

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

Jose & Juanita Hinojosa	Family of three (3)	
CW#85-20-10	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
	Deferred Loan	

Existing Dwelling: 3 bedrooms mobile 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: February 27, 2020

City: Edinburg

If County Wide, Precinct #:

Name of Applicant: Jose & Juanita Hinojosa

Inspector: Eric Gonzales

Address: 5614 Leigh Ann Dr. Edinburg Tx.

Year House was built: 1982

EXTERIOR

1. **Foundation Condition:** Good Repair Replace
Foundation Type: Piers 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 16'-0"x 60'-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 \$ 2,500

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 \$ 1,130

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. The Rear Exterior door does not shut properly and the owner has screwed it shut to keep it from opening.

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 16'-0"x 60'-0

Estimated Cost \$ 4,320

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

There are no rear stairs present, and the front 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: No** Good [] Repair [] Replace []
Sewage Connected to Septic System? N/A
of years with current Septic System:

Is plumbing free from sewer back up? Yes

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, 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 small cracks around the perimeter walls due to foundation movement. There are several areas where water damage has stained the ceiling. There are also signs of termites and rodent infestation.

Estimated Cost \$ 1,000

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

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 [X] Repair [] Replace []

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

yes

Estimated Cost \$

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 and one bath tub is inoperable and the 2nd bath tub leaks.

Estimated Cost \$ 1,000

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

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

The insulation underneath the home & walls are exposed and 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 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 [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 \$ 23,250

