

## 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

**Fidencio & Elizabeth** Family of six (6)

**Martinez** Does applicant meet

<b>CW#85-20-11</b>	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:	3
	Square Feet:	2443
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 54,650.00
	<b>Deferred Loan</b>	

Existing Dwelling: 2 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 04, 2020

City: Edinburg

If County Wide, Precinct #:

Name of Applicant: Fidencio Martinez

Inspector: Eric Gonzales

Address: 4711 Raven Circle Edinburg Tx.

Year House was built: 1996

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## EXTERIOR

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

Is the foundation sound and free from hazards? No

The Foundation is a slab on grade. The foundation is in need of major repair. There are several areas in the home where the slab has cracked.

Dimensions 51'-0"x 54'-0"

Estimated Cost \$ 11,000

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

Are the exterior surfaces sound and free from hazards? No

The exterior Brick Veneer needs repaired/replaced. There are many areas where brick & grout has cracked.

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 hard to open due to foundation settling .

Estimated Cost \$ 1,500

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 \$ 1,500

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 replaced due to severe deterioration, water stains mold and fallen ceilings through the house.

Dimensions 51'-0"x 54'-0

Estimated Cost \$ 24,786

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

N/A

Estimated Cost \$

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

Estimated Cost \$

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

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 carpet in the house needs to be replaced. In several areas in the house the carpet is has mold from water leaks in the roof.

Estimated Cost \$ 2,000

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 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 \$ 2,500

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

The ceiling coverings have mold and several areas where water damage has stained the ceiling..

Estimated Cost \$ 2,500

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 \$ 2,500

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 and bathrooms .

Estimated Cost \$ 1,500

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 \$ 1,500

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 \$ 1,000

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): 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      \$ 48,986

