

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

Vidal Saldana	Family of one (1)	
CW#85-20-05	Does applicant meet	
	Deferred Loan Requirements:	Yes
	Title Search:	No Abstract or Liens
	Flood Zone:	No – Zone B
	Insurance:	N/A
	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:	\$ 33,000.00
	Deferred Loan	

Existing Dwelling: 2 bedrooms frame home, built in 1982

RECOMMENDATION:

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

INITIAL INSPECTION

Date: September 17, 2020

City: Edinburg

If County Wide, Precinct #:

Name of Applicant: Vidal Saldana

Inspector: Eric Gonzales

Address: 4602 Alanzo Ave. Edinburg Tx.

Year House was built: 1982

EXTERIOR

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

Dimensions 32'-0"x 32'-0"

Estimated Cost \$ 2,500

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

Are the exterior surfaces sound and free from hazards? No

The exterior stucco Veneer needs repaired/replaced. There are many areas where stucco has cracked and fallen off.

Estimated Cost \$ 1,200

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

Are the windows in good working order? No

The 8 windows are not in good working order and need to be replaced. Windows are made of aluminum and are hard to open.

Estimated Cost \$ 1,200

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

What are the conditions of the exterior doors?

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

Estimated Cost \$ 800

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

What are the conditions of the overhand and trim?

There soffit present is rotten . The trim needs to be replaced due to deterioration.

Estimated Cost \$ 1,000

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 32'-0"x 32'-0

Estimated Cost \$ 4,600

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

The the front & rear stairs needs to be redone including the hand railing .

Estimated Cost \$ 800

8. **Sewer Connected to City Main Line? No
Yard Line:** Good [] Repair [X] Replace []

Estimated Cost \$

9. **Septic Tank: yes** Good [] Repair [X] Replace []

Sewage Connected to Septic System? N/A

of years with current Septic System:

Is plumbing free from sewer back up? No

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 No Relocate Replace

Estimated Cost \$ 500

INTERIOR

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

The flooring for the entire house needs to be replaced. In several areas vinyl flooring is worn. In bedroom #2 the carpet is has mold from moisture. Floor boards are rotten and have soft spots.

Estimated Cost \$ 1,500

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 need of replacement. Cabinets in rough shape and not enough food prep surface. Repair is needed under the sink drain pipes are being held up by boards to keep from leaking.

Estimated Cost \$ 1,500

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

The ceiling coverings have mold and several areas where water damage has stained the ceiling. Repairs that have been made by owner are starting to leak again and sag.

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 pier and beam movement. Discoloration on some wall that leak water.

Estimated Cost \$ 1,000

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.

Estimated Cost \$ 500

18. **Insulation:** Good Repair Replace

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

The insulation appears to have mold and needs to be replaced as per inspection.

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 droppings were present between cabinet and refrigerator 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. Electrical needs to be inspected for electrical shorts. Many switch and electrical outlet covers were missing leaving wires exposed.

