

## Disaster Recovery Program

**ENTITY:** Countywide Area

**PROJECT:** Approval for Assistance under the Disaster Recovery Program Housing Project.

**FUNDING YEAR:** CDBG- DR GLO-2015

**SYNOPSIS:**

The family is being recommended for applicant approval under the Disaster Recovery Program Housing Project. The applicant has met all of the program requirements for assistance under the Disaster Recovery Program Housing Project. The following is a profile of the project

<b>Everardo &amp; Maria Vanegas</b>	Family of two (2)	
<b>CW#85-20-04</b>	Does applicant meet	
	Deferred Loan Requirements:	Yes
	Title Search:	No Abstract or Liens
	Flood Zone:	No – Zone B
	Insurance:	<b>N/A</b>
	Structures:	1
	Taxes:	current
	Assets & Deposits:	N/A
	Debt to Income Ratio:	N/A
	Payback	No - Deferred Loan
	Number of Bedrooms:	2
	Square Feet:	1081
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 37,700.00
	<b>Deferred Loan</b>	

Existing Dwelling: 2 bedrooms frame home, built in 1983

**RECOMMENDATION:**

The UCP Staff recommends approval for assistance under the Disaster Recovery Program Housing Project by the County Commissioner's Court.

# INITIAL INSPECTION

Date: February 27, 2020

City: Edinburg

If County Wide, Precinct #:

Name of Applicant: Everardo Vanegas

Inspector: Eric Gonzales

Address: 5511 Beaumont Ave. Edinburg Tx.

Year House was built: 1983

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## EXTERIOR

1. **Foundation Condition:** Good [ ] Repair [ ] Replace [X]  
**Foundation Type:** Piers [X] Concrete [ ]

Is the foundation sound and free from hazards? No

The wood Joists are uneven and in some places broken from dry rot making the floor a tripping hazard. The floor joists need to be leveled and inspected for deterioration due to moisture and termites. Piers are uneven and in some cases not even touching the floor joist.

Dimensions 33'-0"x 33'-0"

Estimated Cost \$ 1,500

2. **Exterior Walls:** Good [ ] Repair [ ] Replace [X]

Are the exterior surfaces sound and free from hazards? No

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. A few walls have no siding at all.

Estimated Cost \$ 2,500

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

Are the windows in good working order? No

The windows are not in good working order and need to be replaced. Windows are aluminum and many are cracked and do not open. There are 9 windows on the home.

Estimated Cost \$ 1,875

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

What are the conditions of the exterior doors?

The front exterior doors need to be replaced. The door frame is damaged and cracked due to the shifting of the house.

Estimated Cost \$ 400

5. **Overhang / Trim:** Good [ ] Repair [ ] Replace [X]

What are the conditions of the overhand and trim?

There soffit present is rotten and has many holes. The trim needs to be replaced due to deterioration.

Estimated Cost \$ 1,500

6. **Roof:** Good [ ] Repair [ ] Replace [X]

Is the roof sound and free from hazards?

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

Dimensions 33'-0"x 33'-0

Estimated Cost \$ 4,900

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

Exterior stairs in good shape.

Estimated Cost \$

8. **Sewer Connected to City Main Line? Yes**

**Yard Line:**

Good [ ] Repair [X] Replace [ ]

Sewer lines are exposed and appear brittle due to exposure to the sun and other weather elements. Sewer line vents do not vent through roof and create an odor in the house.

Estimated Cost \$ 500

9. **Septic Tank: No** Good [ ] Repair [ ] Replace [ ]

**Sewage Connected to Septic System? N/A**

**# of years with current Septic System:**

Is plumbing free from sewer back up? No sewer gas enters the home.

10. **Water Line:** Good  Repair  Replace

Is water pressure good? Yes

The water pressure was observed in the kitchen and bathroom and the pressure was acceptable.

Estimated Cost \$

11. **Gas Line:** Good  Repair  Replace   
**LP Gas Line & Tank to Code** N/A Relocate  Replace

Estimated Cost \$500

## INTERIOR

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

The flooring in most of the house needs to be replaced. In several areas in the house the tile has come unglued, floor is uneven in some places causing tripping hazards.