Current Value of Structure      \$ 95,216

50% Value      \$ 47,608

  
\_\_\_\_\_  
Inspector

10/22/20  
\_\_\_\_\_  
Division Manager Approval

10/22/20  
\_\_\_\_\_  
Date

10/22/20  
\_\_\_\_\_  
Date

4711 raven Circle, Edinburg TX



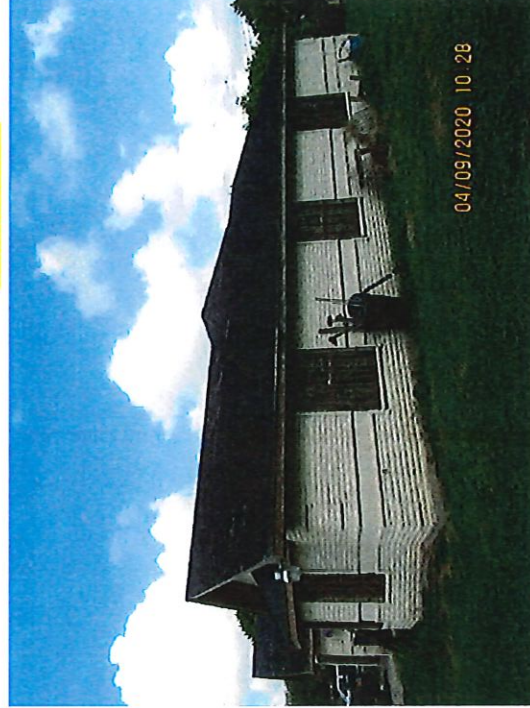
Front Elevation



Rear Elevation



Left Elevation

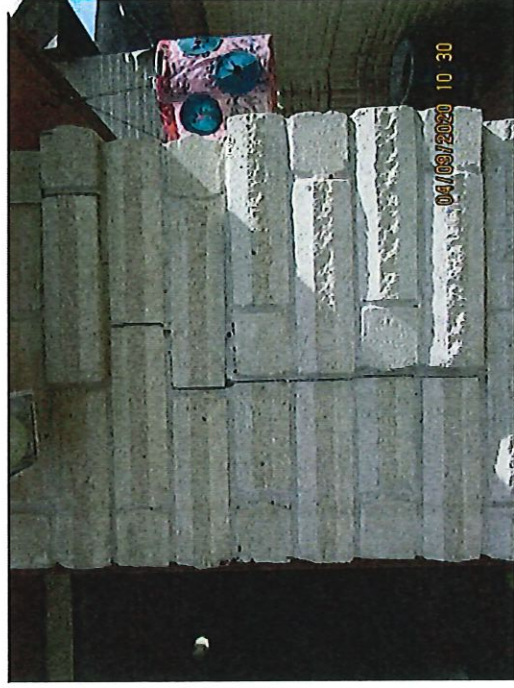


Right Elevation

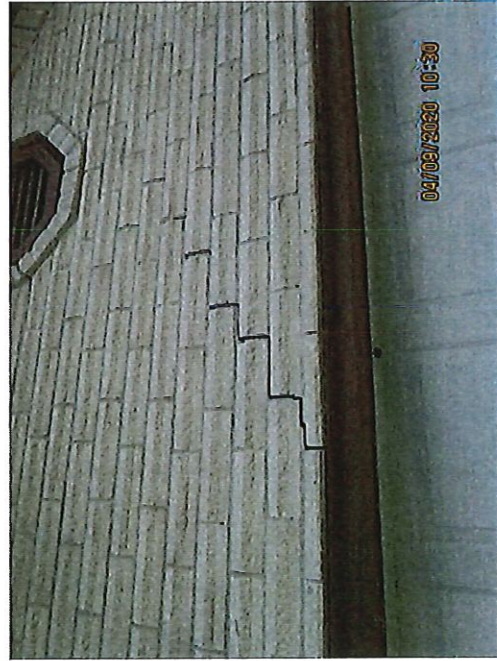
4711 raven Circle, Edinburg TX



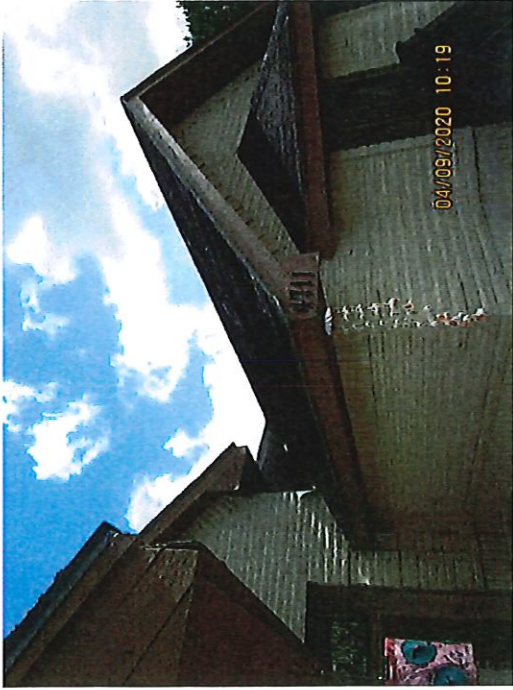
Soffit and Fascia