Estimated Cost \$ 1,200

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 \$ 20,800

Current Value of Structure \$11,014

50% Value \$5,507



Inspector

11-10-2020

Date



Division Manager Approval
11/10/20

Date

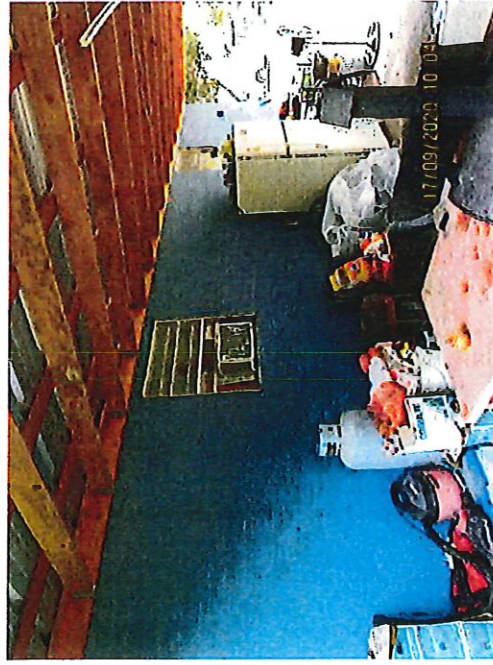
4602 Alanzo Ave., Edinburg TX



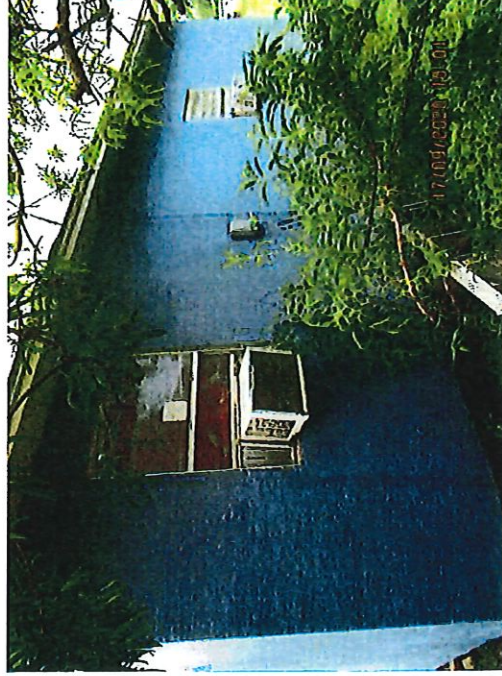
Front Elevation



Rear Elevation



Left Elevation



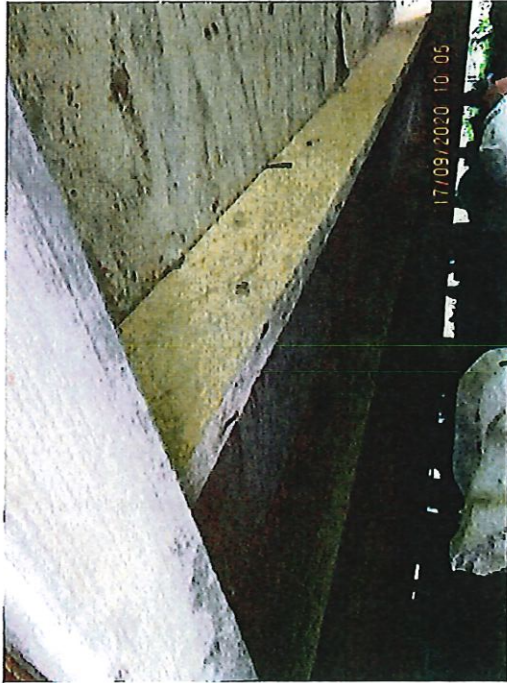
Right Elevation

4602 Alanzo Ave., Edinburg TX



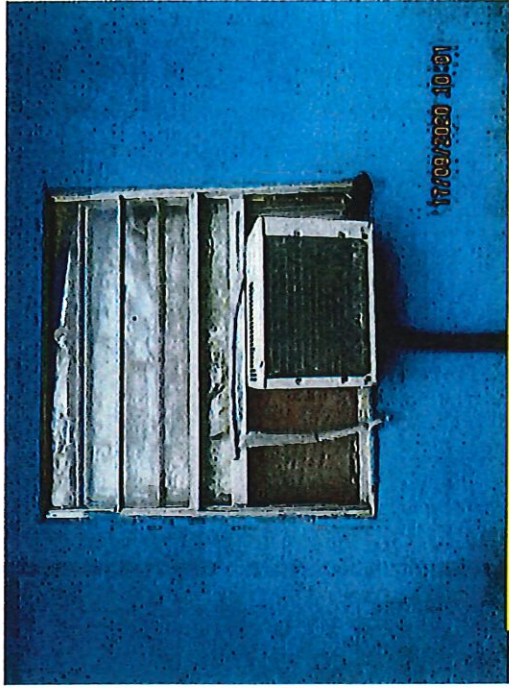
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Soffit and Fascia