Current Value of Structure \$ 10,346

50% Value \$ 5,173.00



Inspector

2-27-2020

Date



Division Director Approval

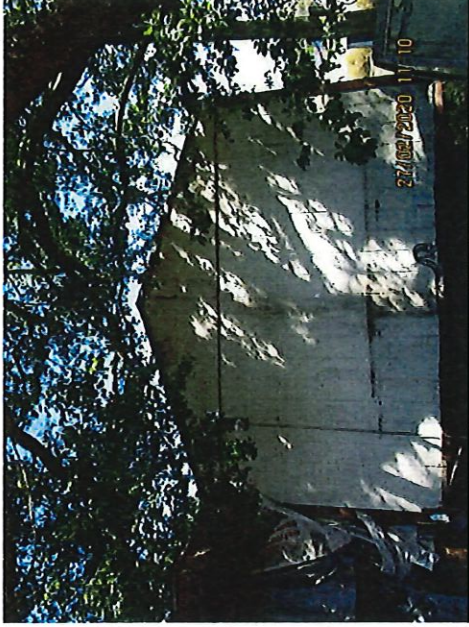
2/27/20

Date

5614 Leigh Ann Dr., Edinburg TX



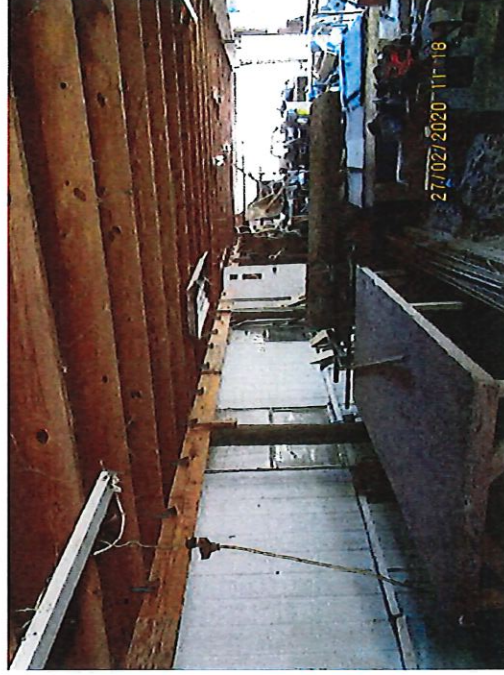
Front Elevation



Rear Elevation



Left Elevation

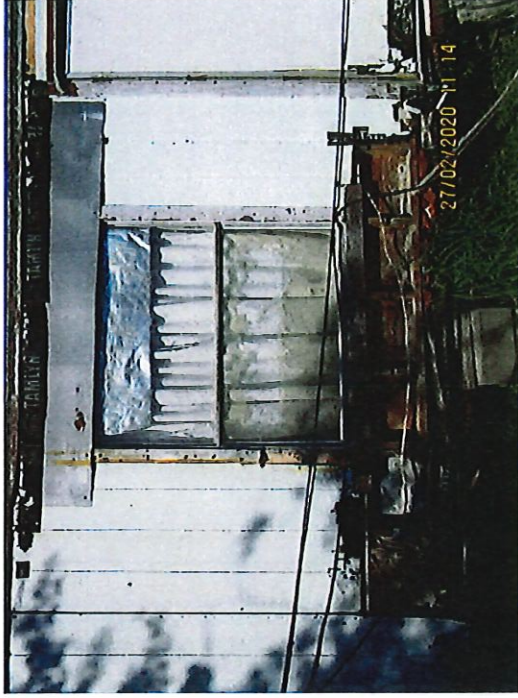


Right Elevation