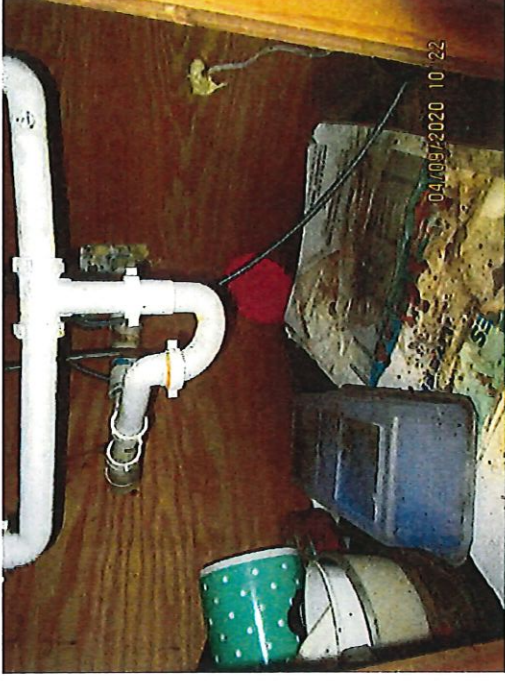
Brick Veneer Cracks



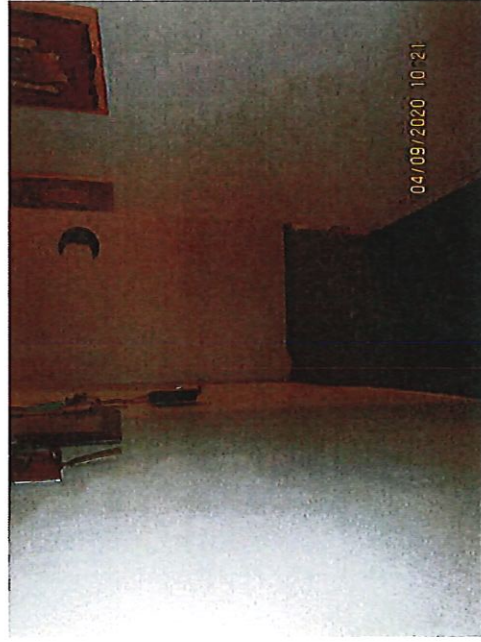
4711 raven Circle, Edinburg TX



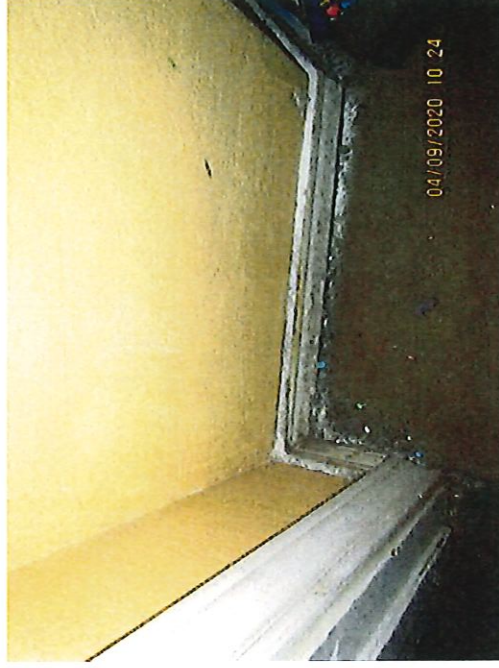
Missing and Deteriorated Shingles



Under Sink mold from leaking pipes and rodent droppings



Mold on walls and carpet



Mold and rot on base boards

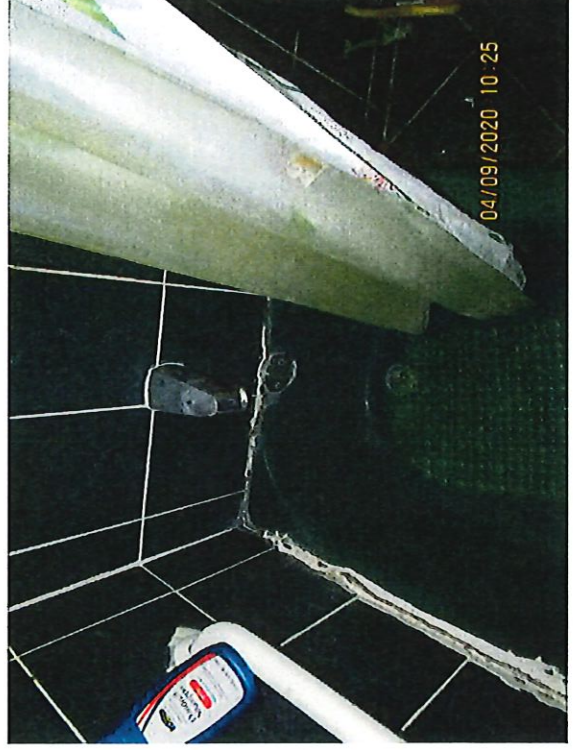
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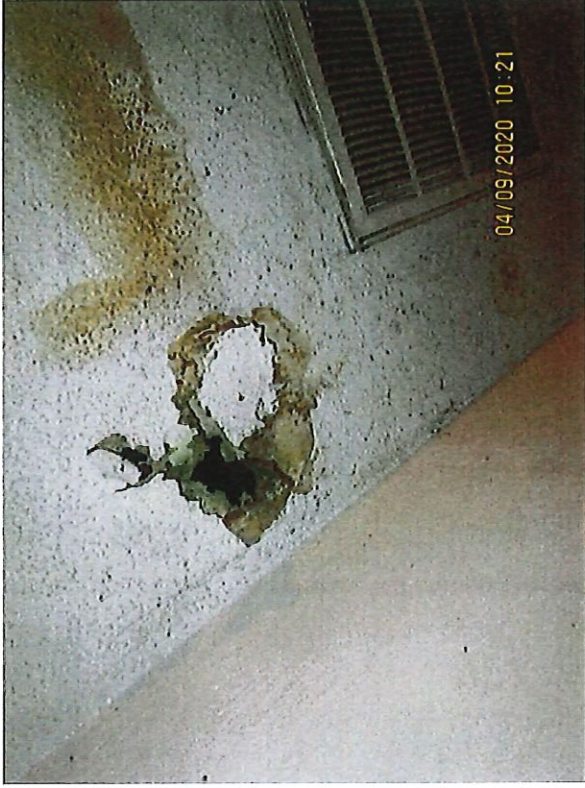
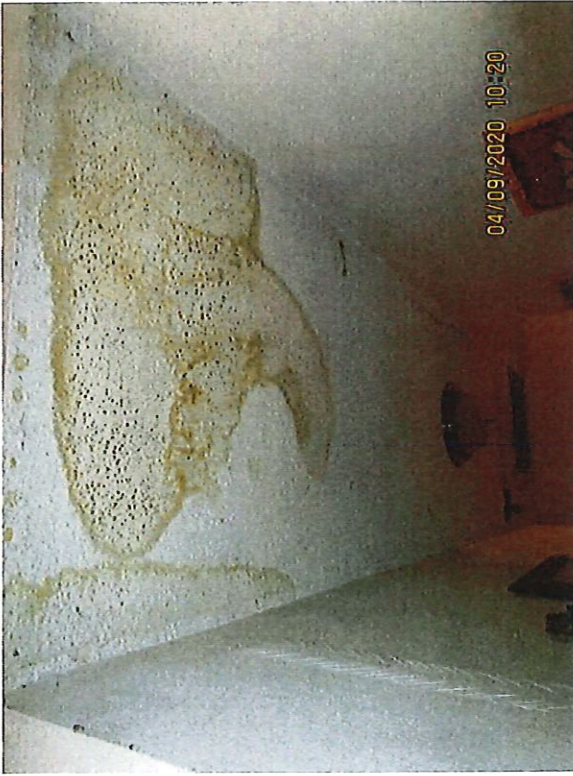
Cracks in walls/Ceilings



