

## 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>Herminda Trevino</b>	Family of three (3)
<b>CW#85-20-06</b>	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: 3
	Square Feet: 1376
	Does total annual household income exceed limits: No
	HUD Income Limits: \$ 42,400.00
	<b>Deferred Loan</b>

Existing Dwelling: 3 bedrooms frame home, built in 1996

**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 01, 2020

City: Edinburg

If County Wide, Precinct #:

Name of Applicant: Herminda Trevino

Inspector: Eric Gonzales

Address: 5304 Franchesca Ave. Edinburg Tx.

Year House was built: 1996

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## EXTERIOR

1. **Foundation Condition:** Good  Repair  Replace   
**Foundation Type:** Piers  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 20'-0"x 67'-0"

Estimated Cost \$ 2,500

2. **Exterior Walls:** Good  Repair  Replace

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 \$ 2,000

3. **Windows:** Good  Repair  Replace

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 \$ 1,000

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 and has many holes. 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 20'-0"x 67'-0

Estimated Cost \$ 6,030

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

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

Estimated Cost \$ 400

8. **Sewer Connected to City Main Line? NO**

**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: YES** Good [ ] Repair [ X] Replace [ ]

**Sewage Connected to Septic System? yes**

**# of years with current Septic System: 24**

Is plumbing free from sewer back up? No sewer lines are broken and sewage backs up into yard

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 \$

## INTERIOR

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

The flooring for the entire house needs to be replaced. In several areas in the house there is no flooring present only exposed plywood. Floor boards are rotten and have holes in them, light is visible from under the home.

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 where water damage has taken place.

Estimated Cost \$ 2,000

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

The ceiling coverings have mold and 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 [X]

Is hot water heater located and equipped in a safe manner and free of hazards? NO water heater does not work and has exposed wires and the water heater closet is rotten and missing the door.

Estimated Cost \$ 700

17. **Plumbing:** Good [ ] Repair [X] 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 \$ 1,000

18. **Insulation:** Good [ ] Repair [ ] Replace [X]

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 [X]

Estimated Cost \$

20. **Infestation –** Yes [X] 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 [X] No [ ]

Are the rooms free from electrical hazards? No

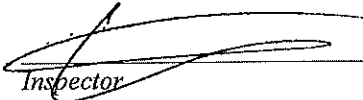
There were several plugs throughout the house that were not working. Several ceiling light fixtures in the house were also not working. Electrical needs to be inspected for electrical shorts. Many switch and electrical outlet covers were missing leaving wires exposed.

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      \$ 24,330  
Current Value of Structure          \$24,727  
50% Value                                \$12,363.50