Estimated Cost \$ 1,000

13. Condition of **Kitchen Cabinets:** Good  Repair  Replace

Are the kitchen cabinets in good shape and are they serving their purpose?

The kitchen cabinets are in good shape. Repair is needed under the sink where water damage has taken place.

Estimated Cost \$ 500

14. **Ceiling Coverings:** Good  Repair  Replace

The ceiling coverings have small cracks around the perimeter walls due to foundation movement. There are several areas where water damage has stained the ceiling..

Estimated Cost \$ 1,000

15. **Wall Coverings:** Good  Repair  Replace   
Interior Trim Good  Repair  Replace   
Interior Finish (Wall Texture) Good  Repair  Replace

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.

Estimated Cost \$ 1,200

16. **Water Heater:** Good  Repair  Replace

Is hot water heater located and equipped in a safe manner and free of hazards?

yes

Estimated Cost \$

17. **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 there are several leaks under the sinks no proper plumbing fittings present electrical tape was used to help prevent leaks and plastic bags placed in drains to help prevent sewage gas from entering the home.

Estimated Cost \$ 1,500

18. **Insulation:** Good  Repair  Replace

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

The insulation in walls and attic need to be upgraded .

Estimated Cost \$ 1,000

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

Estimated Cost \$

20. **Infestation –** Yes  No

Is the unit free from rats or severe infestation by mice or vermin? No, Rodent dropping were present under sinks and in cabinets as per inspection..

Estimated Cost \$ 500

21. **Electrical Hazards –** Yes  No

Are the rooms free from electrical hazards? No

There were several plugs throughout the house that were not working. Several light fixtures in the house were also not working. Electrical needs to be inspected for electrical shorts. Many switches, light fixtures and electrical outlet covers were missing leaving wires exposed.

Estimated Cost \$ 1,500

22. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation): Recommend 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      \$ 21,875

