

## Housing Rehab Program

**ENTITY:** Countywide Area

**PROJECT:** Reconstruction of a single family housing unit located at: 515 S. 13<sup>th</sup> St.  
Donna, Texas

**FUNDING YEAR:** HOME 2020

**SYNOPSIS:**

The family is being recommended for applicant approval under the Owner-Occupied Housing Rehabilitation Program. The applicant has been on the waitlist since July 2017 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

|                       |   |                                |
|-----------------------|---|--------------------------------|
| <b>Maria De Jesus</b> | Family of two (2)                                 |                                |
| <b>Sandoval</b>       | Does applicant meet                               |                                |
| <b>CW#85-21-19</b>    | 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-<br>Elderly |
|                       | Number of Bedrooms:                               | 2                              |
|                       | Square Feet:                                      | 1261                           |
|                       | Does total annual household income exceed limits: | No                             |
|                       | HUD Income Limits:                                | \$ 34,100.00                   |
|                       | <b>Deferred Loan-Elderly</b>                      |                                |

Existing Dwelling: 3 bedrooms frame home, built in 1967

**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: 7/30/21

City: Donna

If County Wide, Precinct #: 1

Name of Applicant: Maria De Jesus Sandoval

Inspector: Adrian Perez

Address: 515 S. 13<sup>th</sup> St.

Year House was built: 1967

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## EXTERIOR

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

Notes: Foundation has several cracks from deterioration all around the home;

Dimension

Estimated Cost: \$4,000

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

Notes: Siding on exterior walls on home has severe discoloration and deterioration; several cracks throughout siding of home.

Dimensions

Estimated Cost: \$5,000

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

Notes: The windows of home are old and in poor shape; need to be replaced most do not open and close properly.

Qty 10

Estimated Cost: \$2,500

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

Notes: The front and rear entry doors along with rest in interior doors need to be replaces, are old and in poor shape; did not open and close properly.

Qty 6

Estimated Cost: \$1,500

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

Notes: In most areas, the trim and soffits have deterioration and discoloration; rotten, cracked, broken and wobbly boards all around the home.

Dimension

Estimated Cost: \$1,500

- |    |                  |          |            |             |
|----|------------------|----------|------------|-------------|
| 6. | <b>Roof:</b>     | Good [ ] | Repair [ ] | Replace [X] |
|    | Front Porch Roof | Good [ ] | Repair [ ] | Replace [X] |
|    | Rear Porch Roof  | Good [ ] | Repair [ ] | Replace [X] |

Is the roof sound and free from hazards?

Notes: The roof appears very old and in poor shape; old and warped shingles throughout entire roof of home.

Dimension Estimated Cost: \$4,000

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

Notes: Steps in front and rear porch old need to be replaced.

Estimated Cost: \$500

- |    |   |           |            |             |
|----|---|-----------|------------|-------------|
| 8. | <b>Sewer Connected to City Main Line<br/>Yard Line:</b> | Good [X ] | Repair [ ] | Replace [ ] |
|----|---|-----------|------------|-------------|

Notes:

Dimension Estimated Cost

- |    |  |          |            |             |
|----|--|----------|------------|-------------|
| 9. | <b>Septic Tank:<br/>Sewage Connected to Septic System<br/># of years with current Septic System:</b> | Good [ ] | Repair [ ] | Replace [ ] |
|----|--|----------|------------|-------------|

Is plumbing free from sewer back up?

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

Notes:

Estimated Cost \$

- |     |                    |          |            |             |
|-----|--------------------|----------|------------|-------------|
| 10. | <b>Water Line:</b> | Good [ ] | Repair [ ] | Replace [ ] |
|-----|--------------------|----------|------------|-------------|

Notes: Waterline in good working order; good water pressure observed in time of inspection.

Estimated Cost

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

Notes: Propane tank located in rear of property;

Estimated Cost: \$1,000

12. **Other observations about all Exterior Plumbing / Drains / Sewer:**  
Plumbing is exposed throughout entire home.

Estimated Cost: \$2,000

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

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

Yes [ ] No [ ]

Location(s): Several exposed wires and cables around majority of home.