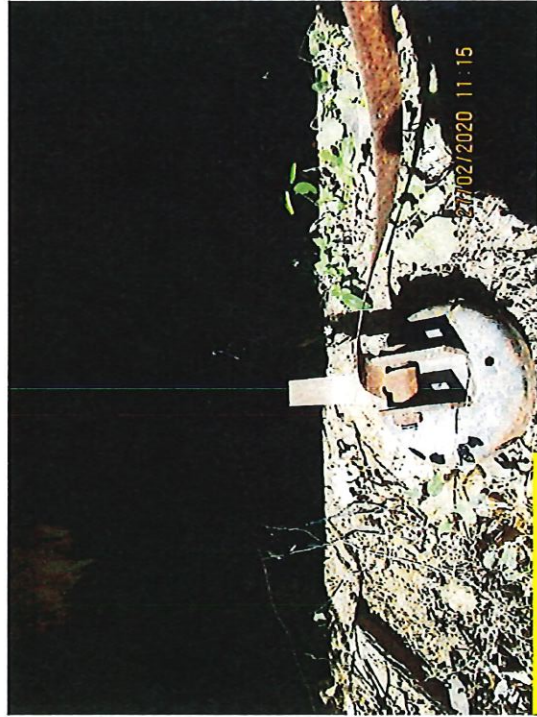
5614 Leigh Ann Dr., Edinburg TX



Soffit and Fascia



Siding, inoperable windows and inoperable rear exit

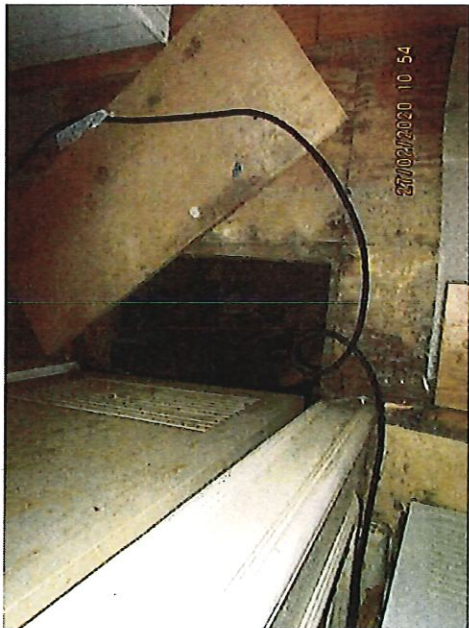


Mobile home tie down

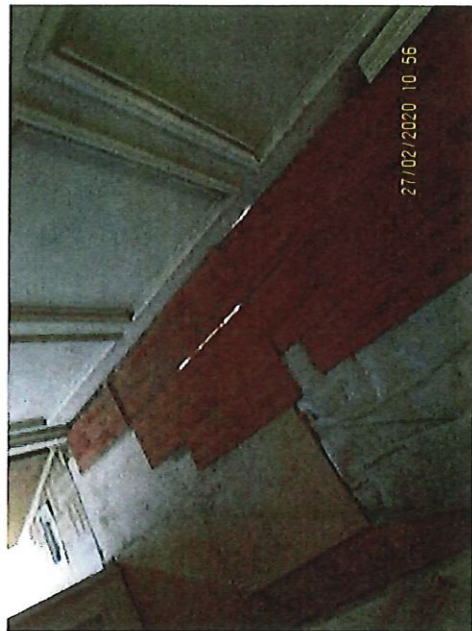


No Underpinning and floor insulation fallen to the ground

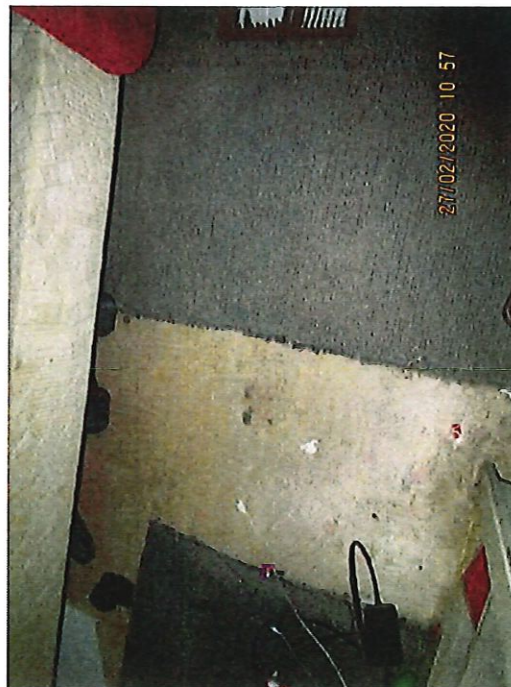
5614 Leigh Ann Dr., Edinburg TX



