

Housing Rehab Program

ENTITY: City of Donna

PROJECT: Reconstruction of a single family housing unit located at: 1416 Hutch St., Donna, Texas.

FUNDING YEAR: HOME 2018

SYNOPSIS:

The family is being recommended for applicant approval under the Owner-Occupied Housing Rehabilitation Program. The applicant has been on the waitlist since August 2016 and has met all of the program requirements for assistance under the Owner-Occupied Housing Rehabilitation Program. The following is a profile of the project

Mario & Mary Gonzalez	Family of two (2)	
DO#15-21-01	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-Elderly
	Number of Bedrooms:	2
	Square Feet:	950
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 37,700.00
	Deferred Loan-Elderly	

Existing Dwelling: 2 bedrooms frame home, built in 1980

RECOMMENDATION:

The UCP Staff recommends approval for assistance under the Owner-Occupied Housing Rehabilitation Program by the County Commissioner’s Court.

INITIAL INSPECTION

Date: January 25, 2021

City: Mission

If County Wide, Precinct #:

Name of Applicant: Mario Gonzalez

Inspector: Robert Cavazos

Address: 1416 Hutch St. Donna TX.

Year House was built: 1980

EXTERIOR

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

Is the foundation sound and free from hazards? No

The Foundation is made up of pier and beam. The foundation needs to be replaced due to severe deterioration.

Dimensions 40'-0"x 30'-0"

Estimated Cost \$ 5,500

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.

Estimated Cost \$ 3,000

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 single pane aluminum and do not open properly.

Estimated Cost \$ 1,500

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

What are the conditions of the exterior doors?

The front and back 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?

Soffit is in bad shape. Some areas need to be replaced and painted. The trim needs to be replaced and painted due to deterioration.

Estimated Cost \$ 1,500

6. **Roof:** Good [] Repair [] Replace [X]

Is the roof sound and free from hazards?

The roof was recently replaced. No work needed.

Dimensions 40'-0"x 30'-0

Estimated Cost \$

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

The front ramp is in good condition.

Estimated Cost \$

8. **Sewer Connected to City Main Line?**

Yard Line: Good [] Repair [] Replace []

Estimated Cost \$ 500

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

Sewage Connected to Septic System? Yes

of years with current Septic System:

Is plumbing free from sewer back up? No

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 are cut short under soffit.

10. **Water Line:** Good [] Repair [X] Replace []

Is water pressure good? Yes

The water pressure was observed in the kitchen and bathroom and the pressure was acceptable.

Estimated Cost \$300

11. **Gas Line:** Good [] Repair [] Replace [X]
LP Gas Line & Tank to Code Relocate [] Replace []
- Estimated Cost \$400

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.

Estimated Cost \$ 1,500

13. Condition of **Kitchen Cabinets:** Good [] Repair [] Replace [X]

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. No upper cabinets. Repair is needed under the sink where water damage has taken place.

Estimated Cost \$ 2,500

14. **Ceiling Coverings:** Good [] Repair [] Replace [X]

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. In the living room the ceiling is completely off due to water damage

Estimated Cost \$ 1,200

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 [] Repair [] Replace [X]

Is hot water heater located and equipped in a safe manner and free of hazards? No

The water heater is fairly old needs attention. The water heater shed is falling apart and the roof on closet is very damaged

Estimated Cost \$ 500.00

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

Estimated Cost \$ 800

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

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

There is no insulation in the attic or walls as per inspection and owners.

Estimated Cost \$ 1,200

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. Owner states house is in fact infested with termites.

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.