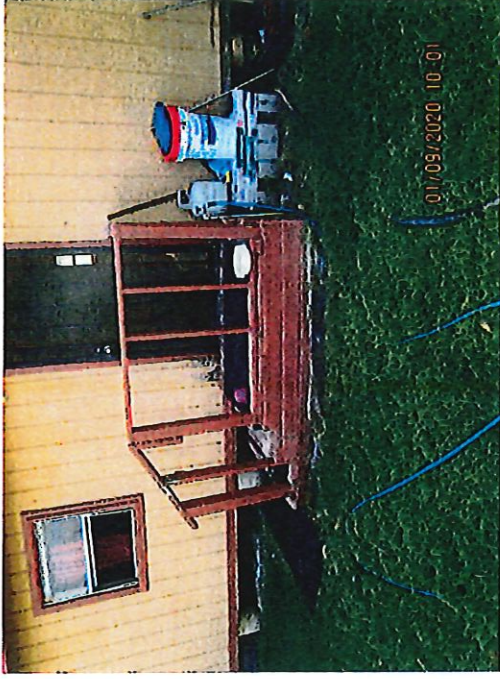
  
\_\_\_\_\_  
Inspector

\_\_\_\_\_  
Division Manager Approval

9-16-2020  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

5304 Francesca Ave., Edinburg TX



Rear Elevation



Right Elevation



Front Elevation

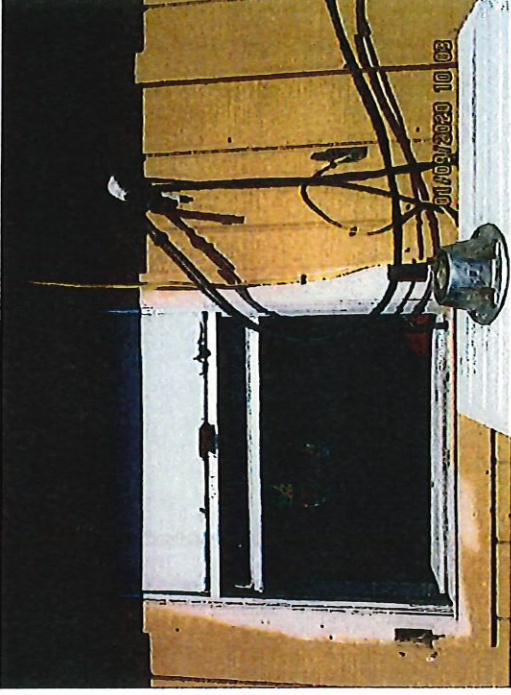


Left Elevation

5304 Franchesca Ave., Edinburg TX



Soffit and Fascia



Siding inoperable windows and Electrical hazards

