

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

Ana De La Rosa	Family of one (1)	
CW#85-20-09	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 mobile home, built in 1978

RECOMMENDATION:

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

MHU INITIAL INSPECTION

Date: September 23, 2020

City: Edinburg

If County Wide, Precinct #:

Name of Applicant: Ana Maria De LA Rosa

Inspector: Eric Gonzales

Address: 4911 Robin Lane Edinburg TX.

Year House was built: 1978

EXTERIOR

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

Is the foundation sound and free from hazards? No

This is a mobile home unit, 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 15'-0"x 63'-0"

Estimated Cost \$ 2,500

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 \$ 2,400

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 \$ 1,130

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 \$ 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 \$ 1,500

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 15'-0"x 63'-0

Estimated Cost \$ 4,320

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

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

Estimated Cost \$ 700

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

Sewage Connected to Septic System? Yes

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 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 the VCT has come unglued. Floor boards are completely rotten and have holes in them.

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 small cracks around the perimeter walls due to pier and beam movement. There are several areas where water damage has stained the ceiling. Signs of termites present.

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?

Estimated Cost \$ 1,000

18. **Insulation:** Good Repair Replace

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

The insulation underneath the home is gone.

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 there are many areas where termite burrows are present. Rodent dropping were present under sinks and in cabinets as per inspection. Owner states house is in fact infested with termites and rodents.

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 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): As per Hidalgo County Urban County Housing Guidelines for CDBG-DR 2015 Flood Allocation (MHU rehabilitation costs that exceed \$10,000 will require reconstruction. Reconstruction of MHUs will consist of replacing the MHU with a stick-built home that will meet the current needs of the family or individual.)**