boards covering holes



Subfloor rotten away / sunlight through flooring material

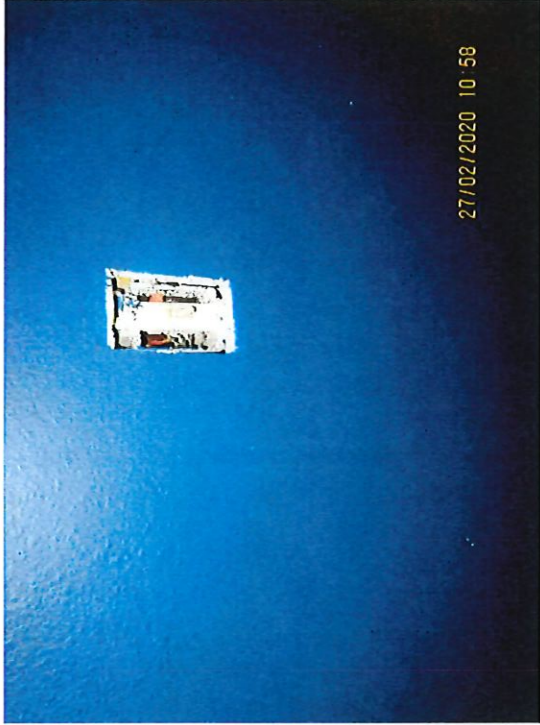


No Flooring Material

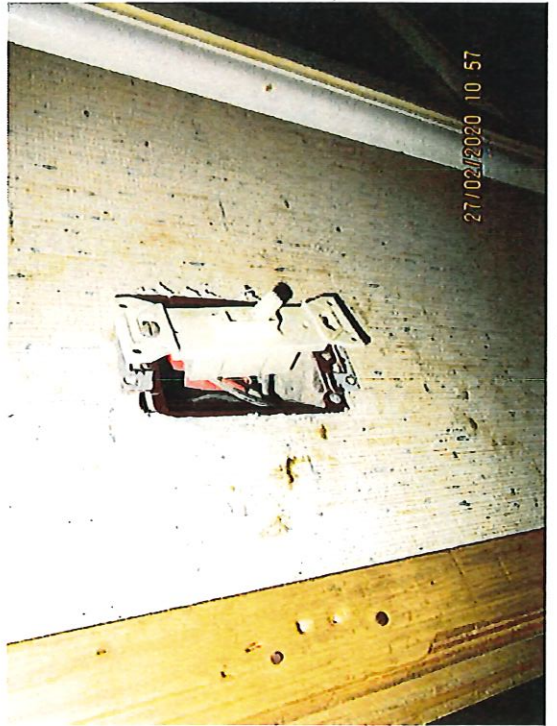


Mold and rot on base boards

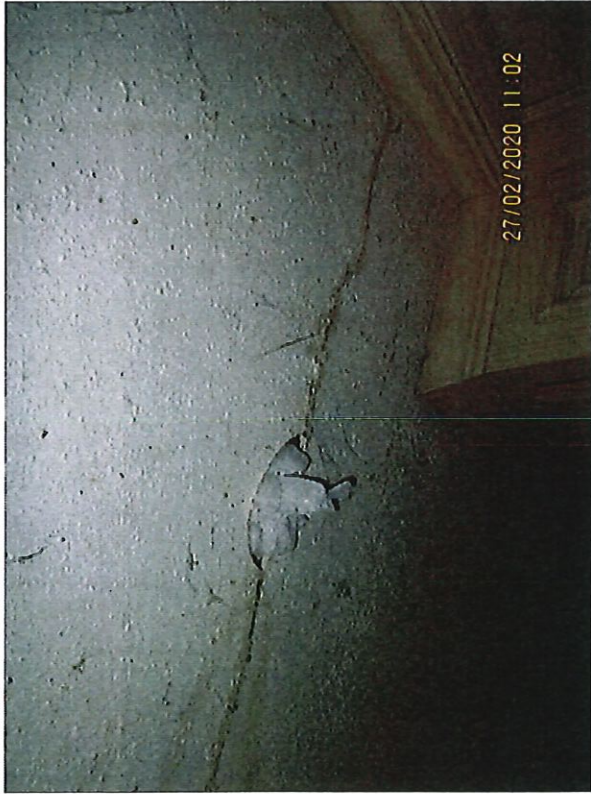
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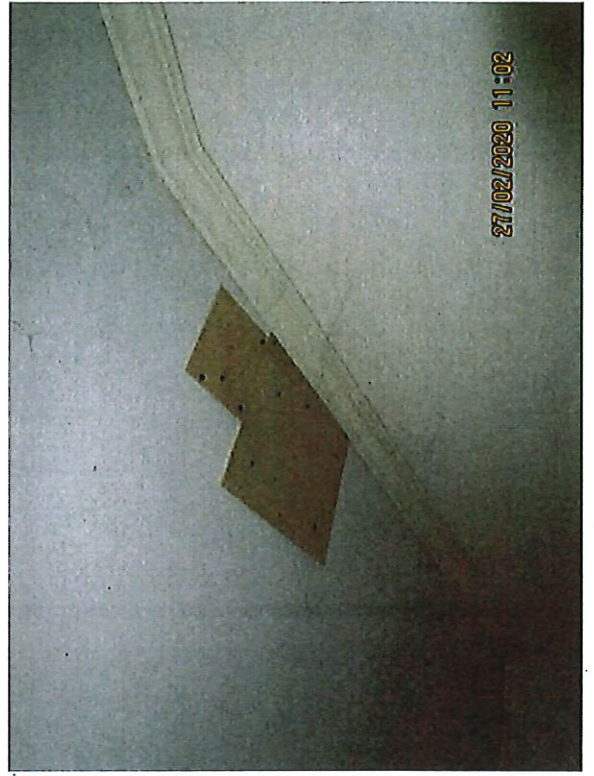
Electrical Deficiencies