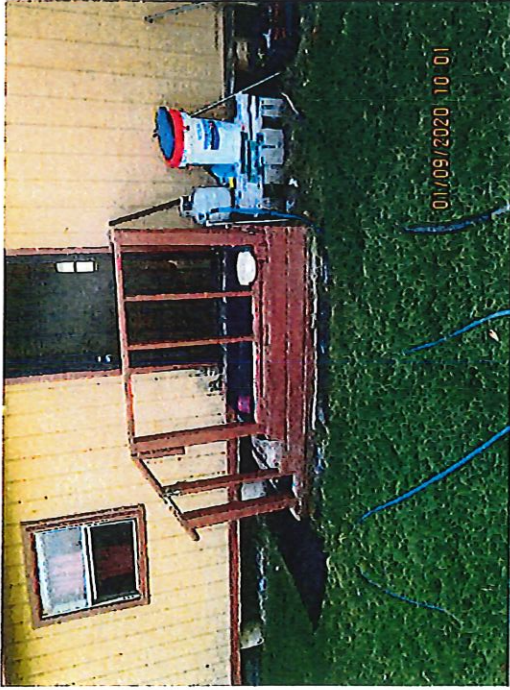


Exposed plumbing leaking

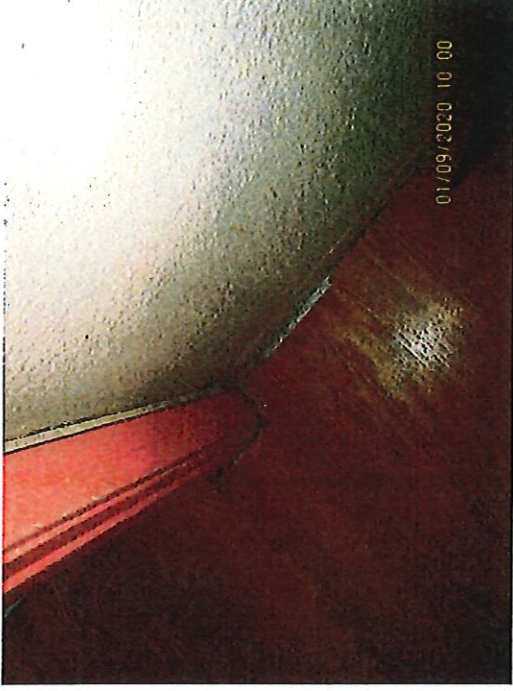


Broken sewer Pipes in yard

5304 Franchesca Ave., Edinburg TX



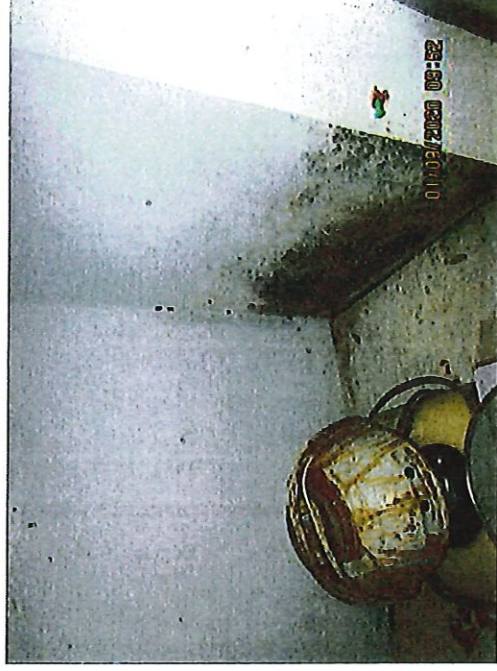
Rotten stairs with loose hand rail



Subfloor rotten away / sunlight through flooring material

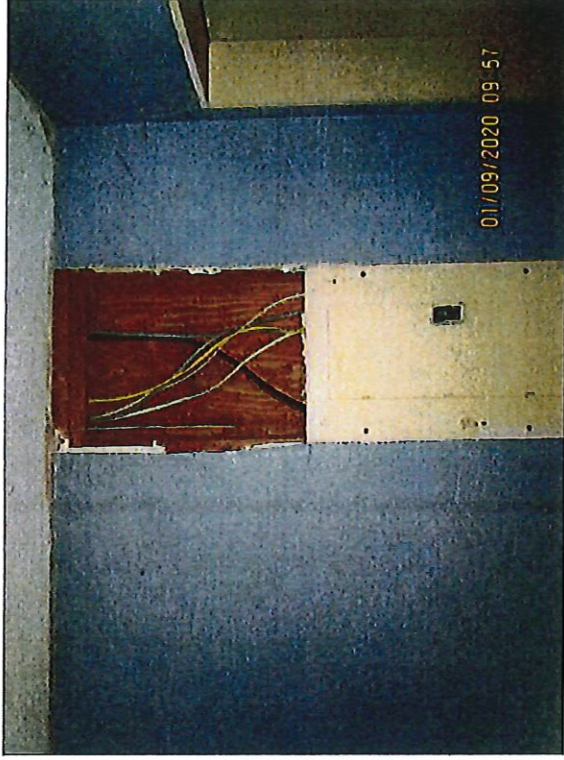
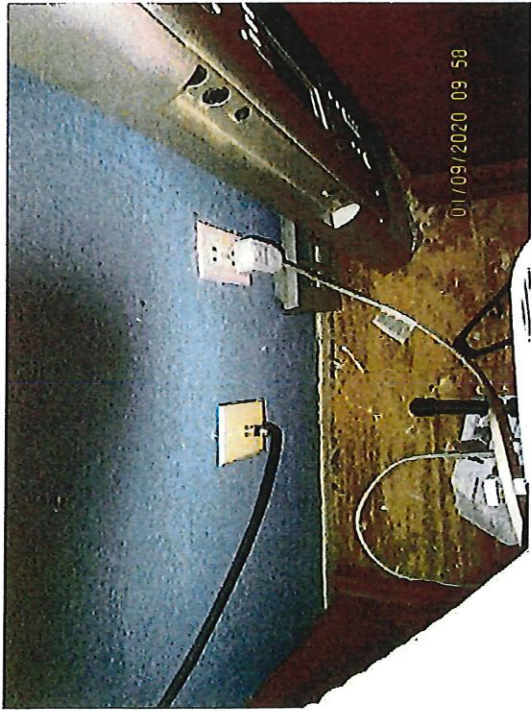