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 \$ 24,100

Current Value of Structure \$ 26,497

50% Value \$ 13,248.50



Inspector

2-22-21

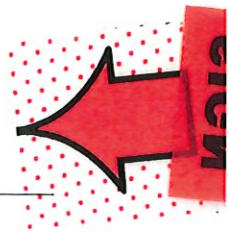
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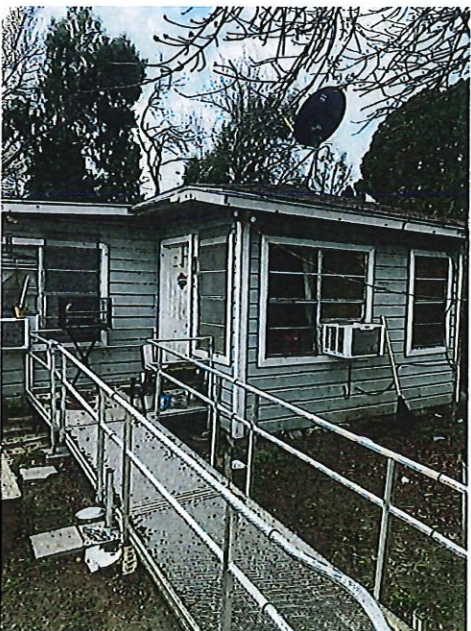
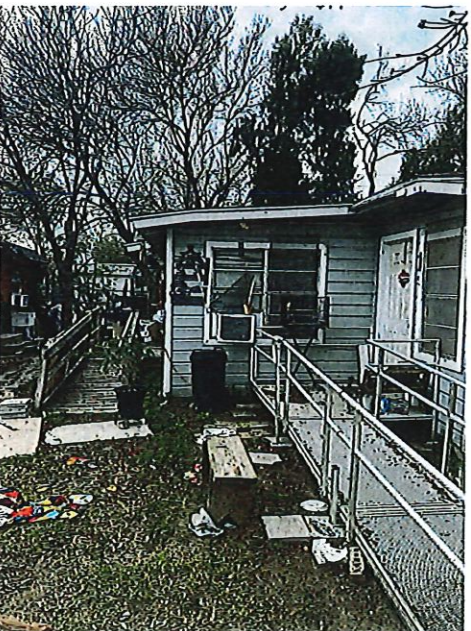
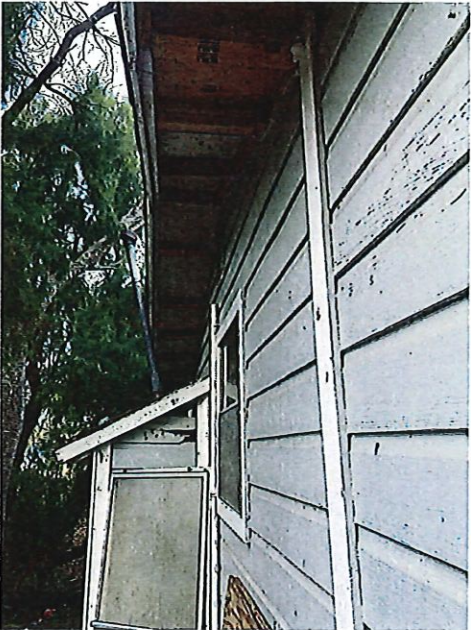
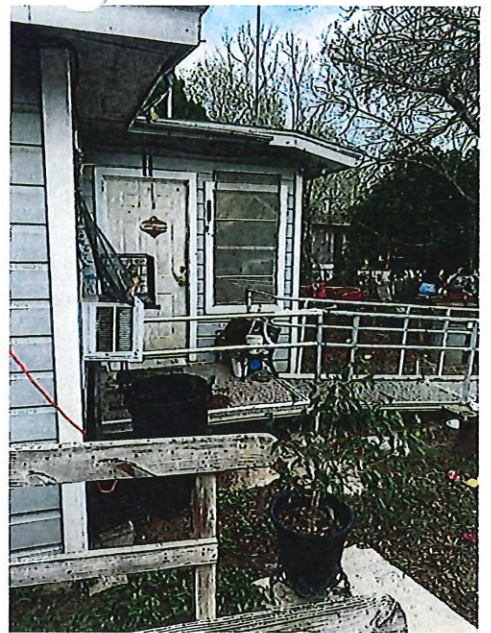
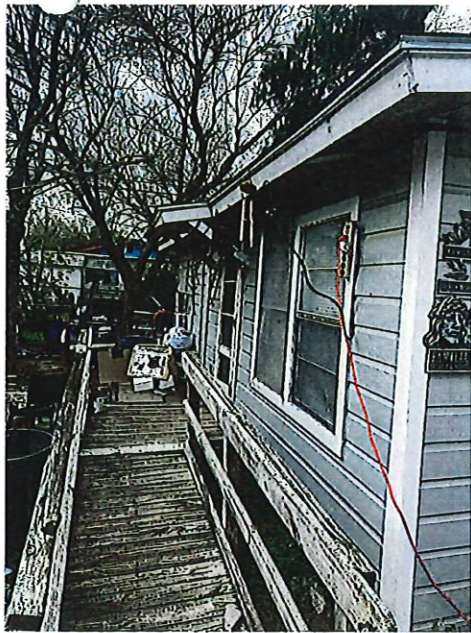
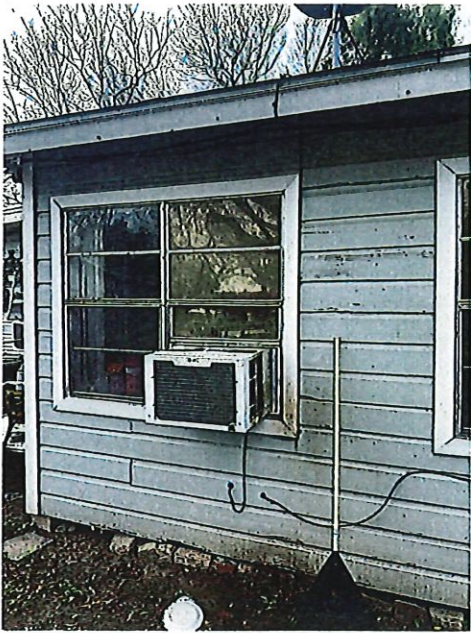