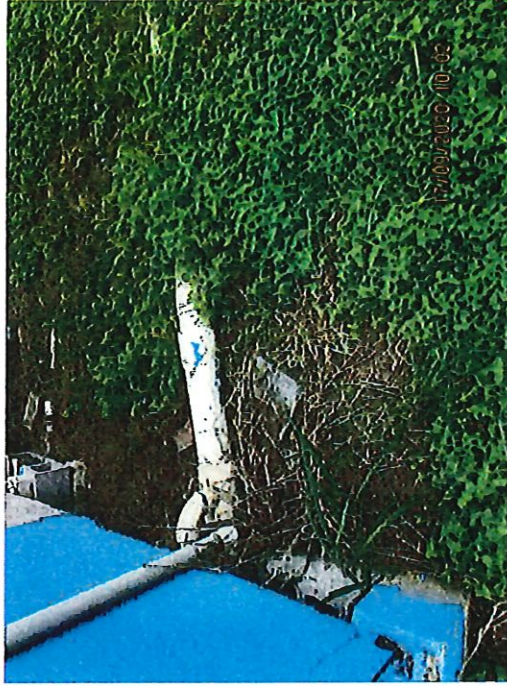
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Not enough footings for proper support



17/09/2020 10:01

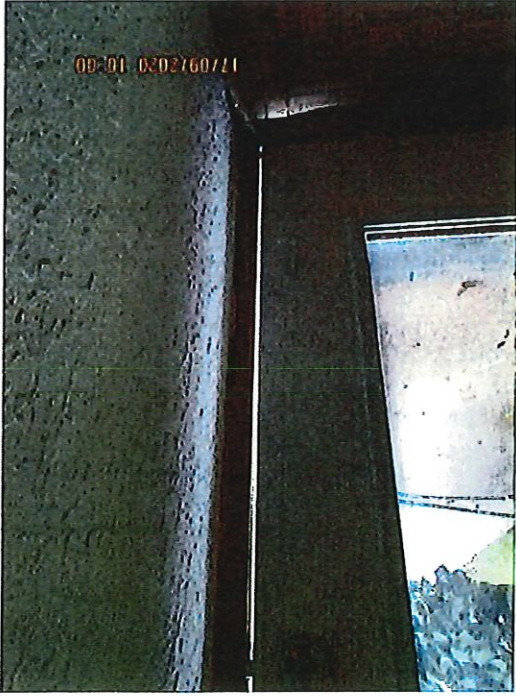
Siding inoperable windows and inoperable rear exit