Current Value of Structure      \$ 13,768

50% Value      \$ 6,884.00

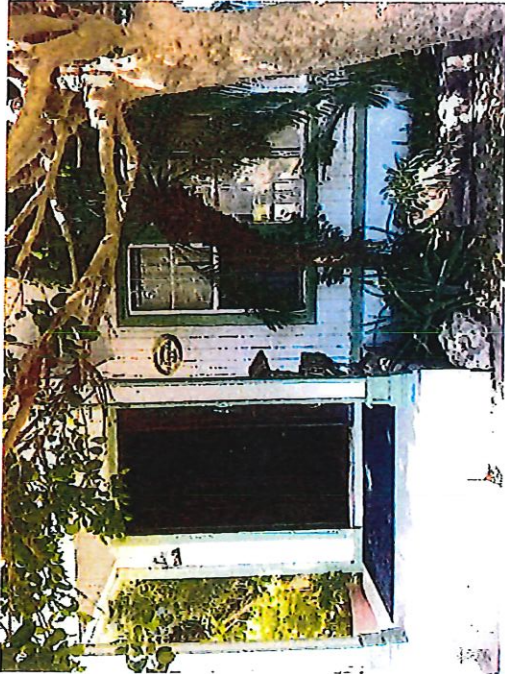
  
\_\_\_\_\_  
Inspector

2-27-2020  
\_\_\_\_\_  
Date

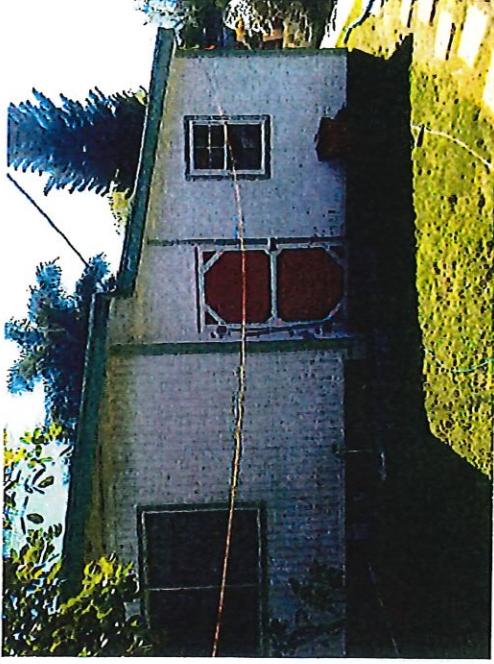
  
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Division Manager Approval

2/27/20  
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Date

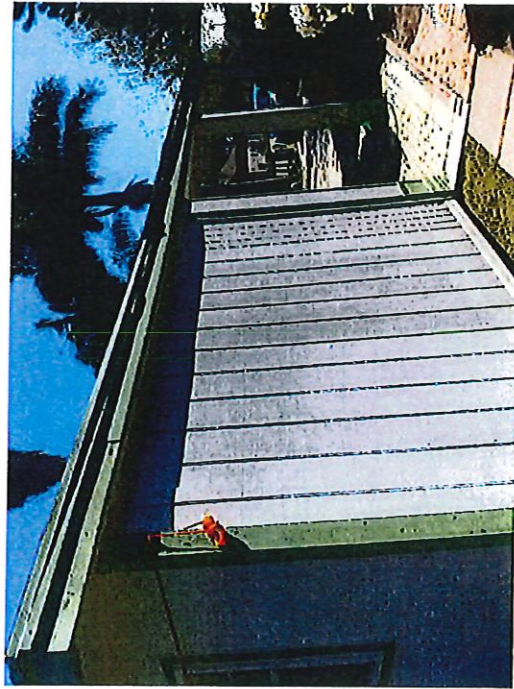
5511 Beaumont Ave., Edinburg TX



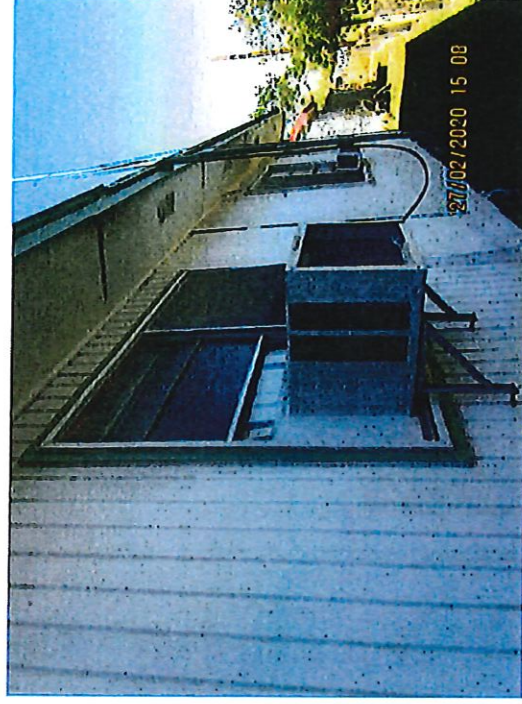
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