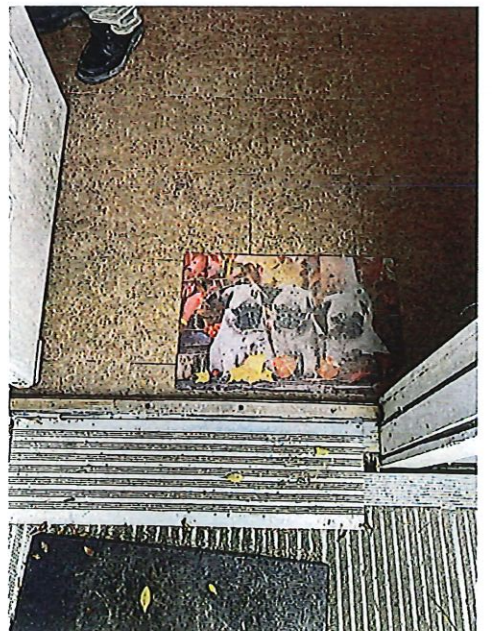
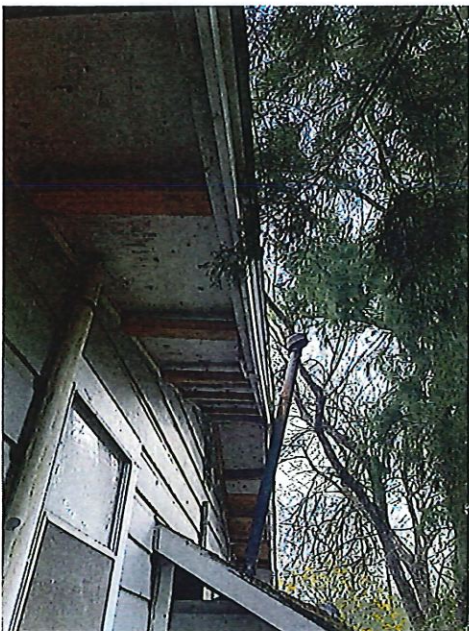
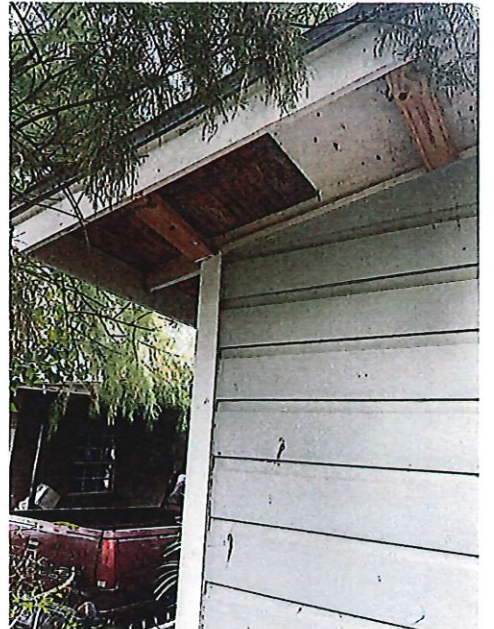
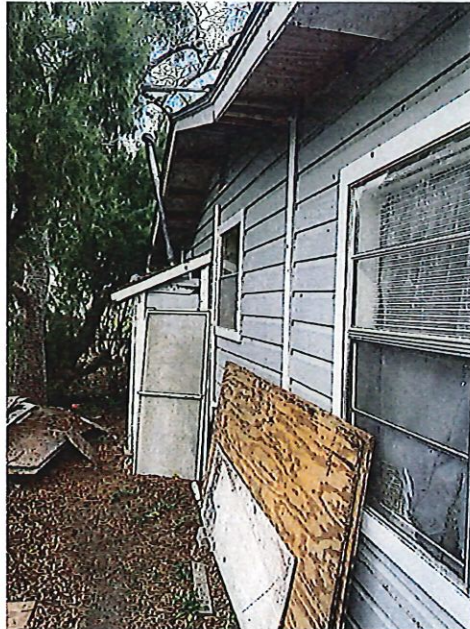
