

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

Reyna B. Perez	Family of one (1)
CW#85-21-09	Does applicant meet
	Deferred Loan Requirements: Yes
	Title Search: No Abstract or Liens
	Flood Zone: No – Zone C
	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: \$ 34,100.00
	Deferred Loan

Existing Dwelling: 2 bedrooms frame home, built in 1995

RECOMMENDATION:

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

INITIAL INSPECTION

Date: April 20, 2021

City: Edinburg

If County Wide, Precinct #:

Name of Applicant: Reyna Perez

Inspector: Eric Gonzales

Address: 4306 FE Dr. Edinburg Tx.

Year House was built: 1995

EXTERIOR

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

Is the foundation sound and free from hazards? No

The Foundation is pier on beam. The foundation is in need of major repair. There are several areas where the floor joist are rotten with holes to the outside.

Dimensions 34'-0"x 25'-0"

Estimated Cost \$ 1,500

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

Are the exterior surfaces sound and free from hazards? No

The exterior walls are CMU metal siding and is bents and torn in many places exposing the insulation and interior .

Estimated Cost \$ 1,000

3. **Windows:** Good [] Repair [] Replace [X]

Are the windows in good working order? Yes

The windows are not in good working order and do not open.

Estimated Cost \$ 800.00

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

What are the conditions of the exterior doors?

The front exterior door need to be replaced. The door frame is exposed damaged and cracked.

Estimated Cost \$ 400

5. **Overhang / Trim:** Good [] Repair [] Replace [X]

What are the conditions of the overhand and trim?

There soffit present is rotten and sagging. 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 34'-0"x 25'-0

Estimated Cost \$ 1,500

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

Front steps are broken and need to be replaces

Estimated Cost \$200.00

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

Estimated Cost \$

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

Sewage Connected to Septic System? N/A

of years with current Septic System:

Is plumbing free from sewer back up? No water leaks in the yard

Estimated Cost \$ 1,000

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 \$0

INTERIOR

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

The house has bare wood floors .

Estimated Cost \$ 800

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 not in good shape. Repair is needed under the sink where water damage has taken place.

Estimated Cost \$ 500

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

The house has rotten and moldy ceiling covering .

Estimated Cost \$ 800

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

The house has many holes and water damage to walls.

Estimated Cost \$ 800

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.

Estimated Cost \$ 500

18. **Insulation:** Good Repair Replace

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

The insulation in walls and attic need to be replaced due to mold.

Estimated Cost \$ 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 droppings were present under sinks and in cabinets as per inspection.

Estimated Cost \$ 500

21. **Electrical Hazards –** Yes No

Are the rooms free from electrical hazards? No

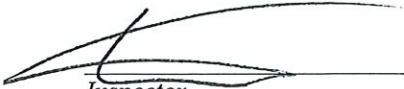
There were several plugs throughout the house that were not working. Several light fixtures in the house were also not working. Electrical needs to be inspected for electrical shorts. Many switches, light fixtures and electrical outlet covers were missing leaving wires exposed.

Estimated Cost \$ 1,000

22. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation): Recommend Reconstruction due to the extent and cost of repairs.**