5614 Leigh Ann Dr., Edinburg TX

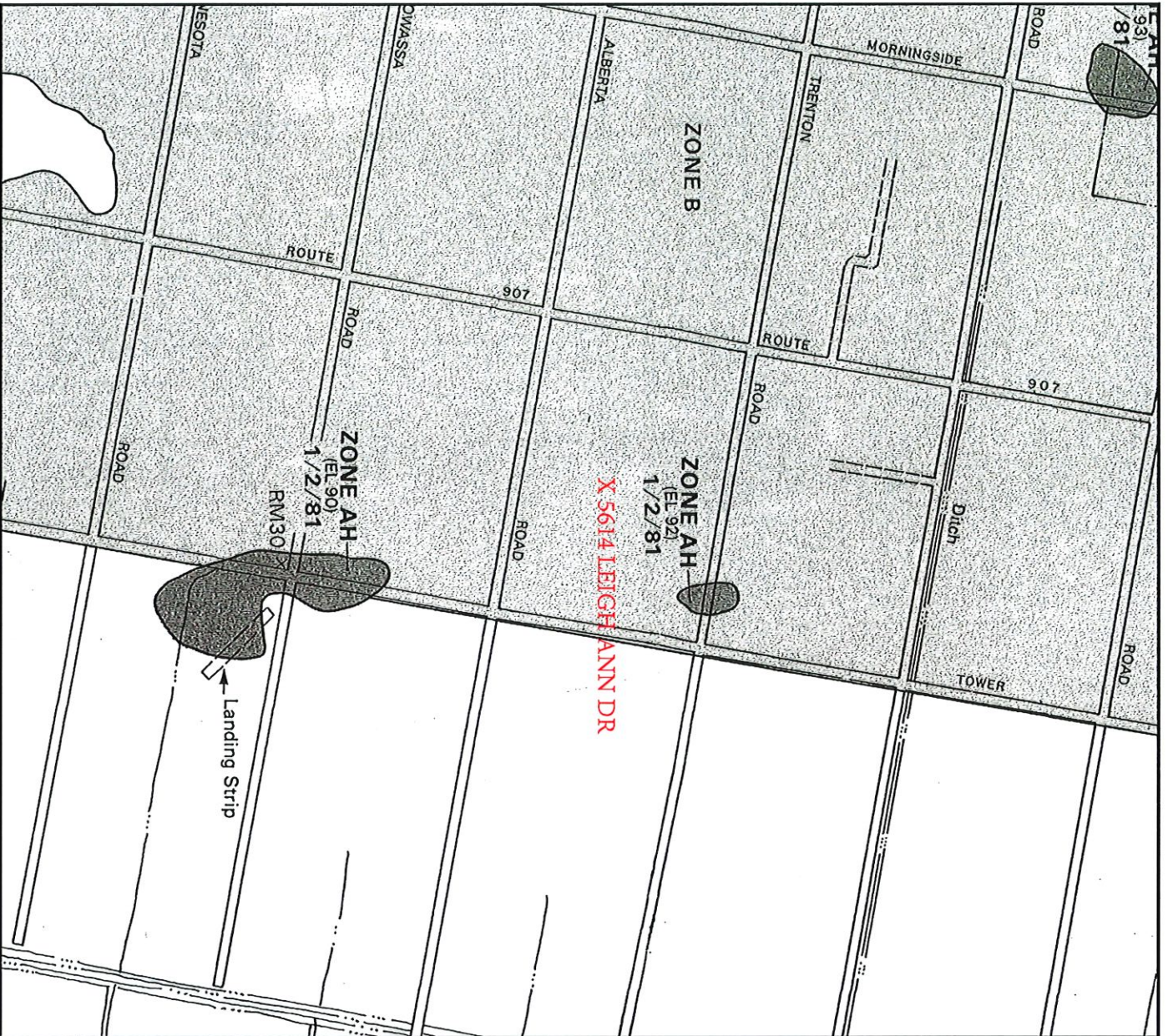


Ceiling Deficiencies



Aerial Map of 5614 LEIGH ANN DR. Edinburg Texas 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



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