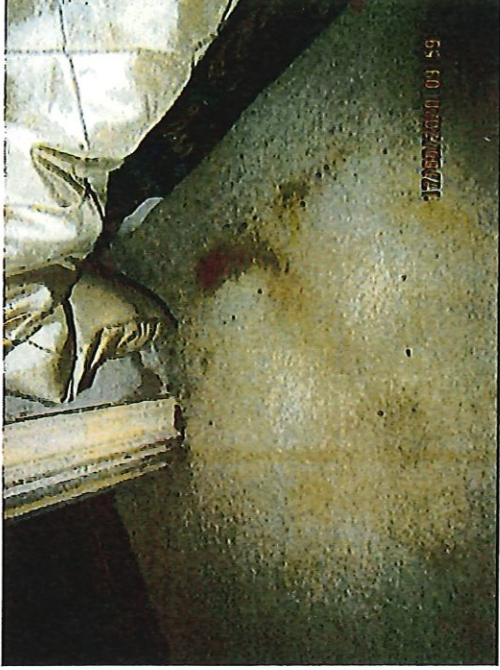
17/09/2020 10:02

Exposed brittle plumbing

4602 Alanzo Ave., Edinburg TX



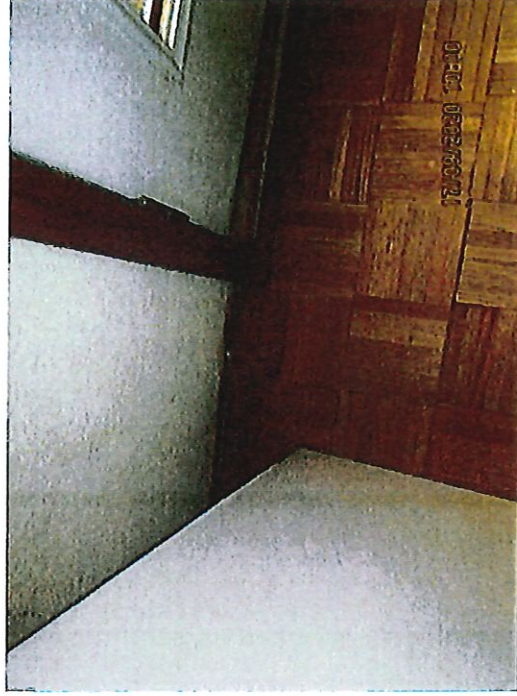
Entry door does not close properly



Subfloor rotten away holes under carpet

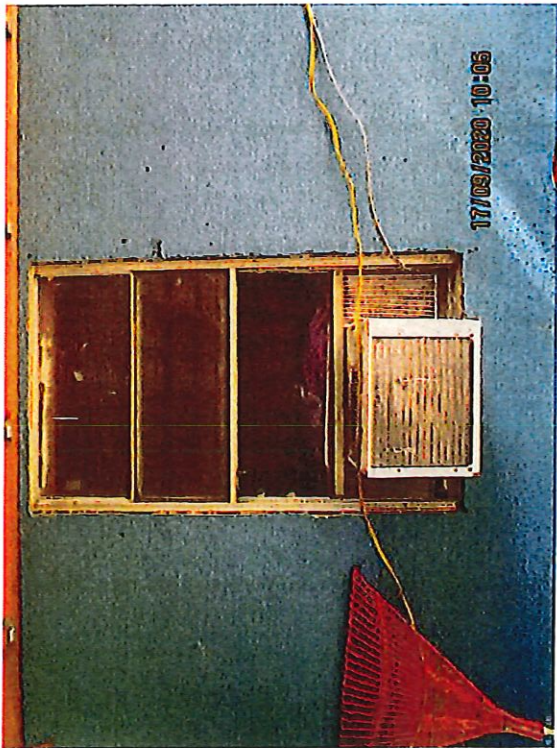