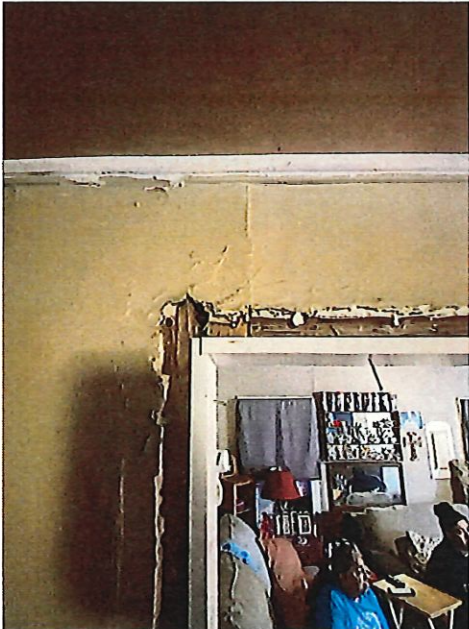
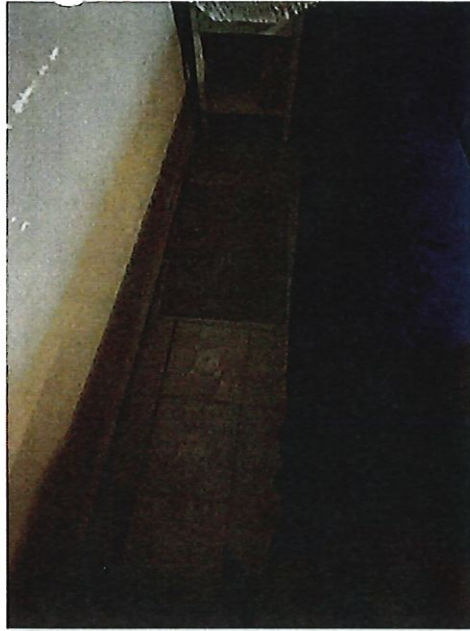
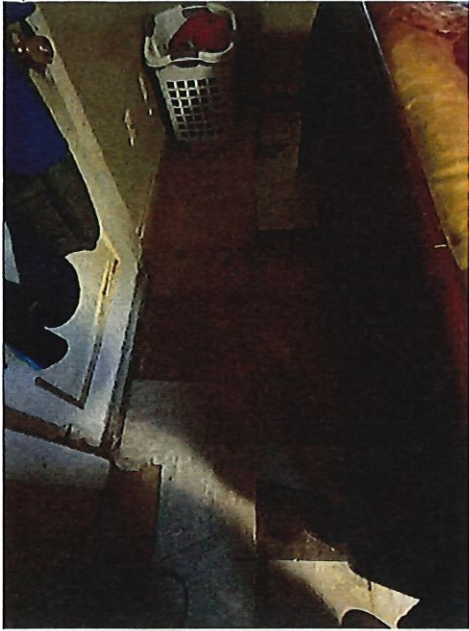
Division Director Approval