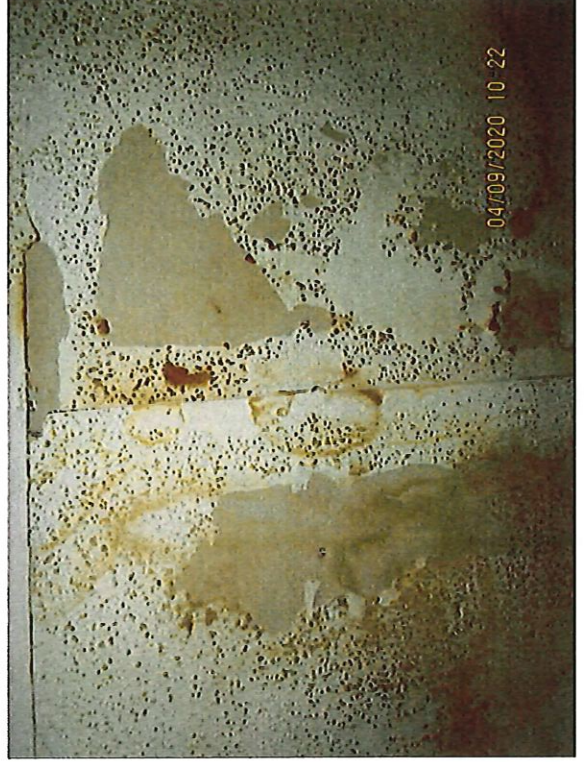
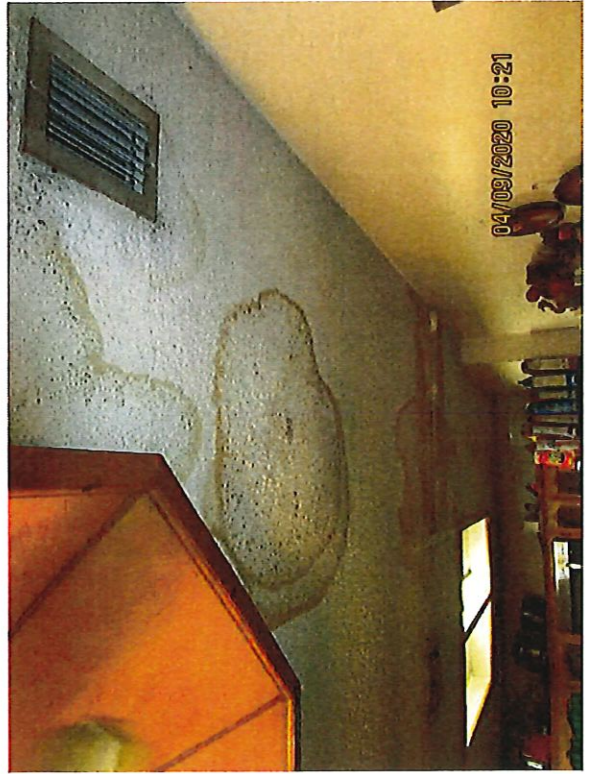
Gypsum boards falling/Tub is leaking