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

Total Rehab Estimated Cost \$ 12,800.00



Inspector

4-27-21

Date



Division Manager Approval

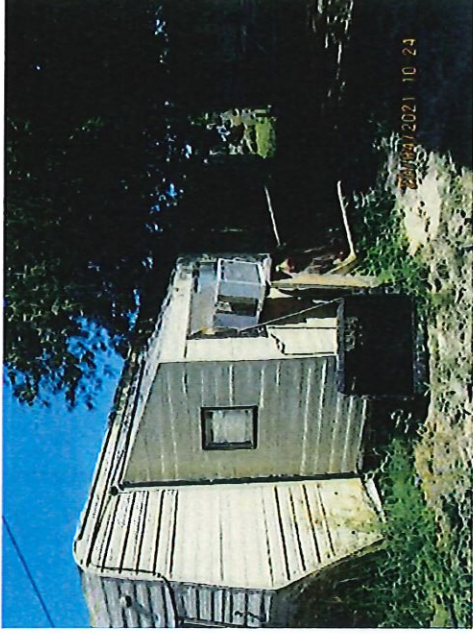
4/27/21

Date

4306 FE Dr., Edinburg TX



Front Elevation



Rear Elevation

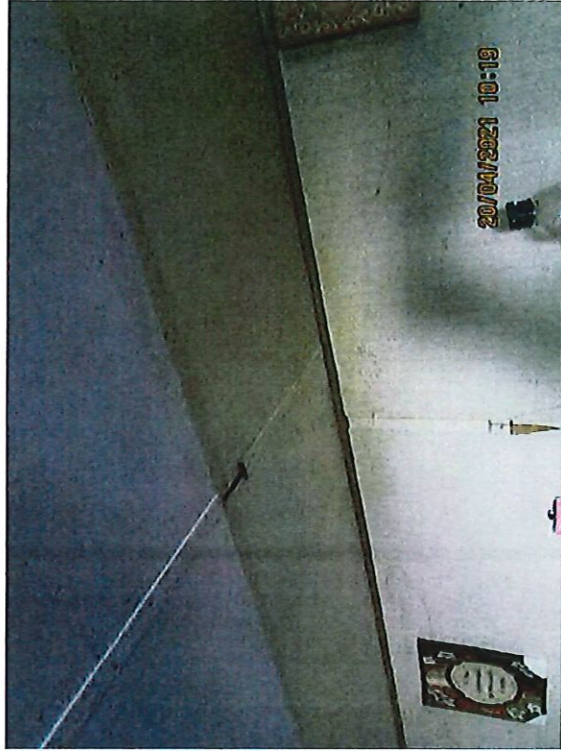


Left Elevation

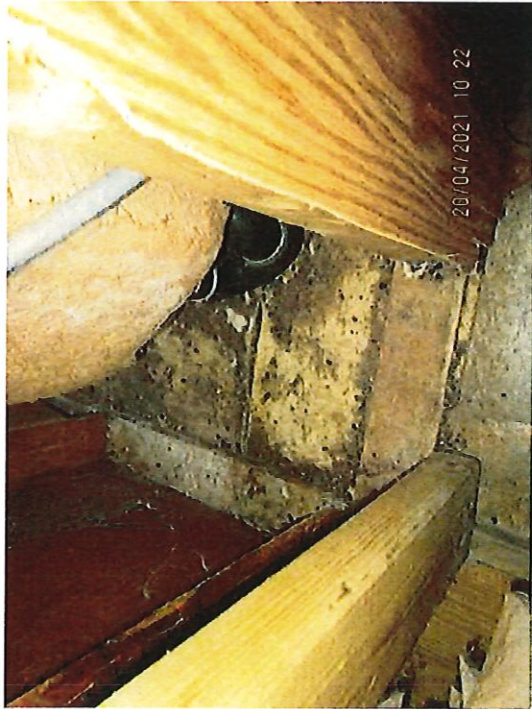
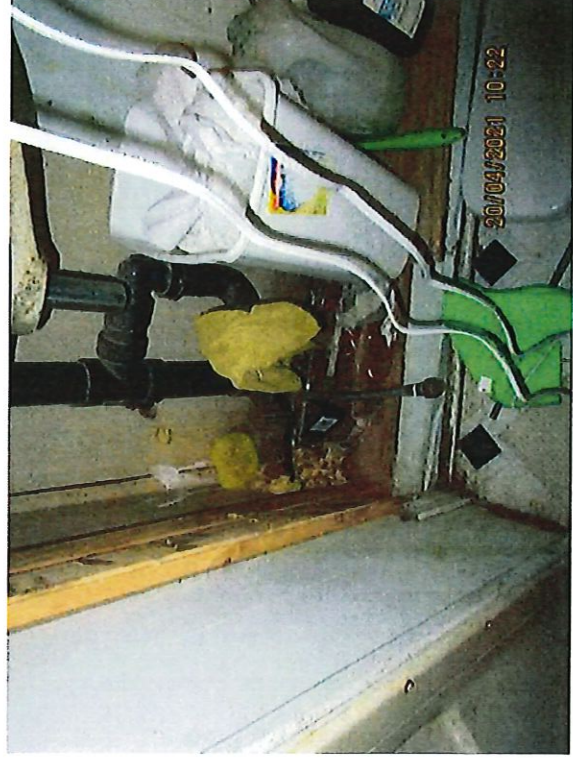
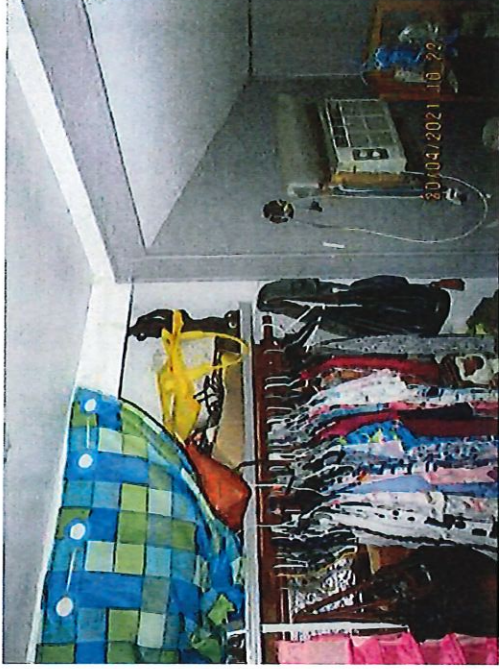
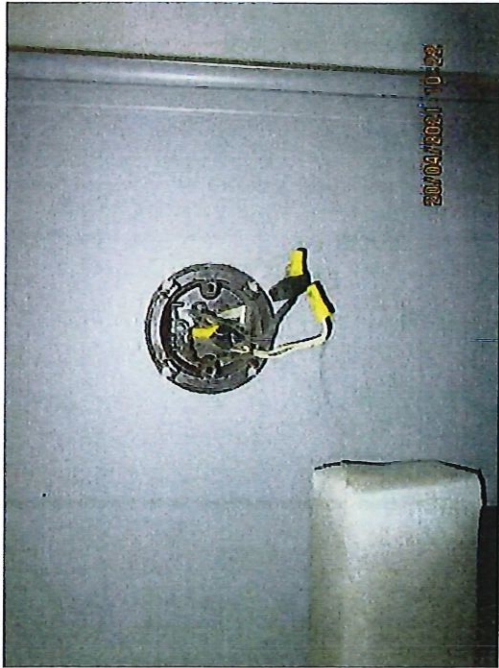


Right Elevation

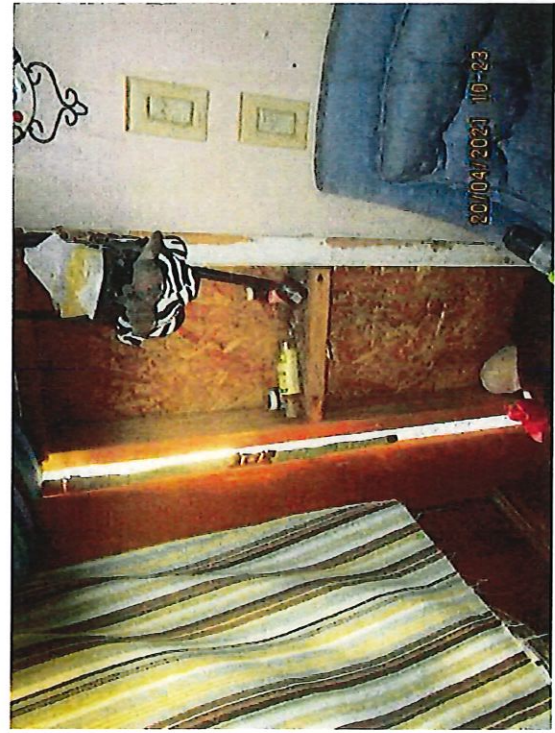
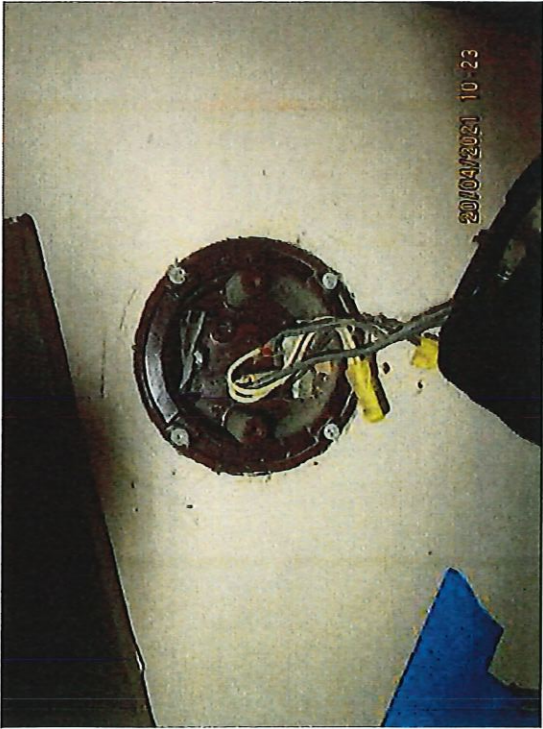
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DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

OMB Control No. 1660-0040
Expires: 10/31/18

SECTION I - LOAN INFORMATION		
1. LENDER/SERVICER NAME AND ADDRESS Urban County Program 1916 Tesoro Blvd Pharr, TX 78577		2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (See instructions for more information.) 4306 FE DR EDINBURG, TX 78542 <u>Borrower:</u> Perez, Reyna B
3. LENDER/SERVICER ID #	4. LOAN IDENTIFIER HOME - GLO	5. AMOUNT OF FLOOD INSURANCE REQUIRED

SECTION II			
A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION			
1. NFIP Community Name HIDALGO COUNTY	2. County(ies) UNINCORPORATED AREAS	3. State TX	4. NFIP Community Number 480334
B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME			
1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A") 480334 0425C	2. NFIP Map Panel Effective/Revised Date 11/16/82	3. Is there a Letter of Map Change (LOMC)? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (if yes, and LOMC date/no. is available, enter date and case no. below).	
4. Flood Zone C	5. No NFIP Map	Date	Case No.

C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)

1. Federal Flood Insurance is available (community participates in the NFIP). Regular Program Emergency Program of NFIP

2. Federal Flood Insurance is not available (community does not participate in the NFIP).

3. Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available.
CBRA/OPA Designation Date: _____

D. DETERMINATION

IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")? YES NO

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.

E. COMMENTS (Optional)

THIS FLOOD DETERMINATION IS PROVIDED TO THE LENDER PURSUANT TO THE FLOOD DISASTER PROTECTION ACT. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

F. PREPARER'S INFORMATION	
NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender) CoreLogic Flood Services 1825A Kramer Lane Austin, TX 78758 1-800-447-1772	DATE OF DETERMINATION 06/16/21 at 11:44 AM CDT FloodCert #: 2106855019