Notes: Electrical hazard

Estimated Cost: \$4,000

## INTERIOR

14. Describe **Flooring Conditions** for Entire Dwelling: The entire home needs to be floored, several areas are uneven and not level, vinyl flooring many areas discolored and ripped; carpet in the only room is in poor shape; moist and damp from the rain leakage in room.

Describe Specific Floor **Problem Areas**: bedrooms, kitchen, and restroom

**Is Floor Repairable** Yes [ ] No [X]

Notes:

Dimensions Estimated Cost: \$4,000

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

Notes: Kitchen cabinets are old and in poor shape; missing knobs, discolored and faded paint on cabinets and countertops; not enough space and room for kitchen storage.

Dimension Estimated Cost: \$2,500

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

Notes: Several areas of the ceiling have been fixed due to leakage throughout the home.

Dimension Estimated Cost: \$3000

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

Notes: Several areas throughout the home there is discoloration, cracks in the wall especially in the kitchen; whole home needs to be repainted.

Dimension Estimated Cost: \$3,500

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

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

Notes: Water is located at rear of home and appears to be old and a little corroded due to the elements.

Estimated Cost: \$500

**Plumbing:** Good [ ] Repair [ ] Replace [X]  
Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?

Notes: Plumbing pipes look old and in bad shape throughout the home.

Estimated Cost: \$1,000

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: Based on age and condition of home, home will have to be re-insulated.

Dimension Estimated Cost: \$1,500

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

Estimated Cost: \$300

21. **Infestation** – Is the unit free from rats or severe infestation by mice or vermin?

Yes [ ] No [X]

Notes:

Estimated Cost: \$500

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

Yes [ ]

No [X]

Location(s): Bedrooms, kitchen

Notes: Exposed electrical outlets; due to age and condition of home all electrical wiring needs to be re-inspected.

Dimension

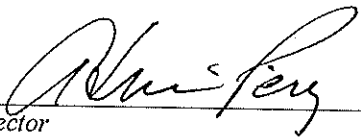
Estimated Cost: \$2,500

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      \$41,300

Current Value of Structure      \$34,987

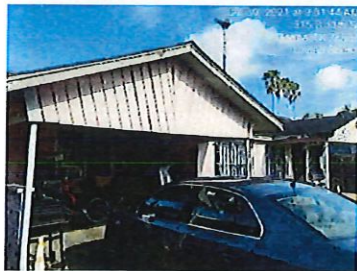
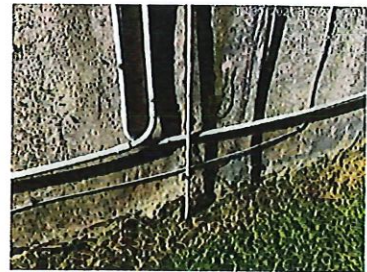
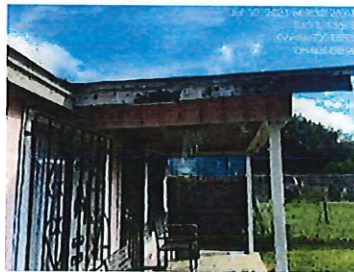
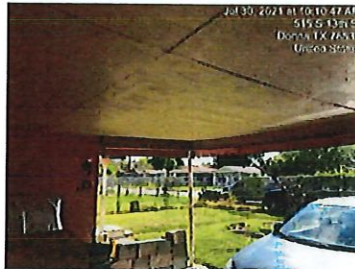
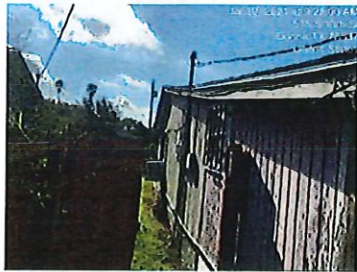
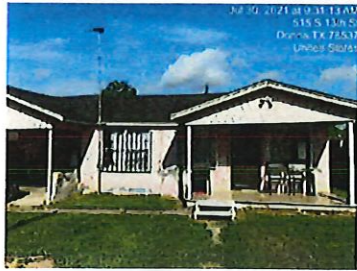
  