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

Total Rehab Estimated Cost \$ 23,250

Current Value of Structure \$ 13,279



Inspector

12-15-2020

Date

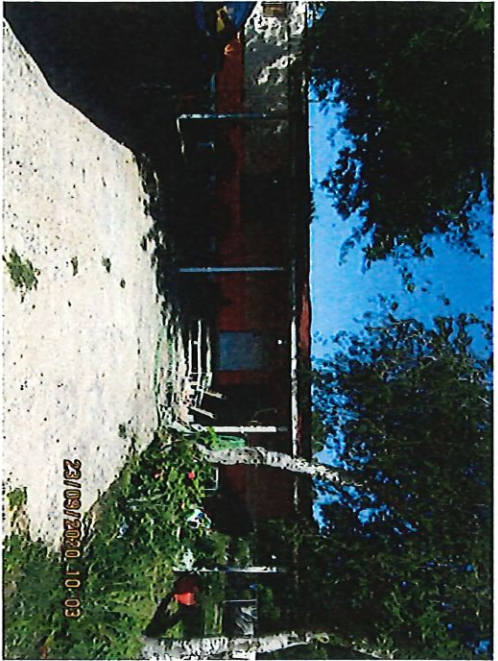


Division Manager Approval

12/15/20

Date

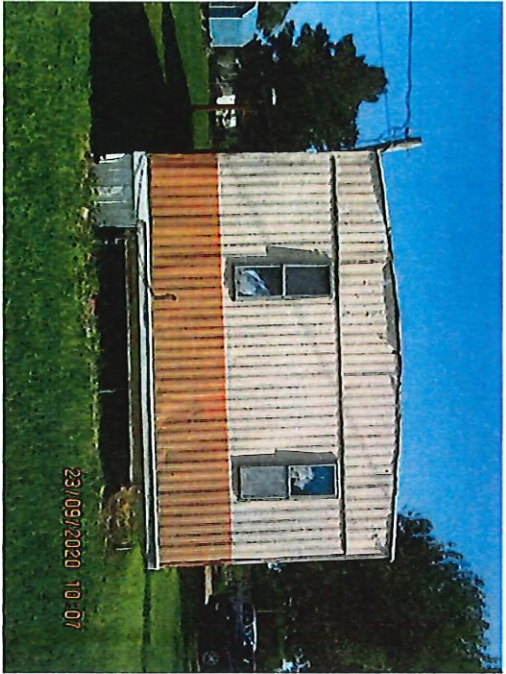
4911 Robin Lane, Edinburg TX



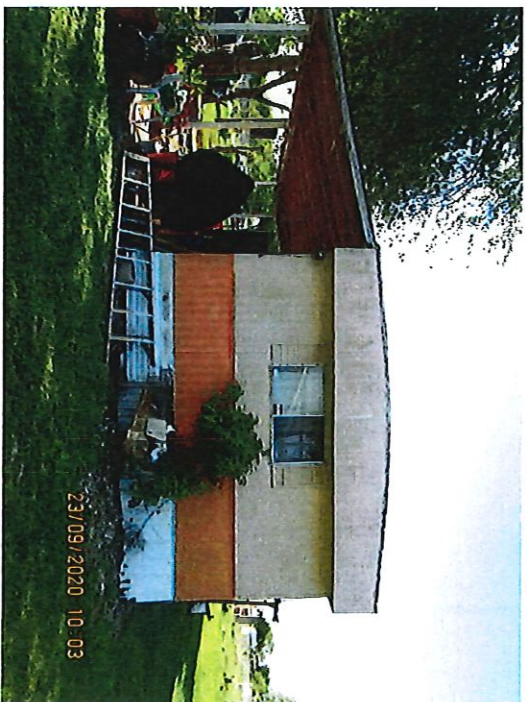
Front Elevation



Rear Elevation

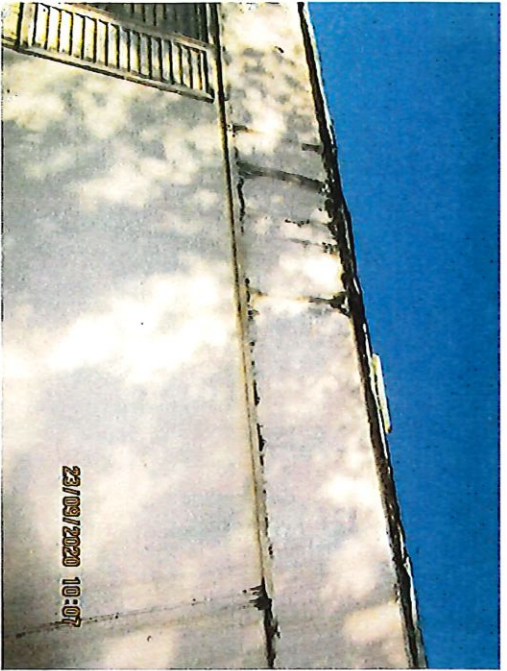


Left Elevation