No Flooring Material

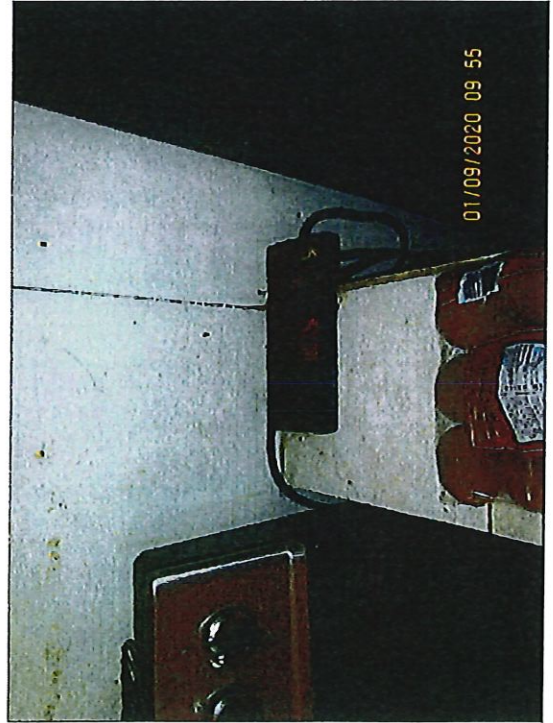


Mold and rot on walls

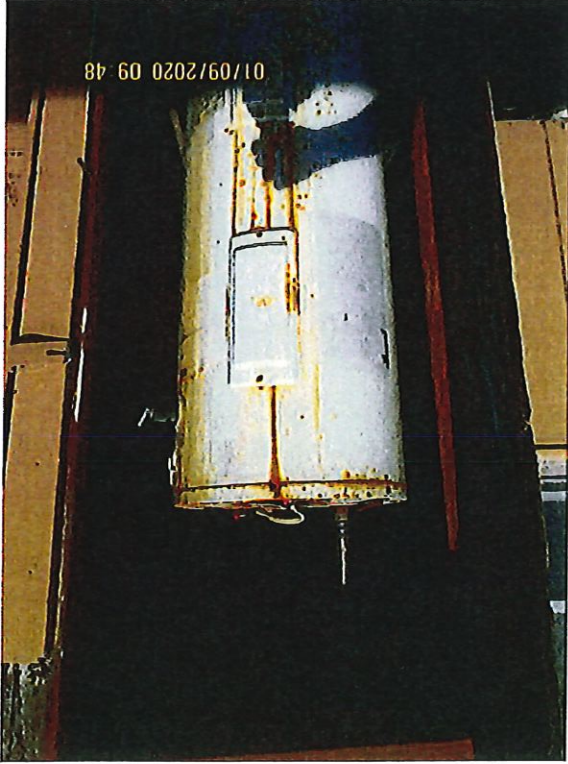
5304 Franchesca Ave., Edinburg TX



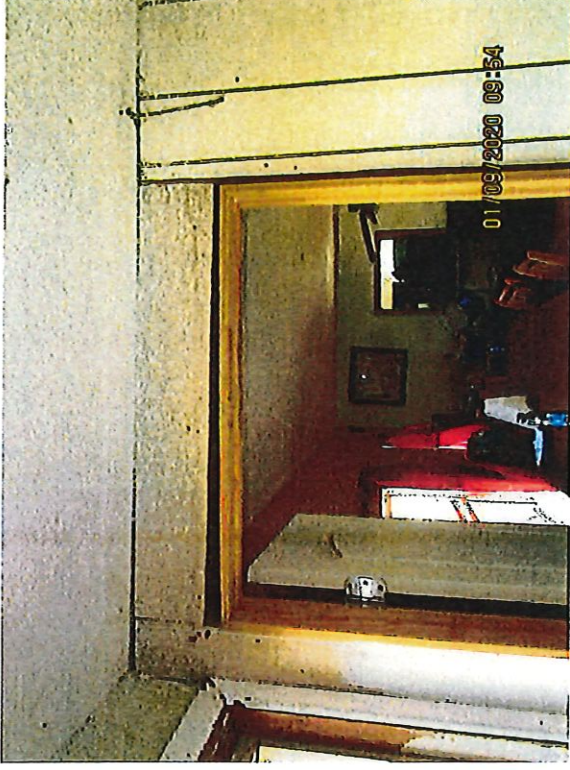