5511 Beaumont Ave., Edinburg TX



Soffit and Fascia



Deteriorated shingles and sagging roof decking

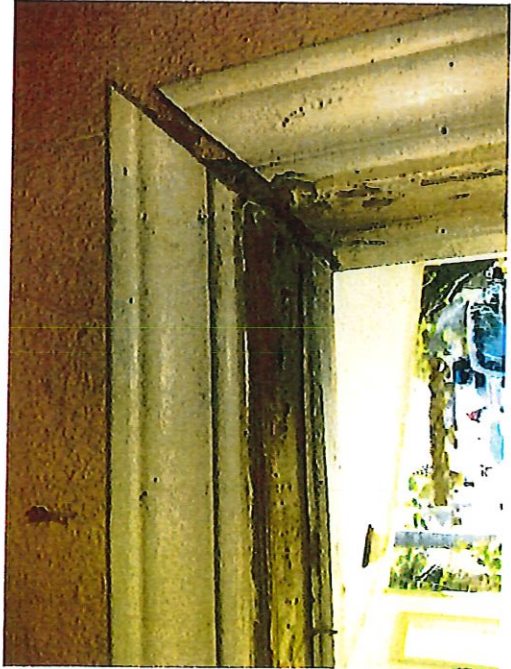


Siding deficiencies & propane tank needs to be relocated

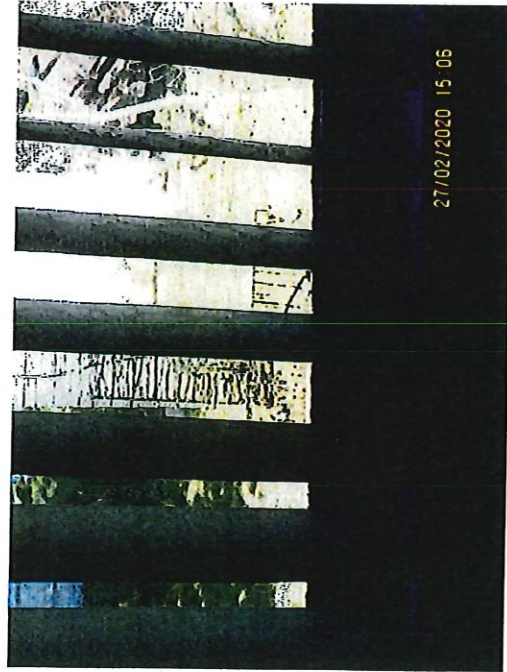