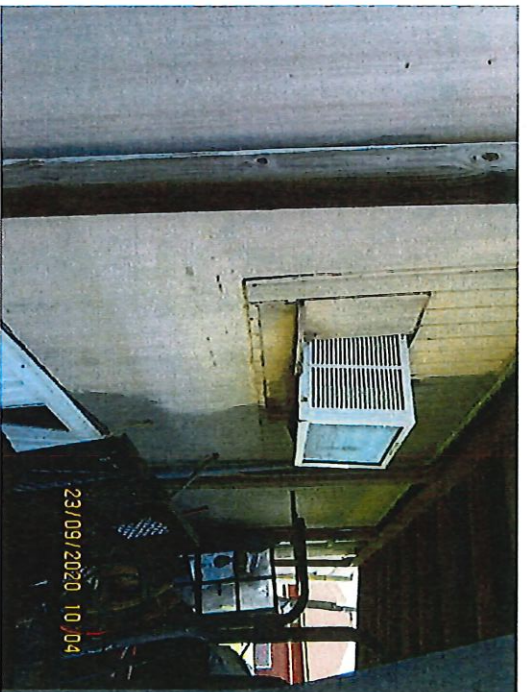


Right Elevation

4911 Robin Lane, Edinburg TX



Soffit and Fascia



Siding inoperable windows and inoperable rear exit

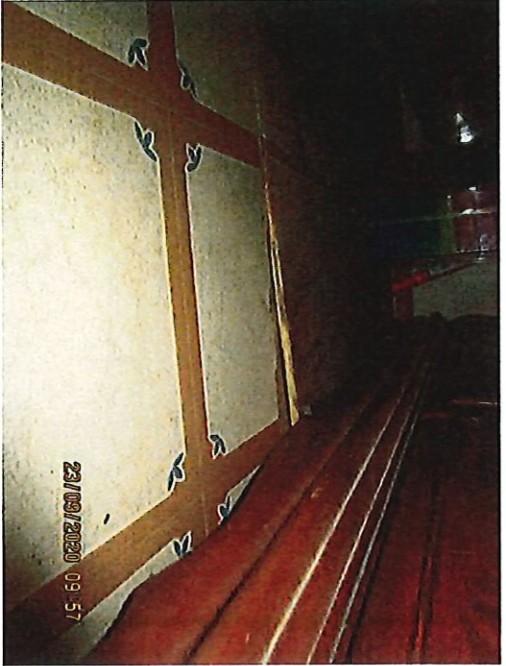


Mobile home tie down



No Underpinning and no floor insulation

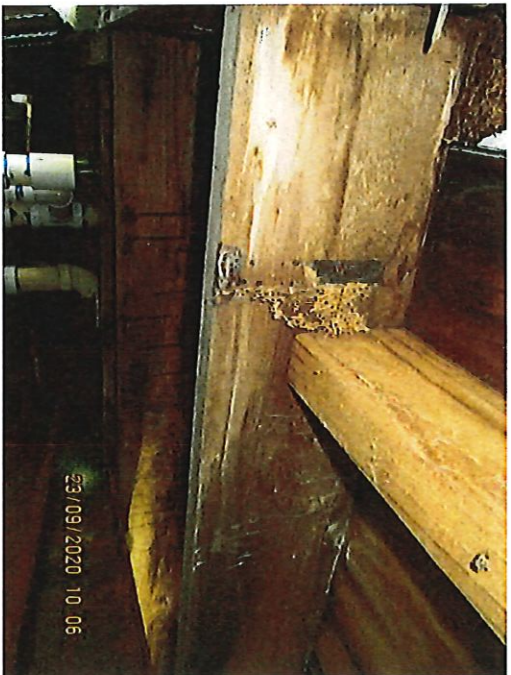
4911 Robin Lane, Edinburg TX



boards covering holes



No Flooring Material

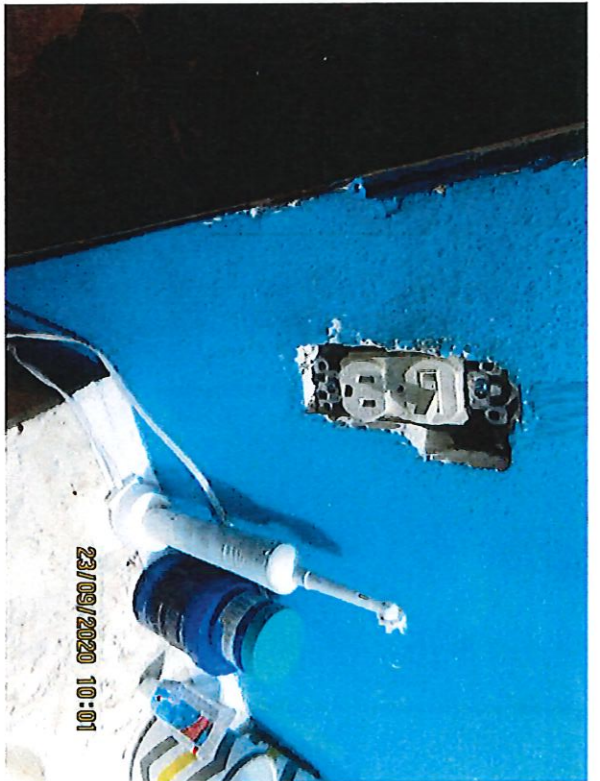
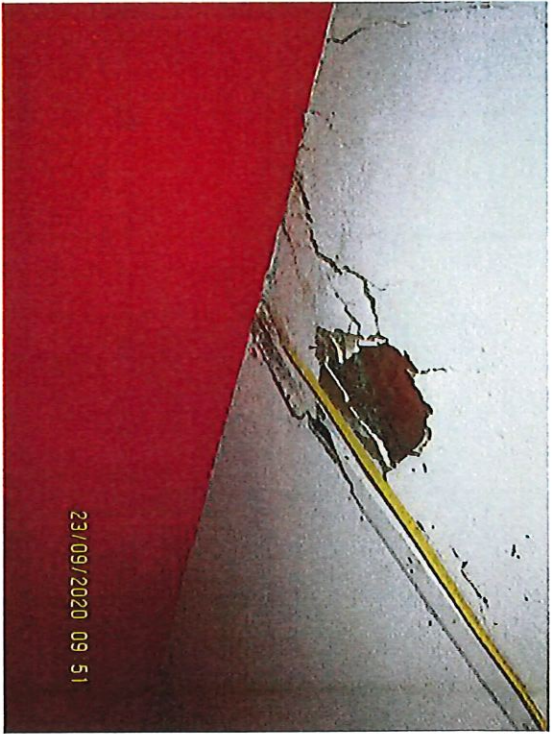