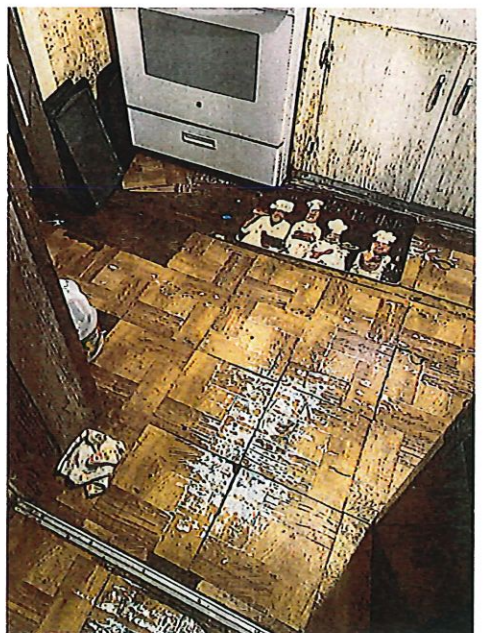
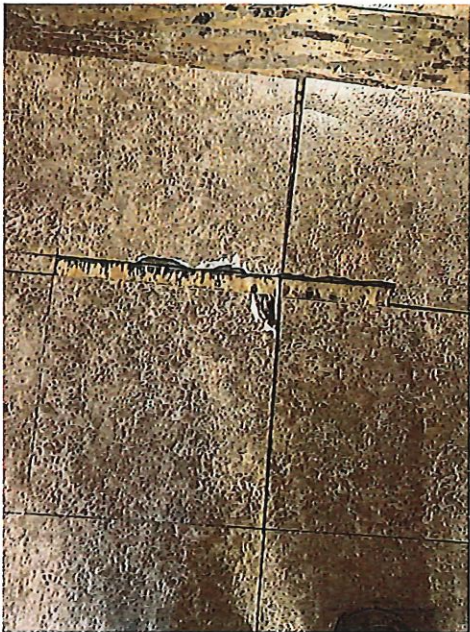
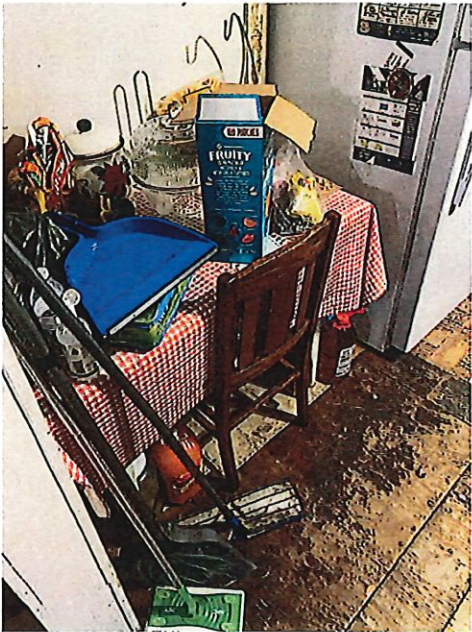
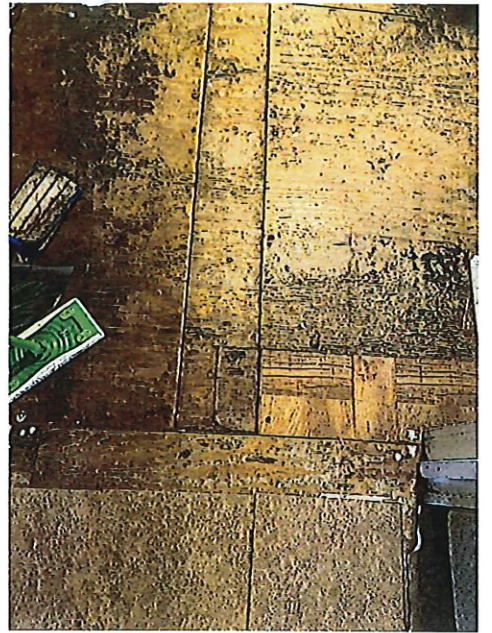
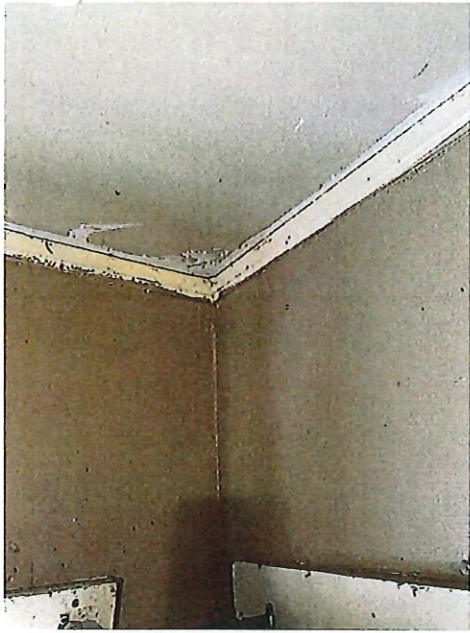