Pier and beams un even and leaning

5511 Beaumont Ave., Edinburg TX



Entry Door Jam broken due floor shifting



Broken windows

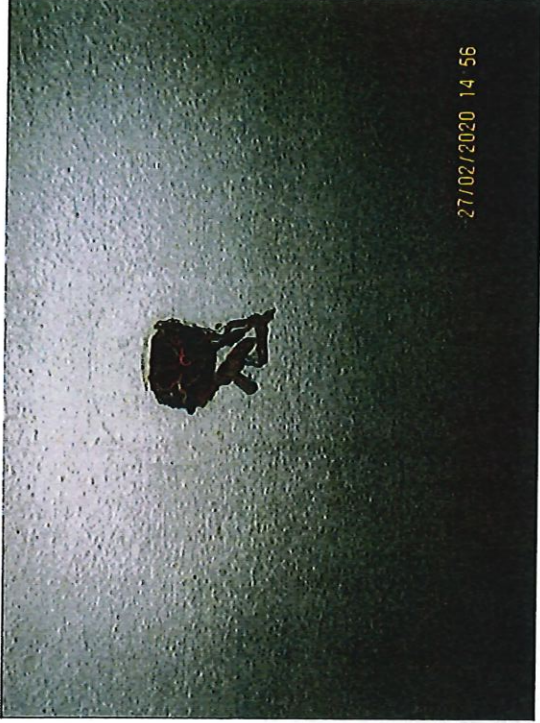


Cracks on walls

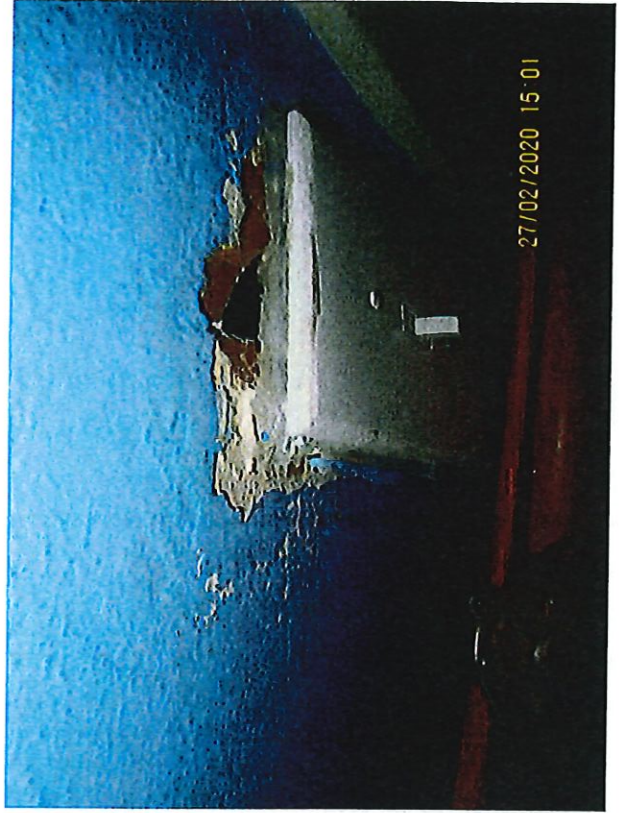
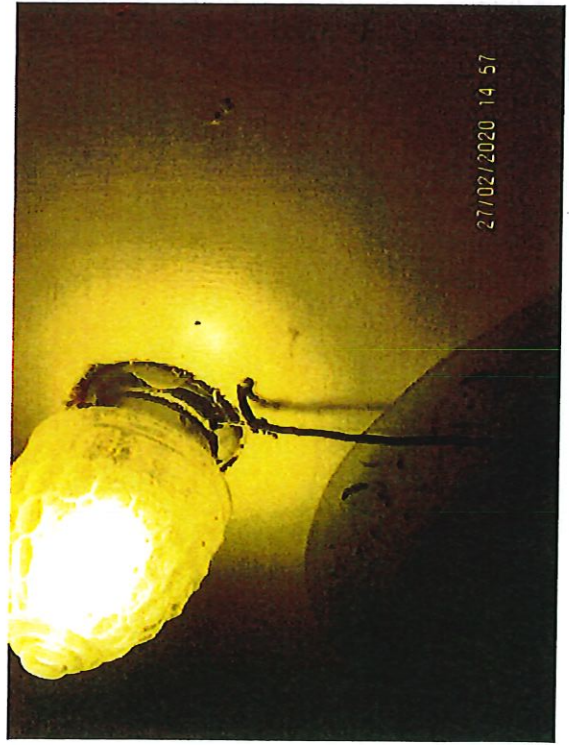