Holes covered with a board and rodent droppings

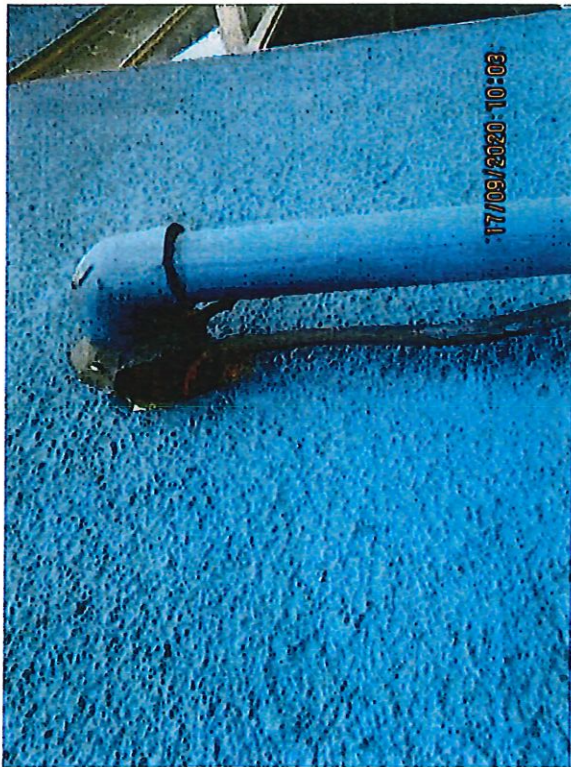


Mold and rot

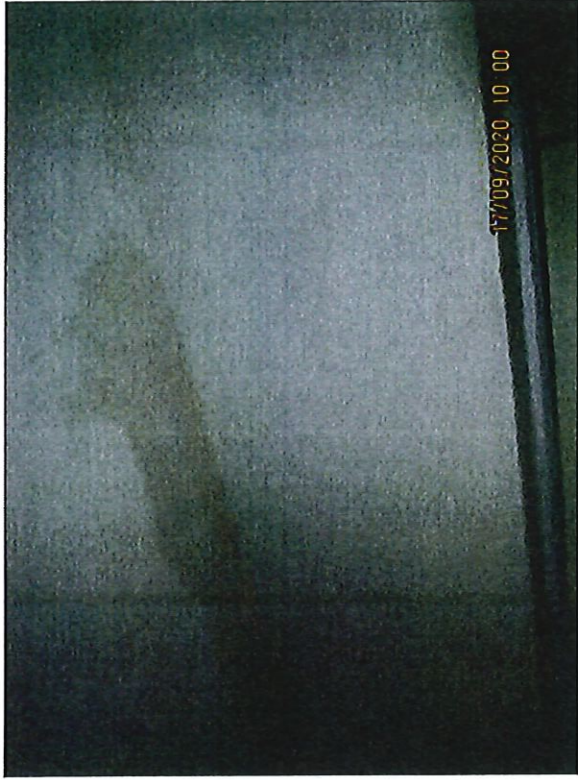
4602 Alanzo Ave., Edinburg TX



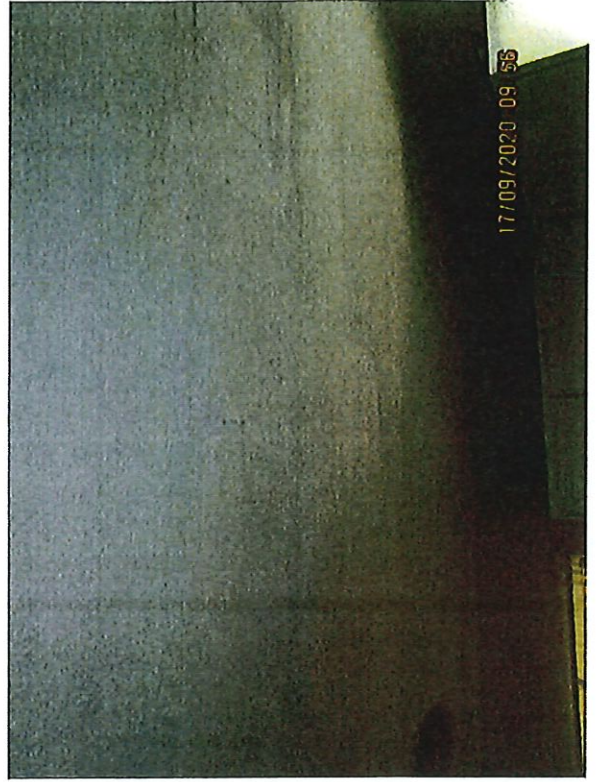
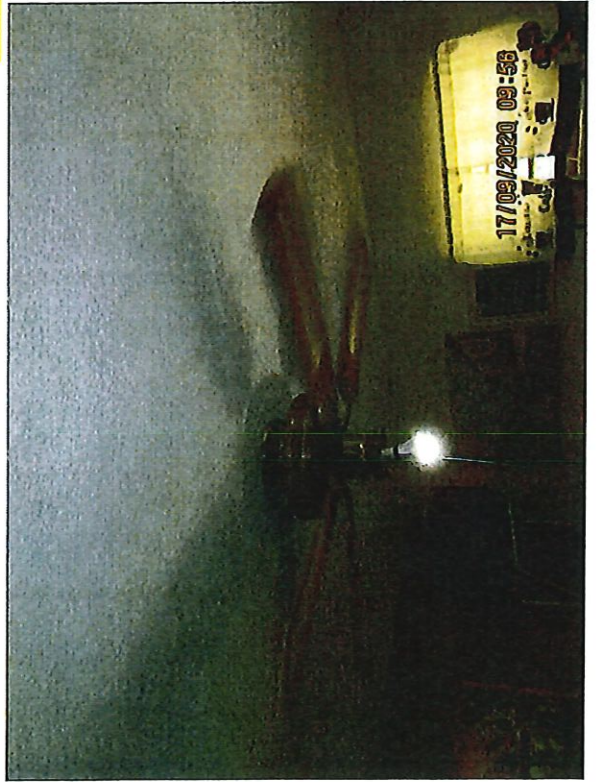
Electrical Deficiencies