Subfloor rotten away / sunlight through flooring material

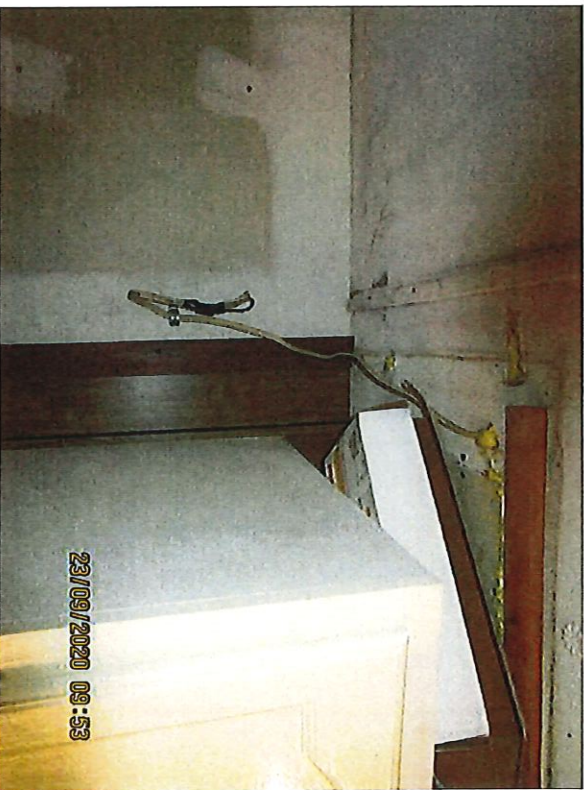


Door do not open properly

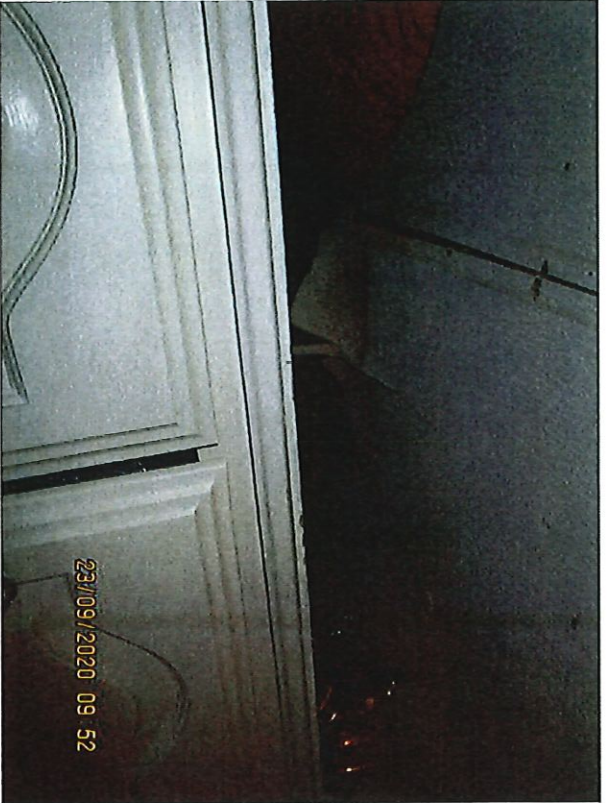
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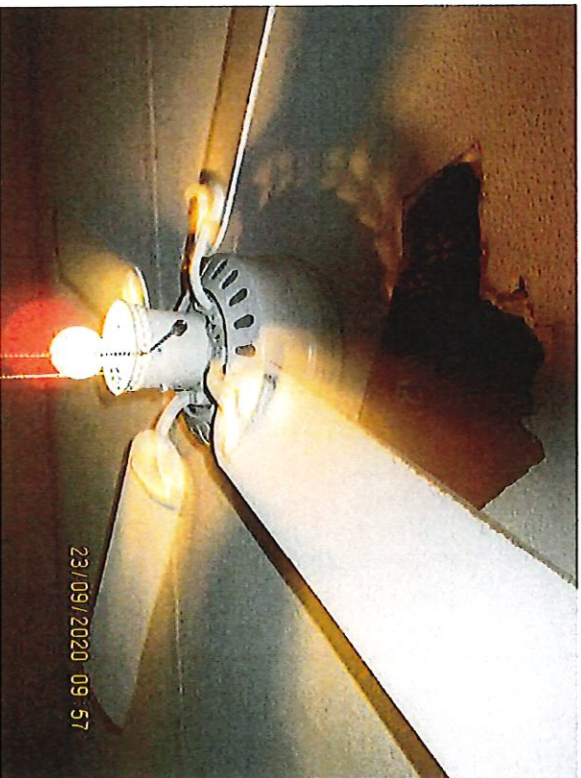
Electrical Deficiencies