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Inspector

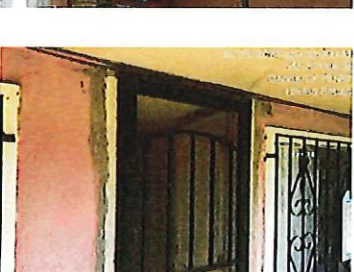
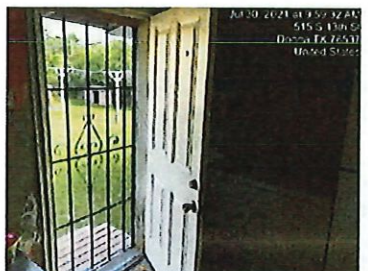
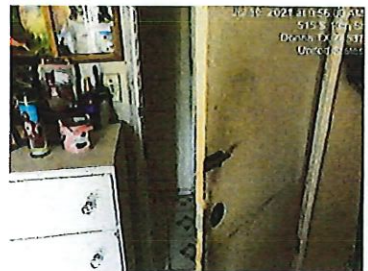
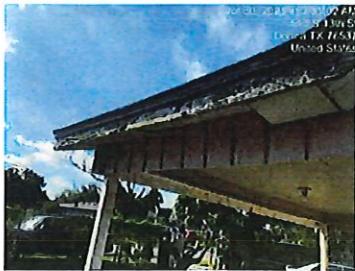
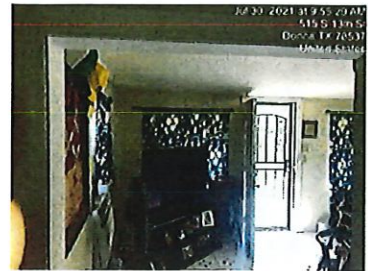
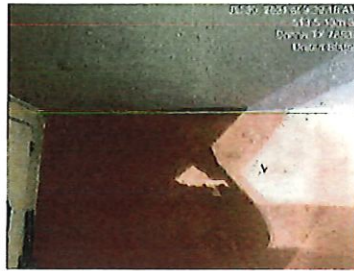
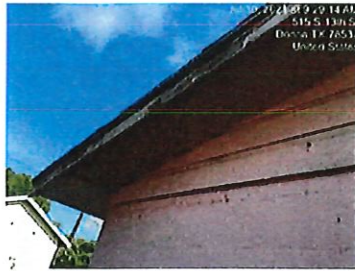
  
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Division Director Approval

7/30/2021  
Date

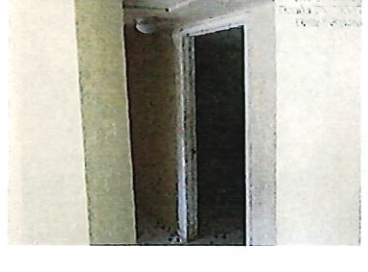
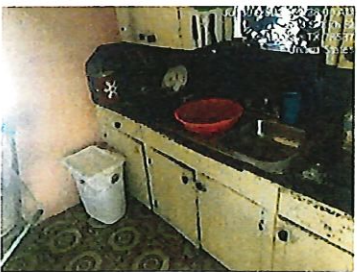
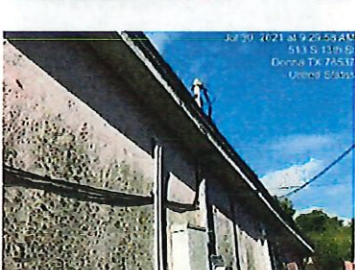
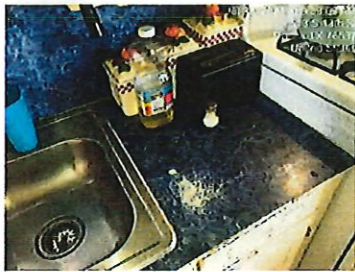
7/30/2021  
Date

515 S. 13<sup>TH</sup> ST.  
DONNA, TX-7/30/21  
(INITIAL INSPECTION PICS)





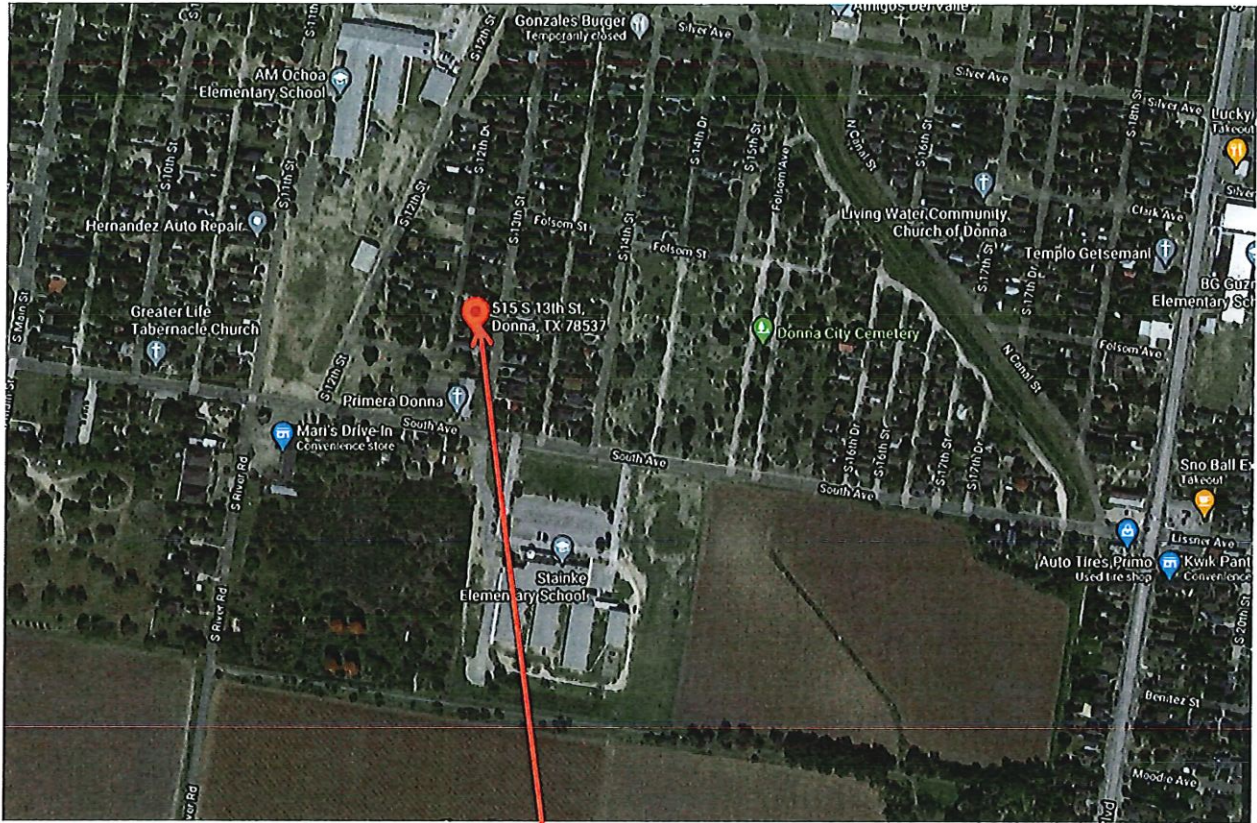
515 S. 13<sup>TH</sup> ST.  
EXTERIOR/INTERIOR  
PICTURES



515 S. 13<sup>TH</sup> ST.  
INTERIOR PICTURES

# SITE LOCATION MAP

515 S. 13<sup>TH</sup> ST./KING ADDN LOT 8 BLK B DONNA, TX 78537-3311



## SUBJECT PROPERTY



Search Results 1 Search Type: Property Account # Search | Search Term: 204737 Export

| Property ID | Options | Geo ID               | Owner ID | Owner Name     | Legal Description     | Site Address            | Doing Business As | Appraised Value | Address 1 |
|-------------|---------|----------------------|----------|----------------|-----------------------|-------------------------|-------------------|-----------------|-----------|
| 204737      |         | K6300-00-00B-0008-00 | 316295   | SANDOVAL MARIA | KING ADDN LOT 8 BLK B | 515 S 13TH ST DONNA, TX | Null              | N/A             | Null      |