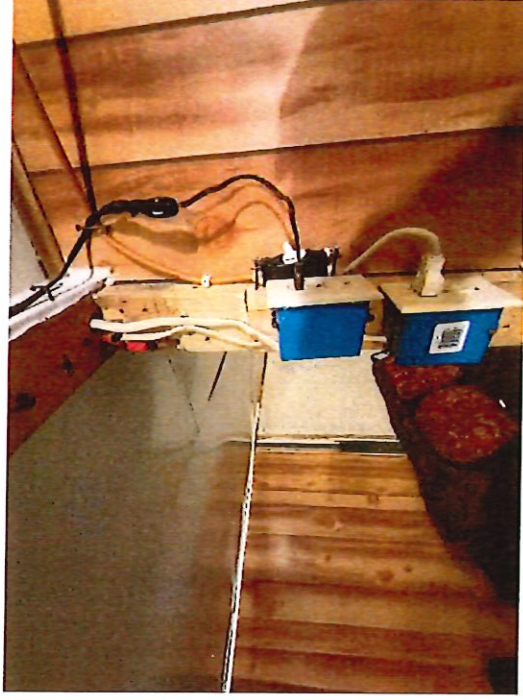
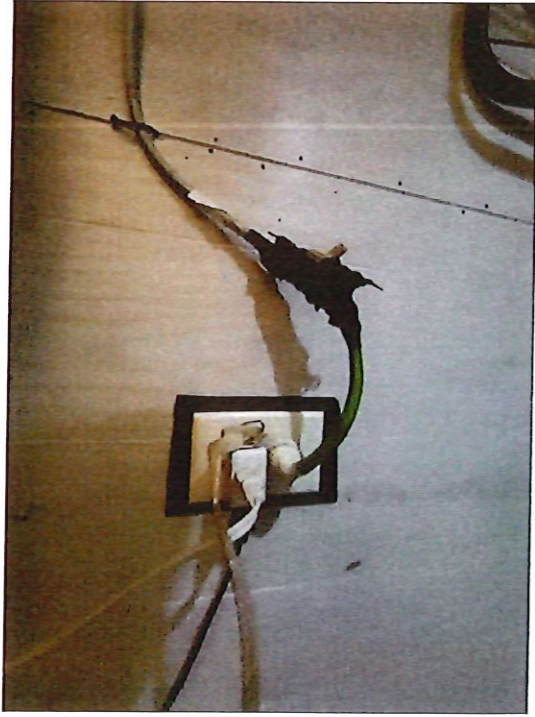


Exterior doors do not operate or seal properly



2209 George Washington St., Weslaco TX

Electrical Deficiencies

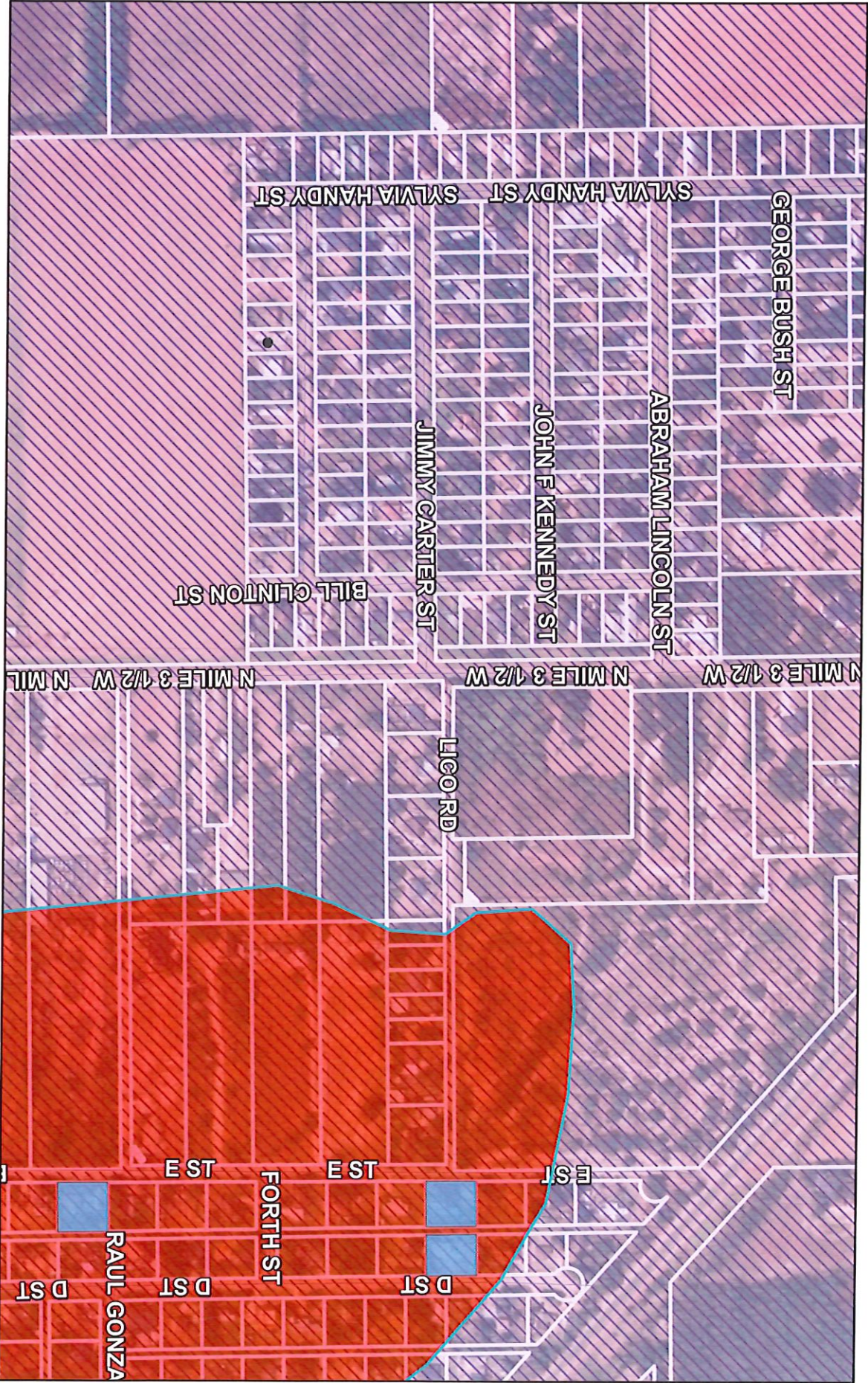


2209 George Washington St., Weslaco TX

Ceiling Deficiencies



2209 George Washington St., Weslaco, TX



8/11/2026, 11:36:24 AM

FEMA Elevation Certificates

X

ETJ

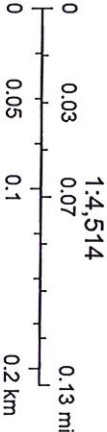
FEMA Flood Zones

Streets

WESLACO

AE

Parcels



Vendor