under sink inadequate plumbing joints

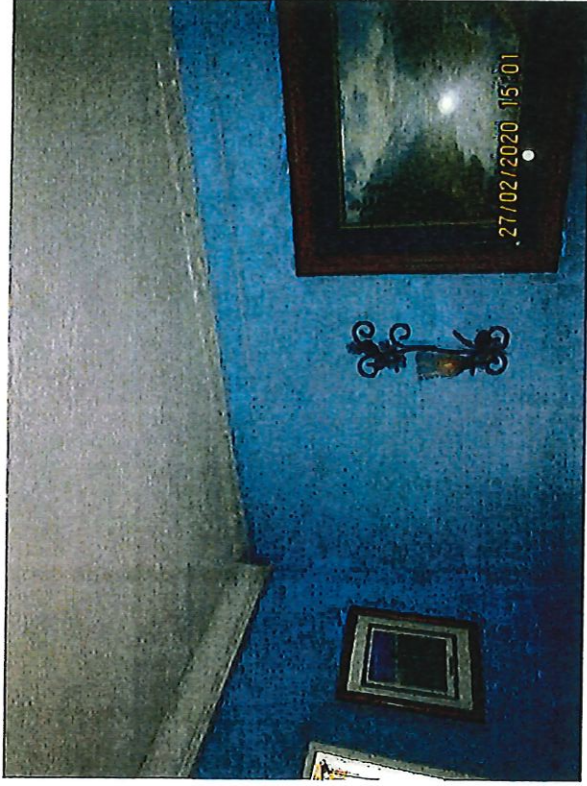
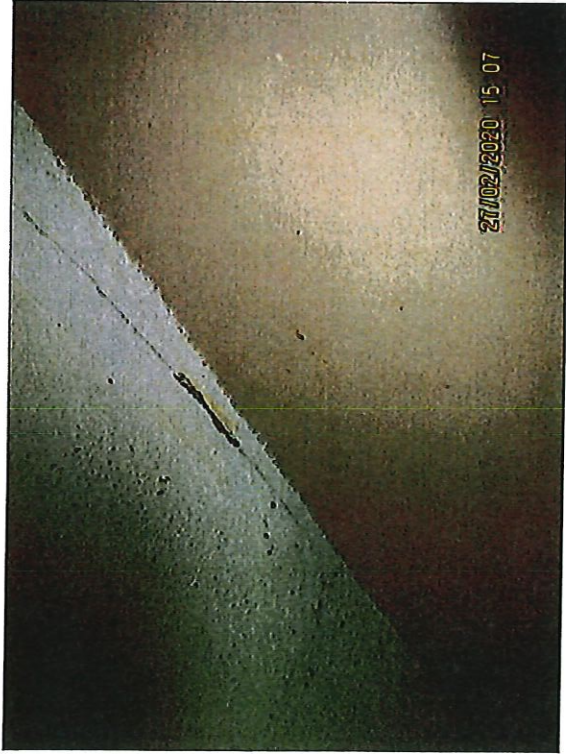
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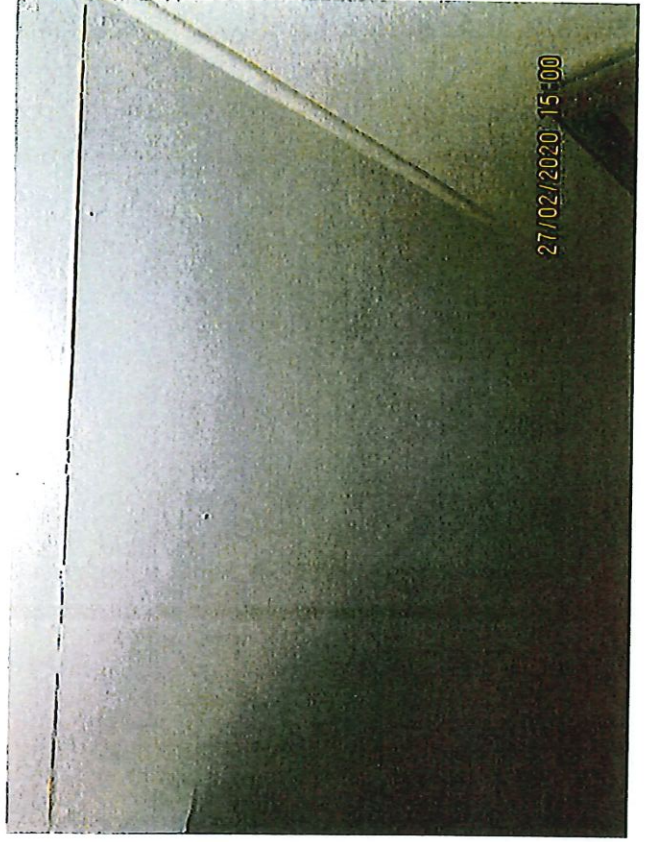
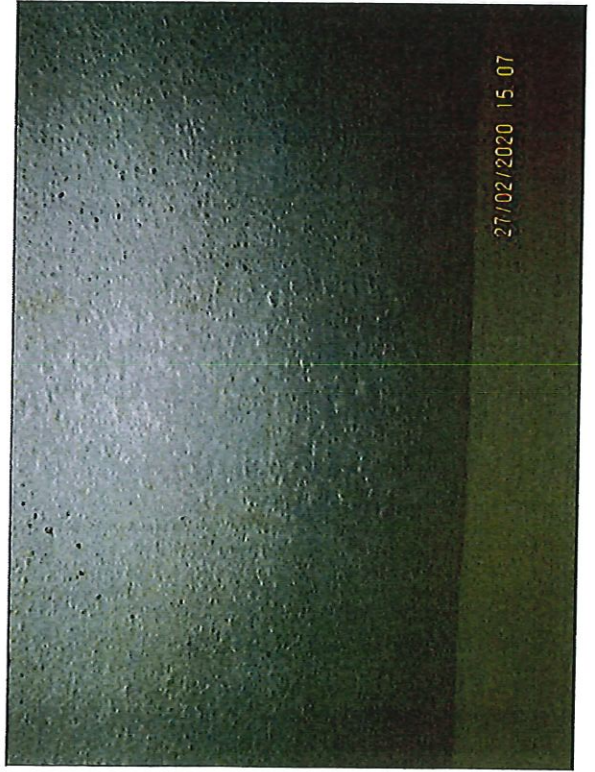
Electrical Deficiencies