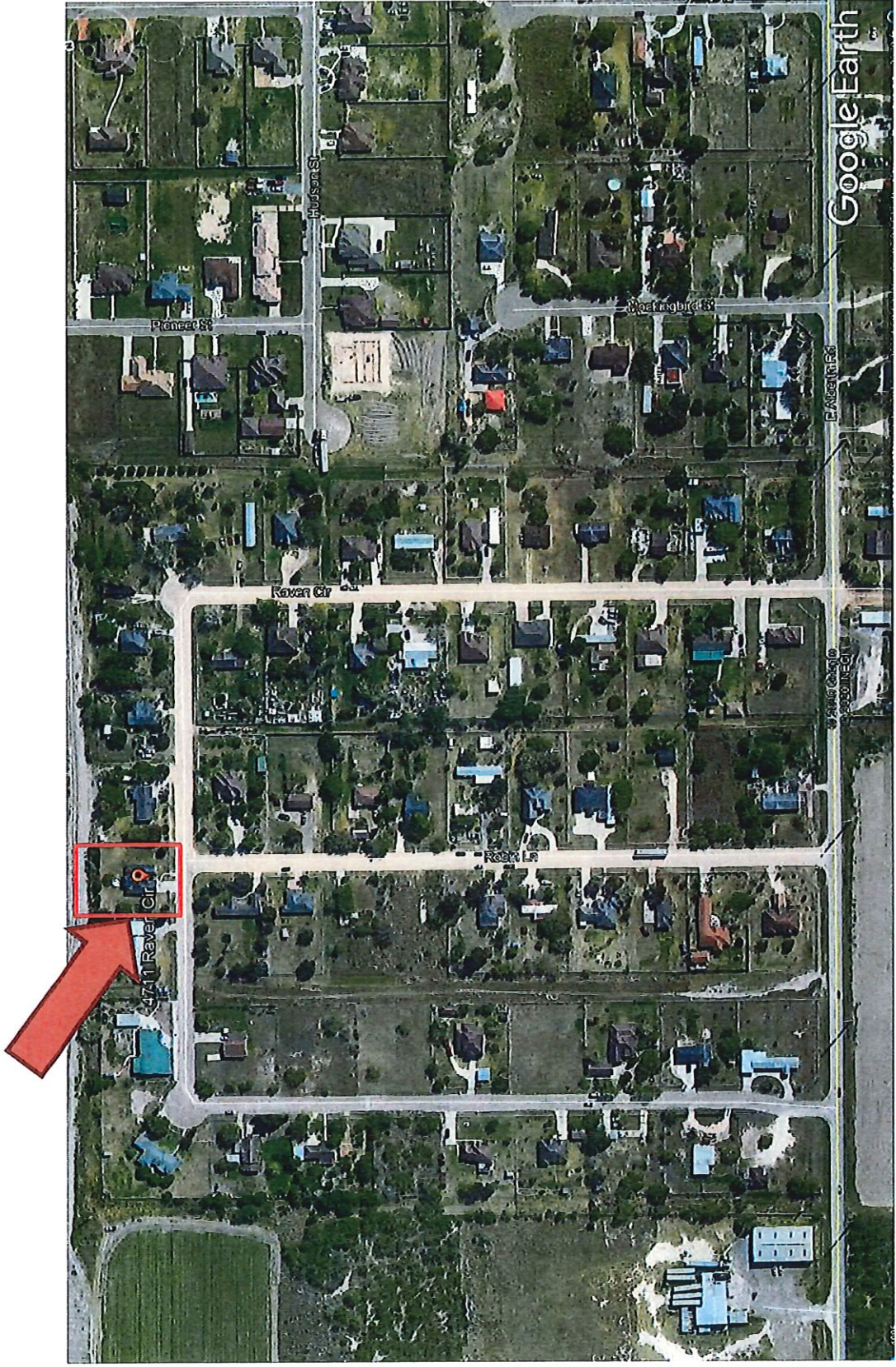
4711 raven Circle, Edinburg TX



Ceiling Deficiencies



Aerial Map of 4711 Raven Circle 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-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)