Electrical Deficiencies



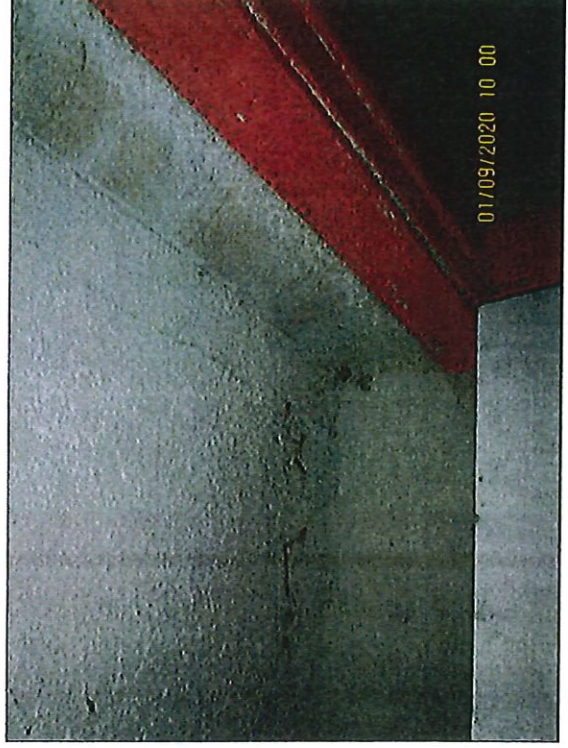
5304 Franchesca Ave., Edinburg TX



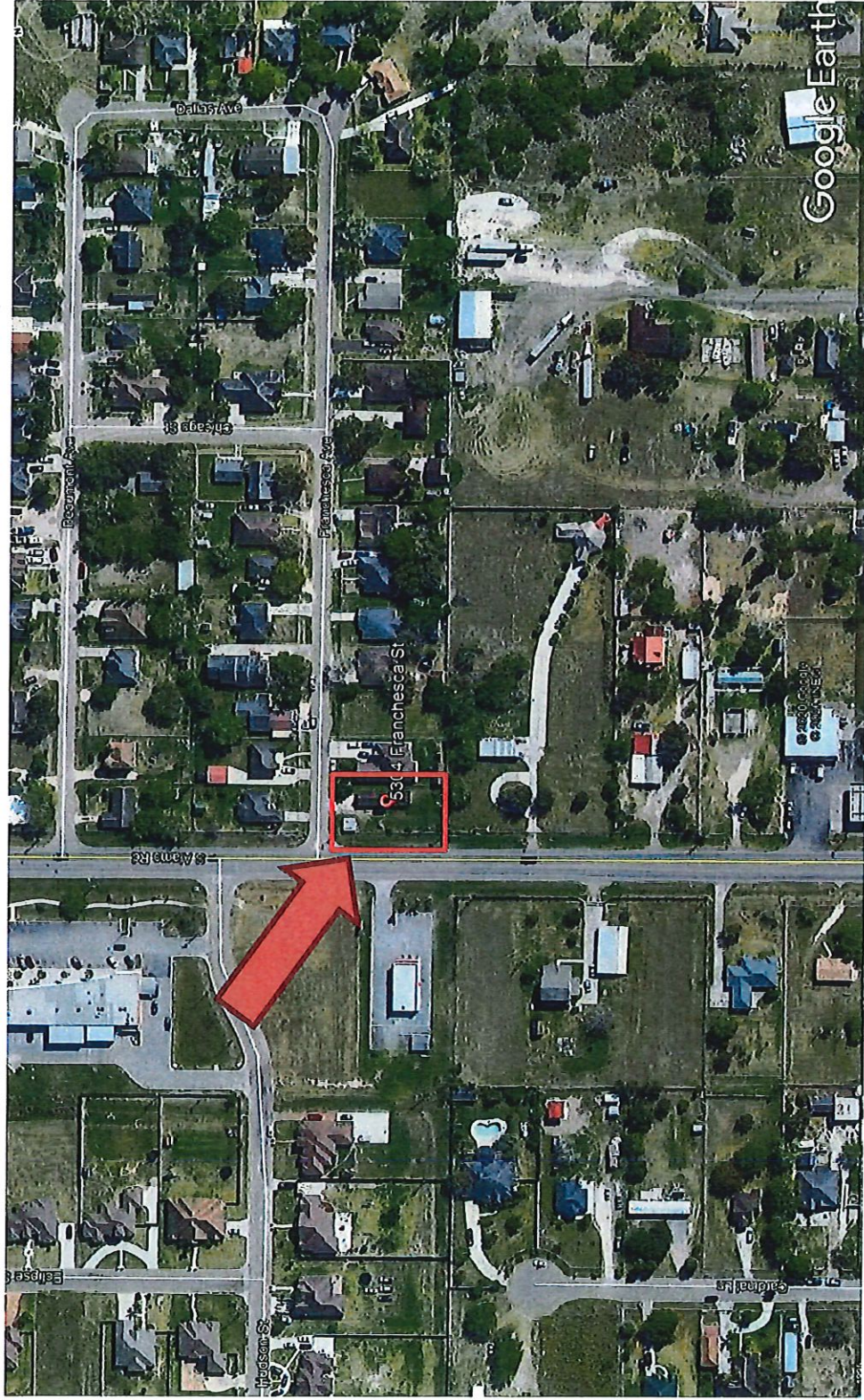
NON functioning Water heater / Entry door does not work