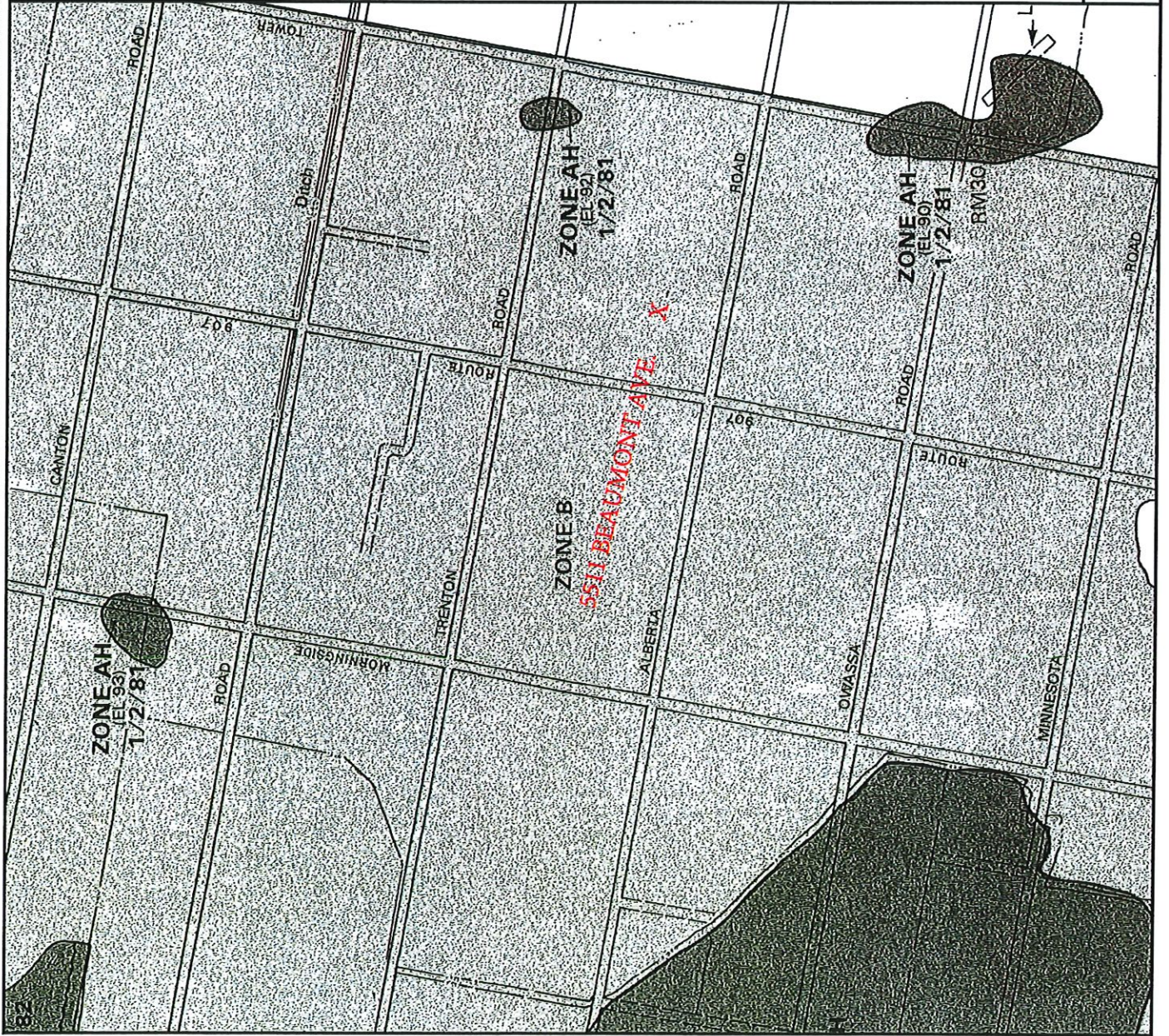
5511 Beaumont Ave., Edinburg TX



Ceiling Deficiencies



FLOOD MAP FOR 5511 BEAUMONT AVE. EDINBURG TX 78542



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

**HIDALGO COUNTY, TEXAS**  
(UNINCORPORATED AREA)

PANEL 425 OF 525  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
480334 0425 C

MAP REVISED:  
NOVEMBER 16, 1982



federal emergency management agency

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