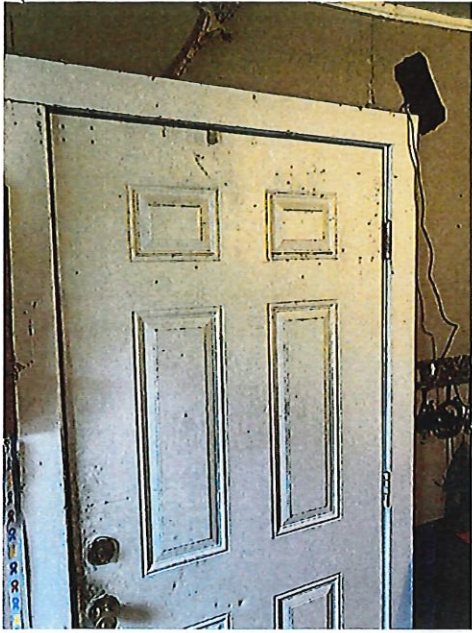
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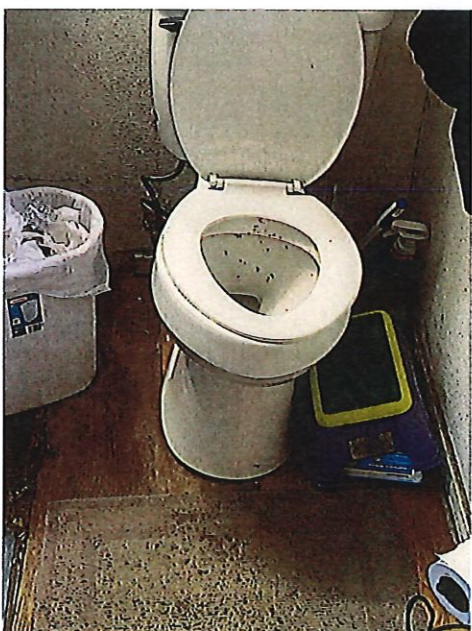
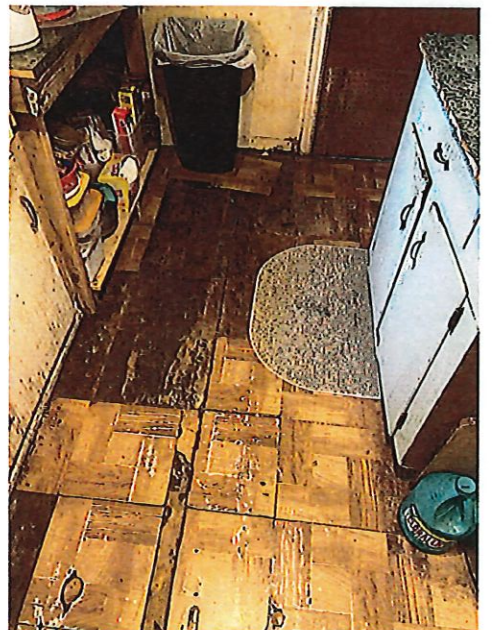
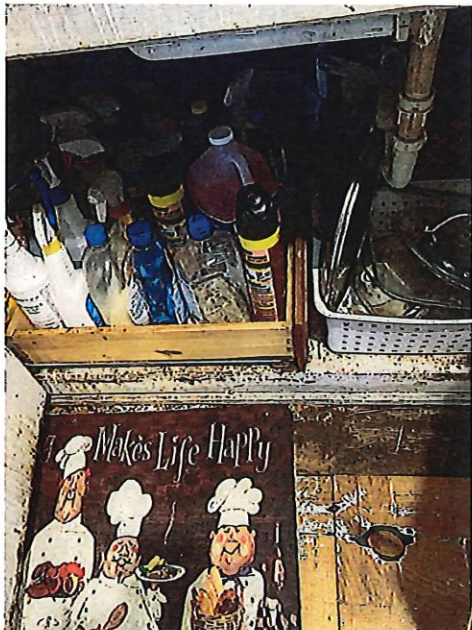