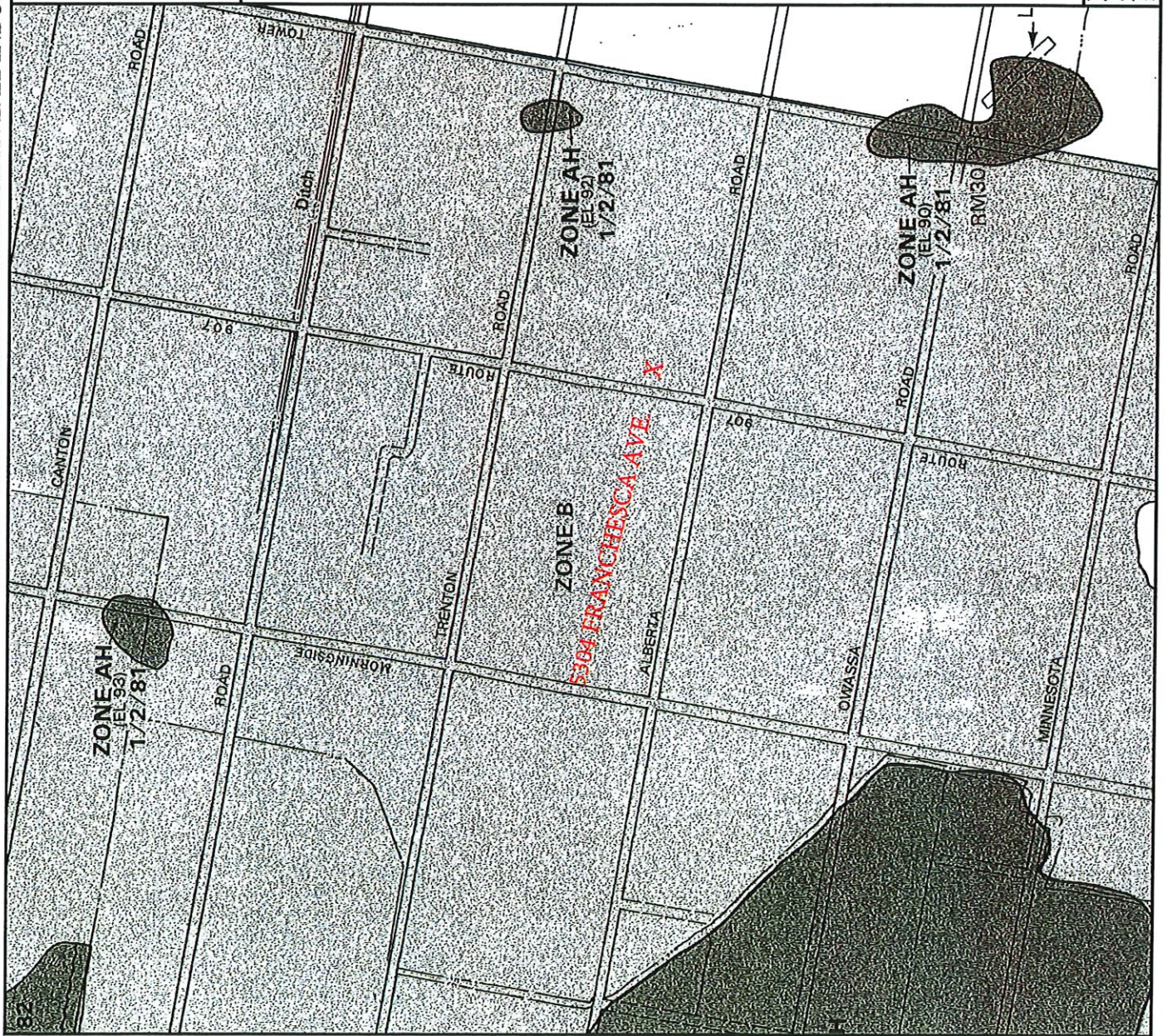
Doorways uneven due to rotting subfloor / cracks in ceiling



Aerial Map of 5304 Franchesca Ave. Edinburg Texas 78542



FLOOD MAP FOR 5304 FRANCESCA 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](http://www.msc.fema.gov)