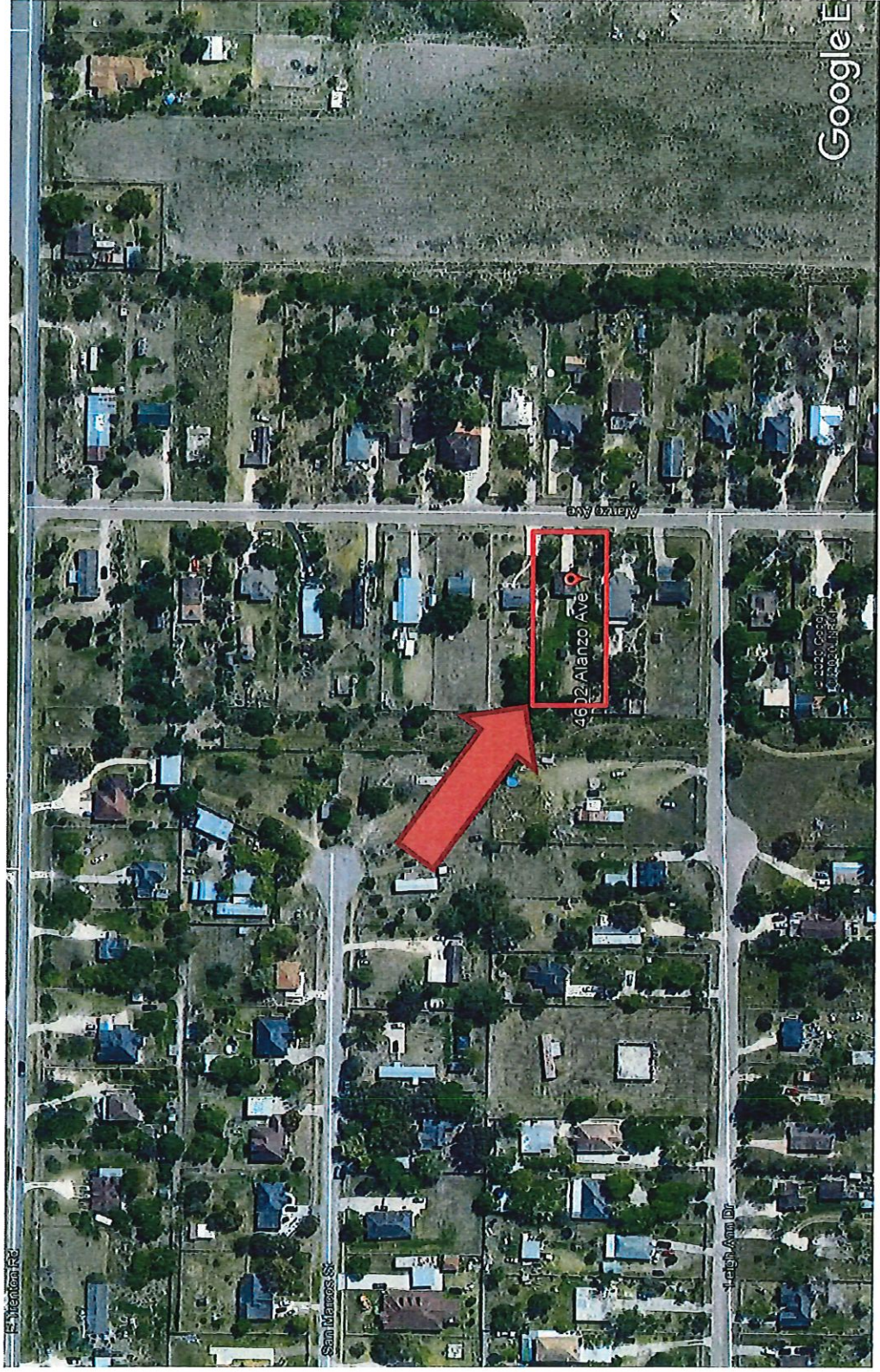
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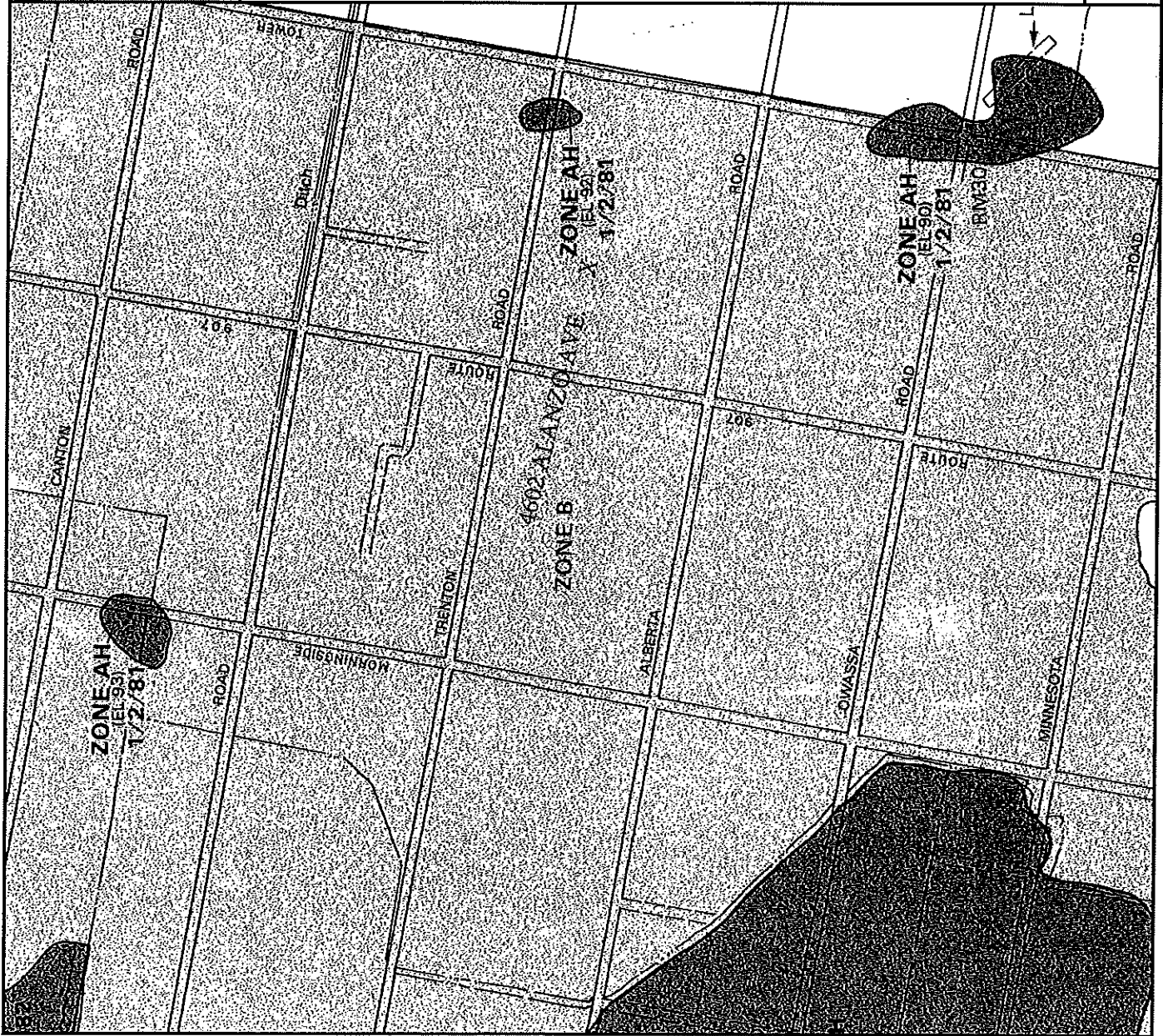
Ceiling Deficiencies



Aerial Map of 4602 Alanzo Ave. Edinburg Texas 78542



FLOOD MAP FOR 4602 ALANZO AVE. EDINBURG TX 78542



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

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov