

Housing Rehab Program

ENTITY: Countywide Area

PROJECT: Reconstruction of a single family housing unit located at: 7318 Champagne Dr. Edinburg, Texas

FUNDING YEAR: HOME 2020

SYNOPSIS:

The family is being recommended for applicant approval under the Owner-Occupied Housing Rehabilitation Program. The applicant has met all program requirements for assistance under the Housing Rehabilitation Program as an emergency case. Determination as an emergency case is due to catastrophic loss – home was flooded. The following is a profile of the family.

Maria Lydia Betancourt CW#85-21-01	Family of one (1) Does applicant meet Deferred Loan Requirements: Title Search: Flood Zone: Insurance: Structures: Taxes: Assets & Deposits: Debt to Income Ratio: Payback Number of Bedrooms: Square Feet: Does total annual household income exceed limits: HUD Income Limits: Deferred Loan-Elderly	Yes No Abstract or Liens No – Zone C N/A 1 current N/A N/A No - Deferred Loan- Elderly 2 1000 No \$ 31,100.00
---	--	--

Existing Dwelling: 2 bedrooms mobile home, built in 1982

RECOMMENDATION:

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

INITIAL HOME INSPECTION

Date: 10/7/2021

City: Edinburg, TX

If County Wide, Precinct #: 4

Name of Applicant: Maria L. Bentancourt

Inspector: Adrian Perez

Address: 7318 Champagne Dr. (MHU)

Year House was built: 1985

EXTERIOR

1. **Foundation Condition:** Good [] Repair [X] Replace [X]
Foundation Type: Piers [X] Concrete []
Is the foundation sound and free from hazards? Yes

Notes: Some of the piers need to be repaired or replaced where boards are used to help secure the piers in several areas around the home.

Dimension

Estimated Cost: \$1,500

2. **Exterior Walls:** Good [] Repair [X] Replace []
Are the exterior surfaces sound and free from hazards? Yes

Notes: Original wall siding of home has been replaced with wood siding; several areas of discoloration and faded paint with broken/cracked boards especially around lower areas of siding.

Dimensions

Estimated Cost: \$1,500

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

Notes: All windows were replaced and were relatively new, all open and close properly

Qty

Estimated Cost

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

Notes: All interior doors need to be replaced; none open or close properly. One bedroom missing door and rear door does not open or close properly as does the front door of home.

Qty. 11

Estimated Cost: \$1,500

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

Notes: Several areas of decomposition, rotting, broken, and cracked boards around home.

Dimension

Estimated Cost: \$1,000

- | | | | | |
|----|------------------|----------|------------|-------------|
| 6. | Roof: | Good [X] | Repair [] | Replace [] |
| | Front Porch Roof | Good [X] | Repair [] | Replace [] |
| | Rear Porch Roof | Good [X] | Repair [] | Replace [] |

Is the roof sound and free from hazards? Yes

Notes: Roof was replaced a couple of years ago, and in good condition in time of inspection.

Dimension	Estimated Cost
-----------	----------------

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

Notes: Discoloration, wobbly, weak and soft spots on areas of the stairs, rails, and ramps.

Estimated Cost: \$1,000

- | | | | | |
|----|---|----------|------------|-------------|
| 8. | Sewer Connected to City Main Line
Yard Line: | Good [X] | Repair [] | Replace [] |
|----|---|----------|------------|-------------|

Notes:

Dimension	Estimated Cost
-----------	----------------

- | | | | | |
|----|--|----------|------------|-------------|
| 9. | Septic Tank:
Sewage Connected to Septic System
of years with current Septic System: N/A | Good [] | Repair [] | Replace [] |
|----|--|----------|------------|-------------|

Is plumbing free from sewer back up? Yes

Yard Line & Drain Field:	Good []	Repair []	Replace []
-------------------------------------	----------	------------	-------------

Notes: N/A

Estimated Cost

- | | | | | |
|-----|--------------------|----------|------------|-------------|
| 10. | Water Line: | Good [] | Repair [X] | Replace [] |
|-----|--------------------|----------|------------|-------------|

Notes: Water pressure a little low in home.

Estimated Cost: \$500

11. **Gas Line:** Good [] Repair [] Replace []
LP Gas Line & Tank to Code N/A Relocate [] Replace []

Notes:

Estimated Cost

12. **Other observations about all Exterior Plumbing / Drains / Sewer:**
Exposed pipes under home

Estimated Cost: \$500

13. **Electrical Lines:** Good [] Repair [] Replace []

Electrical Hazards – is the exterior of unit free from electrical hazards?

Yes [X] No []

Location(s):

Notes:

Estimated Cost

INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: Areas where carpet is present which is all bedrooms in home have old, moist, and dirty carpet that needs to be replaced. Some areas of home floor is uneven.

Describe Specific Floor **Problem Areas:** Bedrooms

Is Floor Repairable Yes [X] No []

Notes:

Estimated Cost: \$1,500

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

Notes: Kitchen was remodeled a couple of years ago, cabinets in good condition.

Dimension

Estimated Cost

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

Notes: Some areas have discoloration, missing pieces

Dimension Estimated Cost: \$1000

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

Notes: Bedrooms with wood paneling needs to be replaced due to broken, cracked, and peeled of paneling. Other areas of home have cracks along with discoloration.

Dimension Estimated Cost: \$2,500

18. **Water Heater:** Good [] Repair [X] Replace []

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

Notes: Space where water heater is located needs to be fixed or replaced; roof is caving in.

Estimated Cost: \$500

Plumbing: Good [] Repair [X] Replace [X]

Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water? Yes

Notes: Pipes are old need to be repaired or replaced

Estimated Cost: \$500

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

Are the attic and walls appropriately insulated for regional conditions?

Notes:

Dimension Estimated Cost: \$1,500

20. **Lead Base Paint Assessment** Required [] Not Required [X]

Estimated Cost

21. **Infestation** – Is the unit free from rats or severe infestation by mice or vermin?
Yes [] No [X]

Notes: Signs of termites, spiders, and cockroaches observed in time of inspection.

Estimated Cost: \$500

22. **Electrical Hazards** – are the rooms free from electrical hazards?

Yes [X]

No []

Location(s):

Notes: Some outlets not working in areas of home

Dimension

Estimated Cost: \$500

23. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation): Recommend demolition and 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 \$16,000

Current Value of Structure \$18,255



Inspector



Division Director Approval

10/12/2021

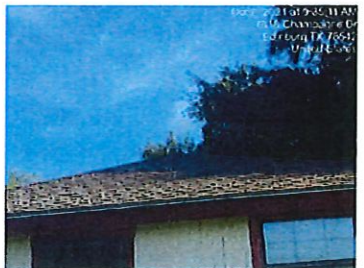
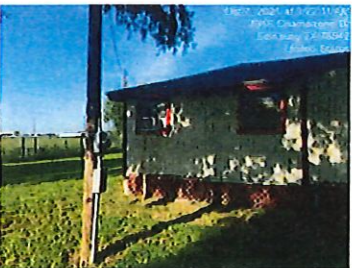
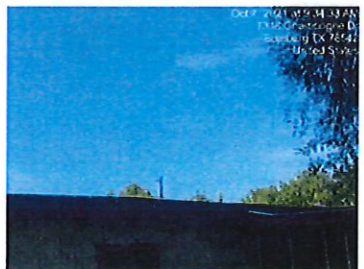
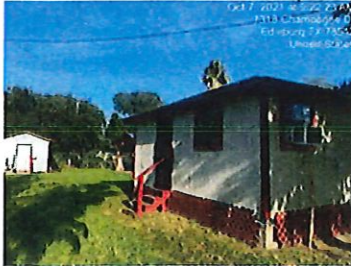
Date

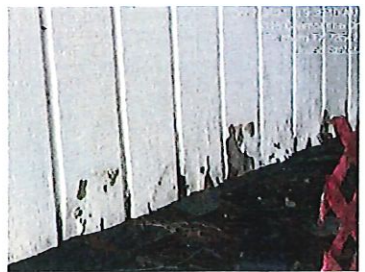
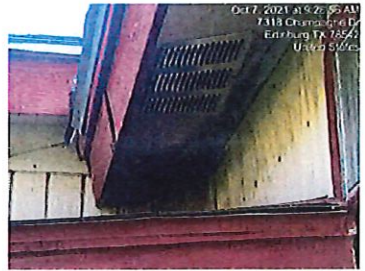
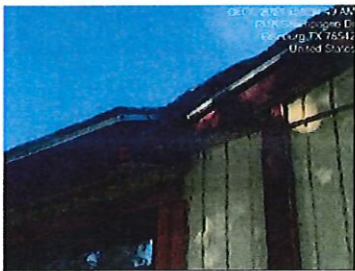
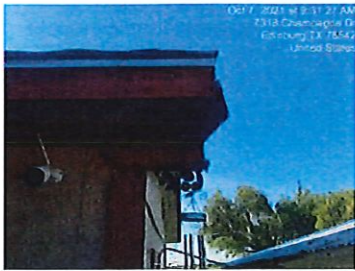
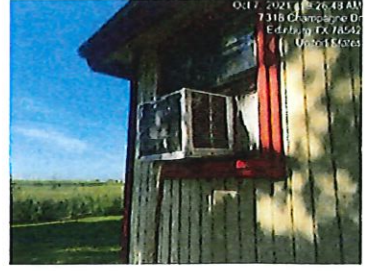
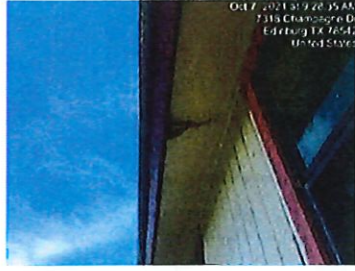
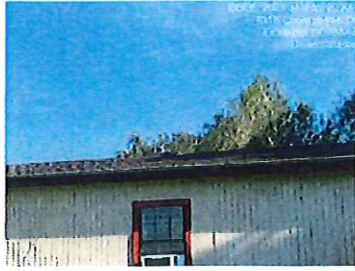
10/12/2021

Date

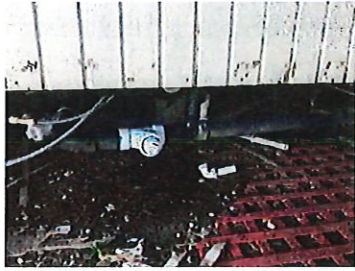
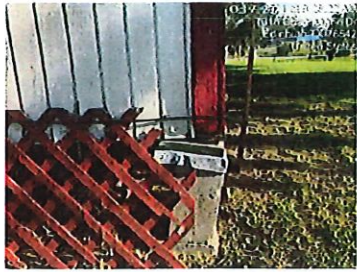
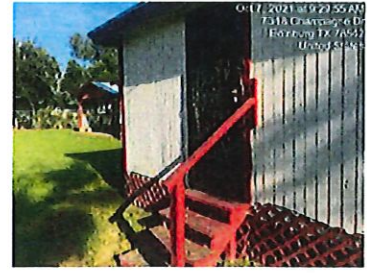
7318 CHAMPAGNE DR.
EDINBURG, TX
INITIAL INSPECTION PICS
10/7/2021

EXTERIOR PICTURES





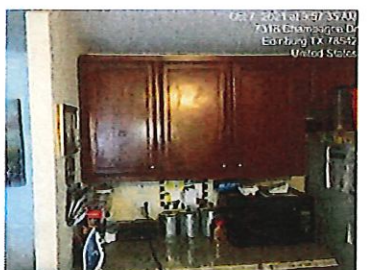
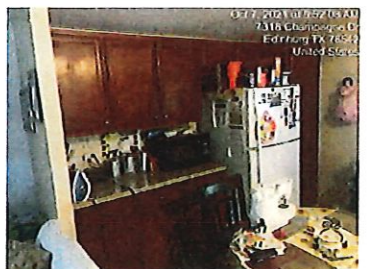
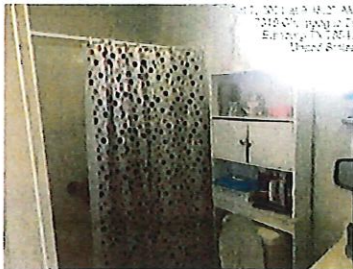
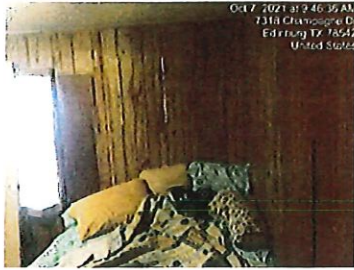
EXTERIOR PICTURES

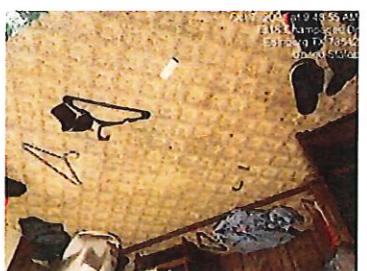
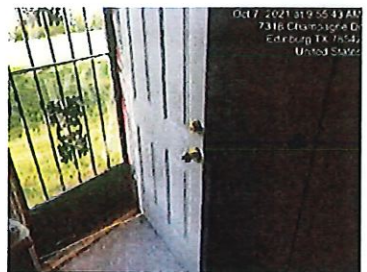
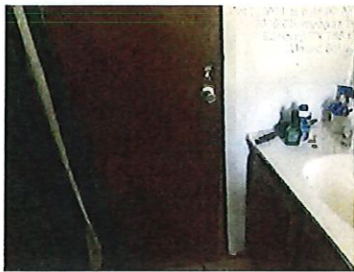
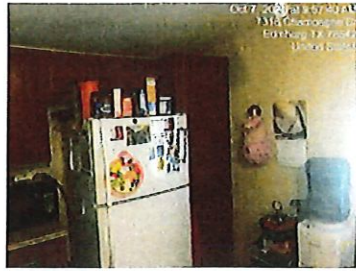


EXTERIOR PICTURES

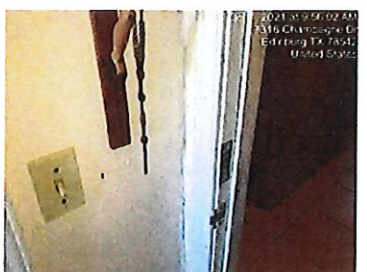
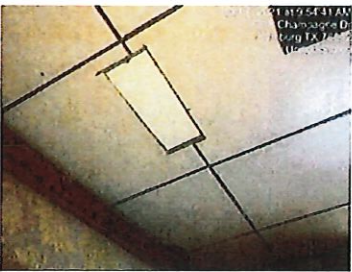


INTERIOR PICTURES

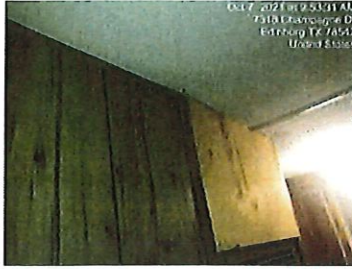
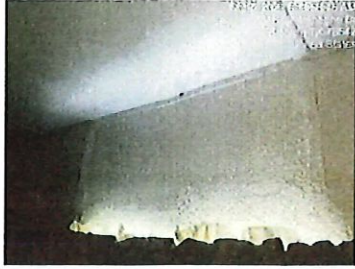




INTERIOR PICTURES

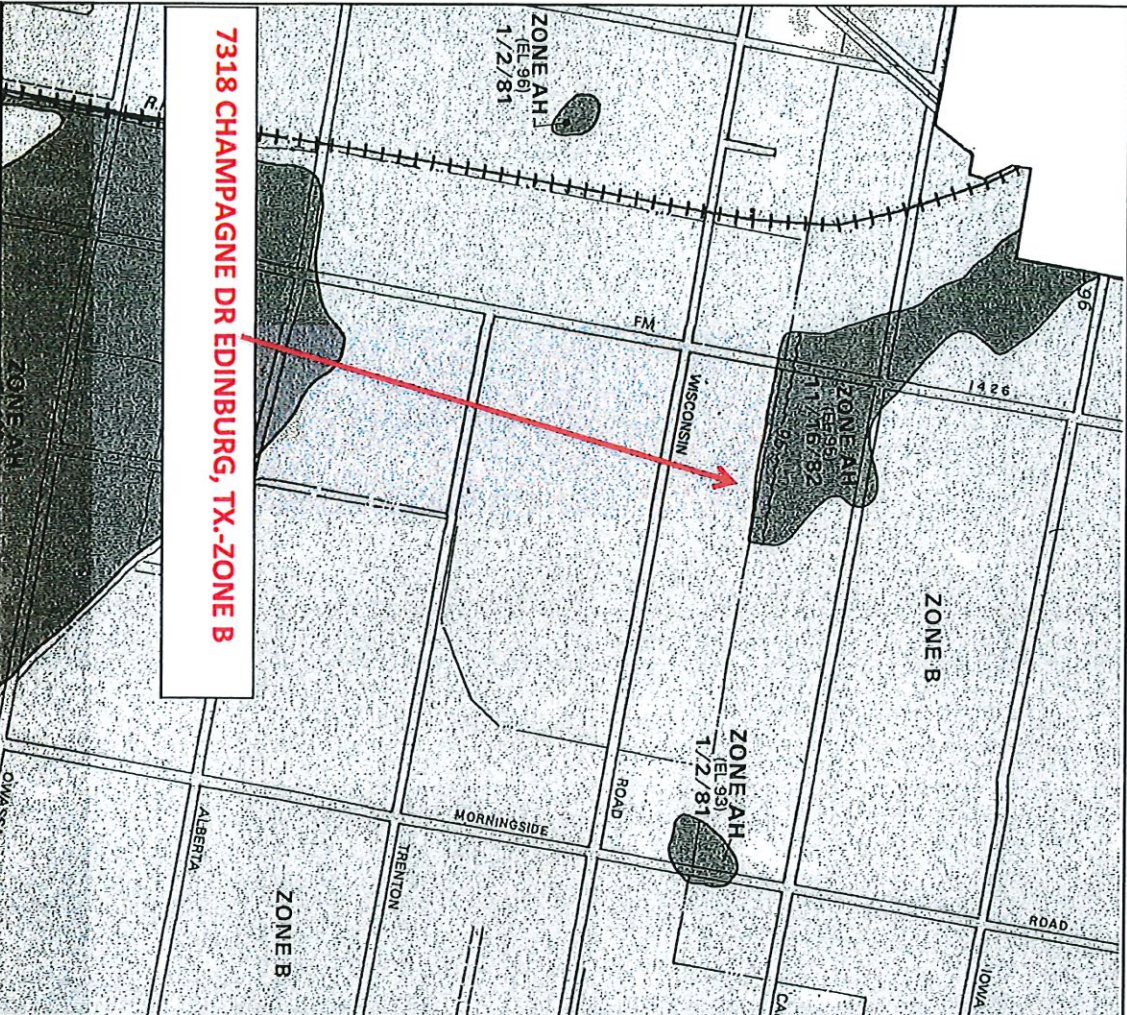


INTERIOR PICTURES

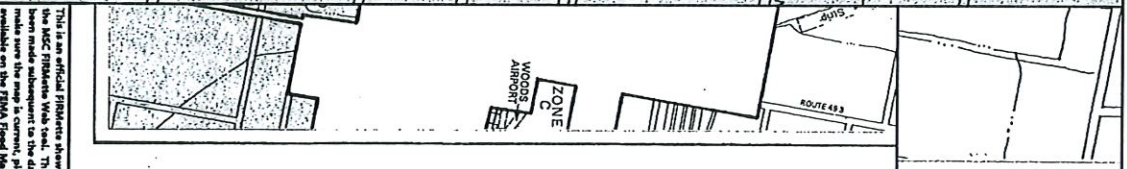


INTERIOR PICTURES





7318 CHAMPAGNE DR EDINBURG, TX.-ZONE B



This is an official FloodMap showing a portion of the above-referenced flood map created from the MDC FloodMap. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make use of this map, please see the Flood Hazard Mapping Update Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <http://www.fema.gov>.

NATIONAL FLOOD INSURANCE PROGRAM


FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREA)

PANEL 425 OF 525
USE MAP INDEX FOR PANELS NOT PRINTED

COMMUNITY PANEL NUMBER
480334 0425 C

MAP REVISED:
NOVEMBER 16, 1982

 federal emergency management agency

contact your insurance agent, or call
Program at (800) 638-6620.

2000
0

APPROXIMATE