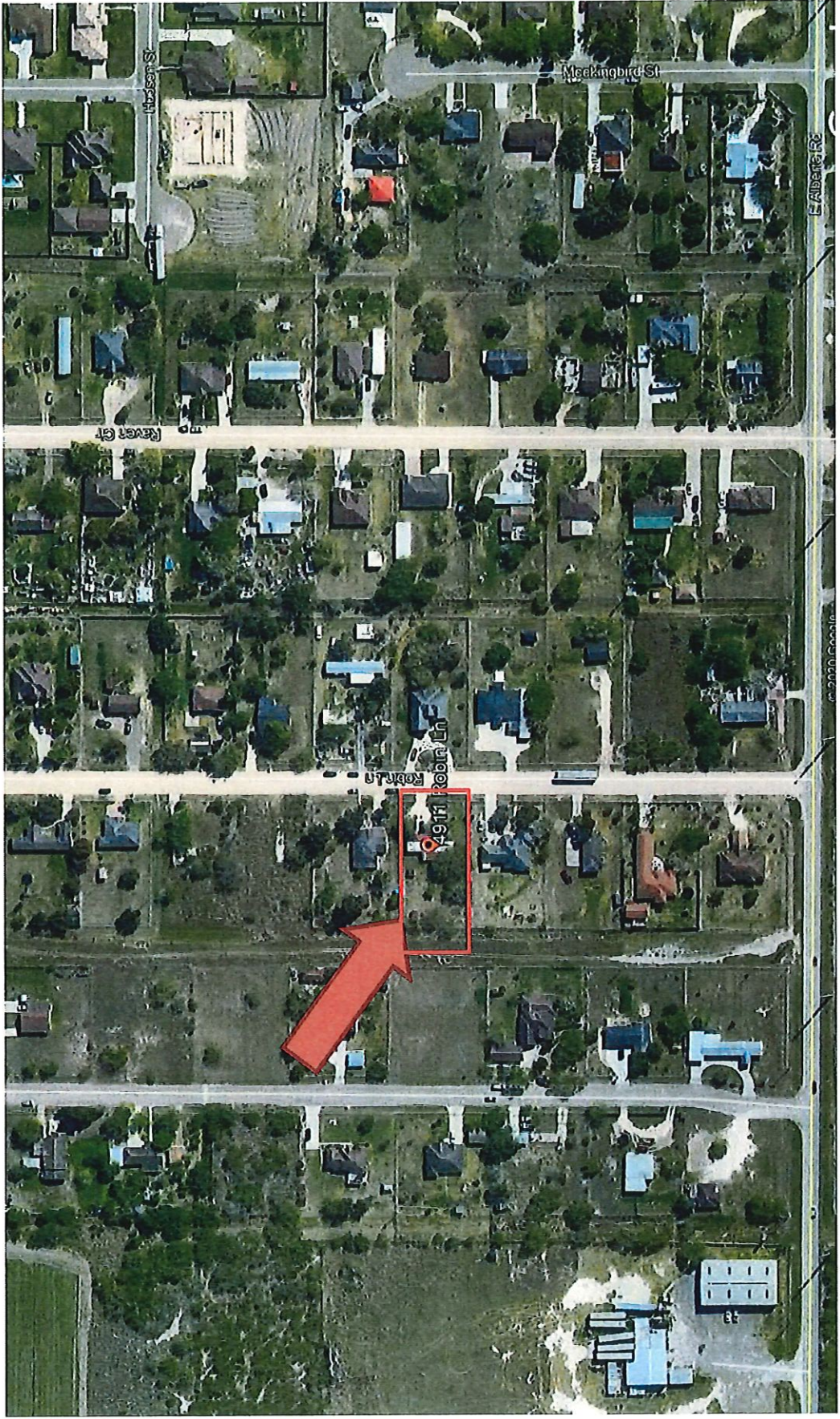
4911 Robin Lane, Edinburg TX



Ceiling Deficiencies

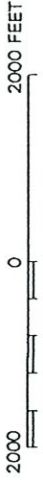


Aerial Map of 4911 Robin Lane Edinburg Texas 78542





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

This is an official copy of a portion of the above referenced flood map. It was extracted using F-1111 Ch-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