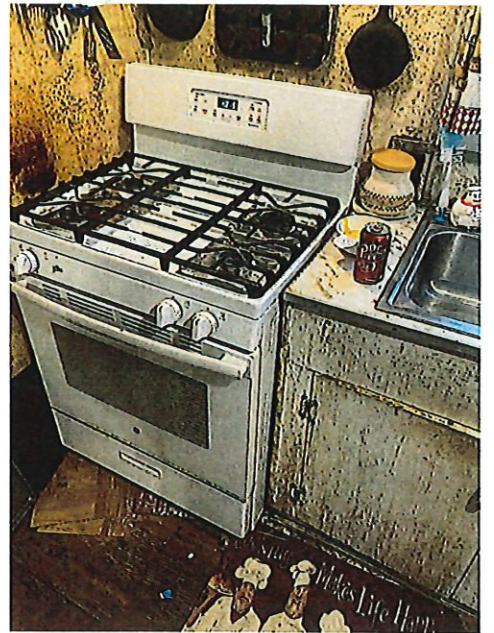
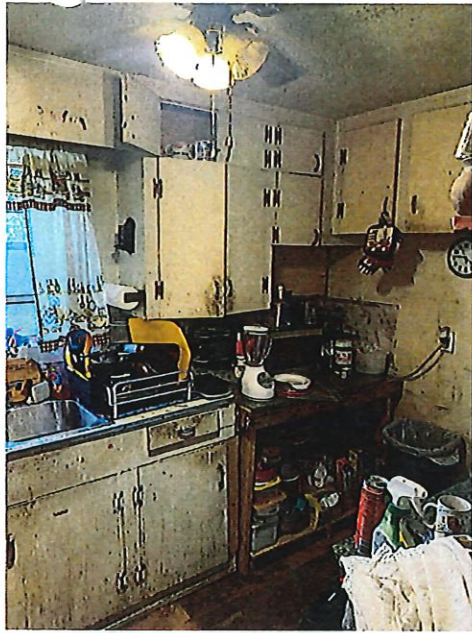
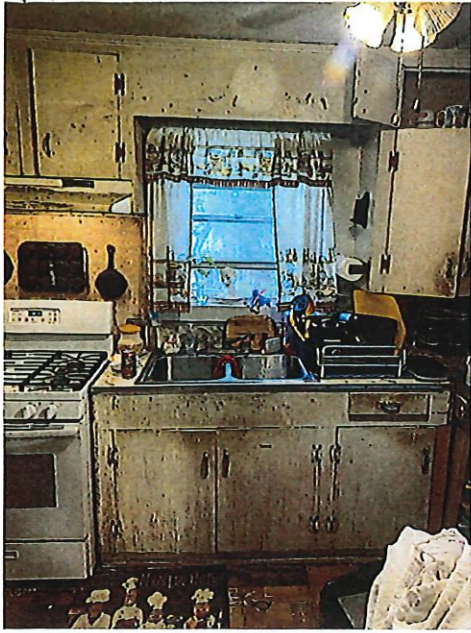
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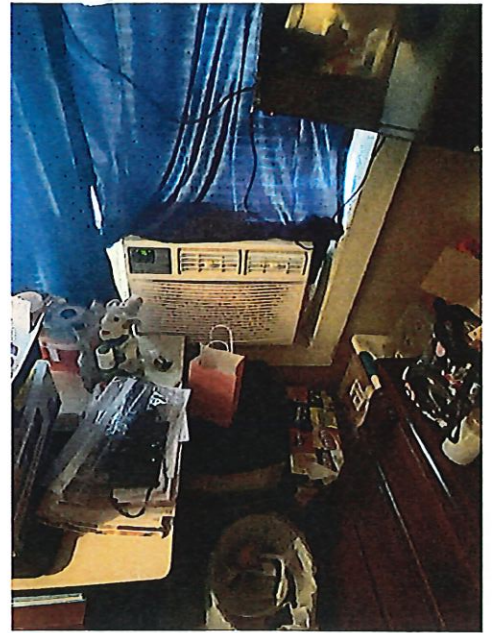












CLEANUPS IN MY COMMUNITY MAPS

1416 Hutch Street, Donna TX.

No cleanup sites located on or adjacent to the subject property

EPA United States Environmental Protection Agency

Cleanups > Cleanups in My Community

Environmental Topics Laws & Regulations About EPA

Search EPA.gov

Contact Us
About the Data
Legal Notices

Define your Community

Layers

- RCRA / Superfund Boundaries
- DOE Legacy Management Sites
- Sea Level Rise Scenarios
- FEMA Flood Hazard
- FEMA Flood Hazard Zones
- FEMA Flood Hazard Availability
- Estimated 100 Year Floodplain - Contiguous US
- Impaired Waters
- STORET Water Monitoring Stations
- Toxic Release Inventory System
- NPDES Permitted Facilities
- Solar Renewable Energy Potential
- Wind Renewable Energy Potential
- Geothermal Renewable Energy Potential
- Biomass Renewable Energy Potential
- Air Non Attainment Areas

Legend Print

Cleanups In My Community Map

Donna, Texas

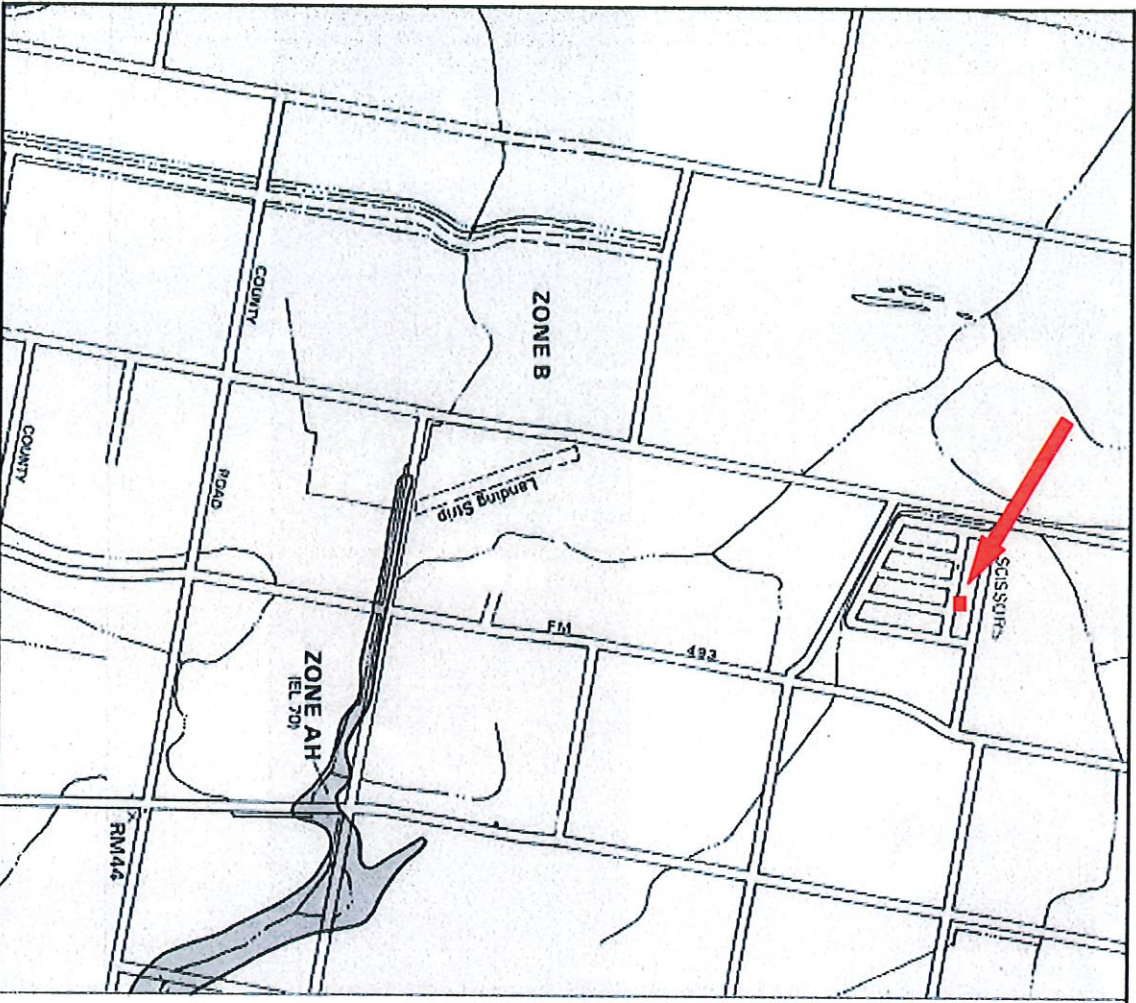
County Road 1592

Scissors

SUBJECT PROPERTY

FEMA FLOOD MAP FOR

1416 Hutch Street, Donna TX
Approximate Location of project site



2000
D
2000 FEET

APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(UNINCORPORATED AREAS)

PANEL 500 OF 525

COMMUNITY-PANEL NUMBER
460334 0500 B
EFFECTIVE DATE:
JANUARY 2, 1981

federal emergency management agency
federal insurance administration

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM On-Line. This map does not reflect changes or updates that have been made subsequent to the date on the title block. For the latest information on National Flood Insurance Program flood maps, check the FEMA Flood Map Site at www.firm.ch2m.com