

Housing Rehab Program

ENTITY: City of Donna

PROJECT: Reconstruction of a single family housing unit located at: 515 N. 11th 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 August 2015 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

Jose & Linda Arevalo	Family of two (2)	
DO#15-21-02	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-Elderly
	Number of Bedrooms:	2
	Square Feet:	1261
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 39,000.00
	Deferred Loan-Elderly	

Existing Dwelling: 3 bedrooms frame home, built in 1952

RECOMMENDATION:

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

INITIAL INSPECTION

Date: May 3, 2021

City: Donna

If County Wide, Precinct #:

Name of Applicant: Jose Arevalo

Inspector: Robert Cavazos

Address: 515 N. 11TH Street, Donna TX.

Year House was built: 1952

EXTERIOR

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

Is the foundation sound and free from hazards? No

The Foundation is made up of concrete. The foundation has severe cracks and needs to be demolished.

Dimensions 40'-0"x 50'-0"

Estimated Cost \$ 8,000

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

Are the exterior surfaces sound and free from hazards? No

The exterior wall is made of brick veneer. The walls have shifted due to the movement of the foundation. Large cracks run vertically and need to be demolished.

Estimated Cost \$ 7,200

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 wood and many are cracked and do not open. There are nine windows on the home.

Estimated Cost \$ 1,750

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.

Estimated Cost \$800

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

What are the conditions of the overhand and trim?

There is no soffit present. The trim needs to be replaced due to deterioration.

Estimated Cost \$ 1,850

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 40'-0"x 50'-0"

Estimated Cost \$ 8,200

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

Estimated Cost \$

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

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

Estimated Cost \$

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

Sewage Connected to Septic System? No

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

Estimated Cost \$ 500

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 wood flooring has come undone. Exposed concrete floor with cracks needs to be leveled.

Estimated Cost \$ 3,500

13. Condition of **Kitchen Cabinets:** Good [] Repair [X] 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 \$ 2,500

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.

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?

The water heater is fairly new and needs no attention. It is located in the garage.

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

Estimated Cost \$ 800

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

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

There is not continuous insulation in the attic or walls as per inspection.

Estimated Cost \$ 1,200

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

Estimated Cost \$ 700

20. **Infestation –** Yes [] No [X]

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 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.

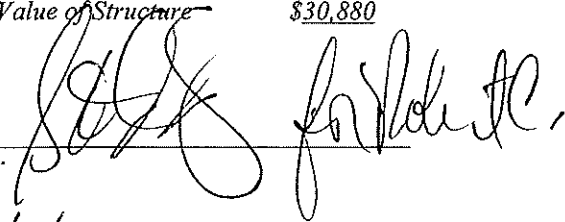
Estimated Cost \$ 1,200

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 \$ 40,900

Current Value of Structure \$30,880

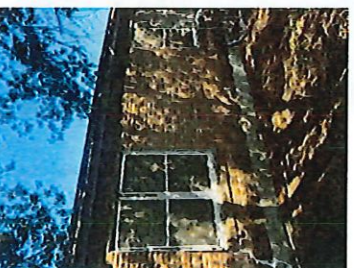
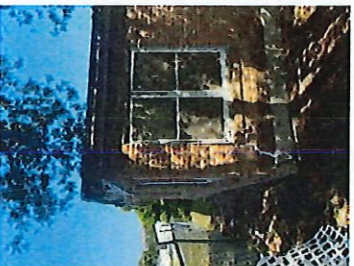
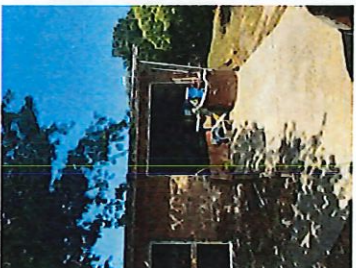
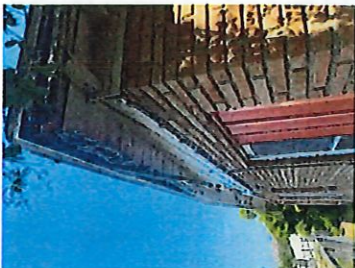
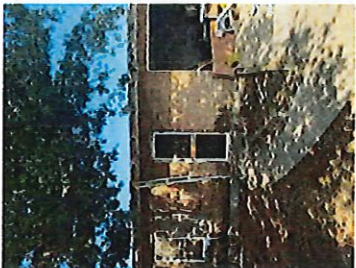
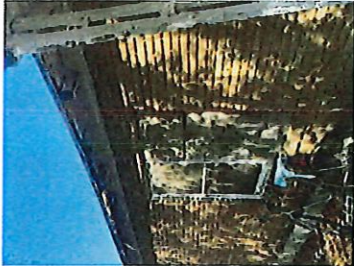
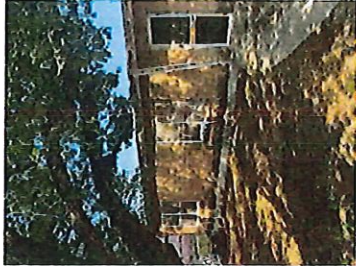

Inspector

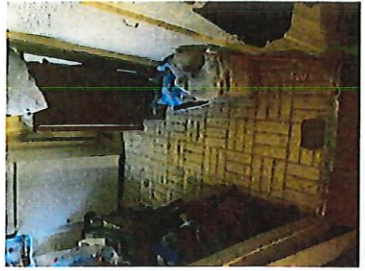
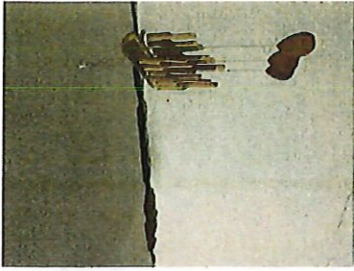
5/3/21
Date

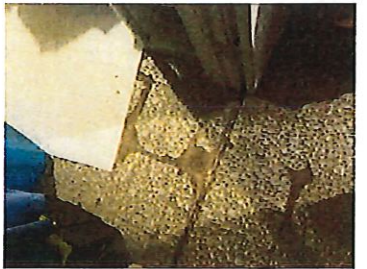
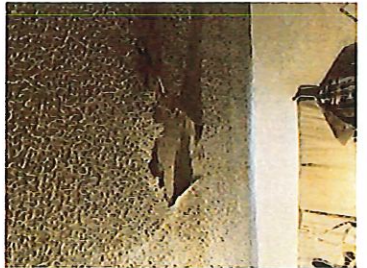
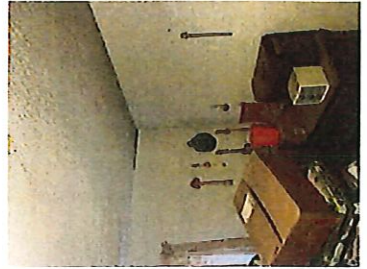

Division Director Approval

5/3/21
Date

515 N. 11TH ST.
DONNA, TX-
INITIAL INSPECTION PICS

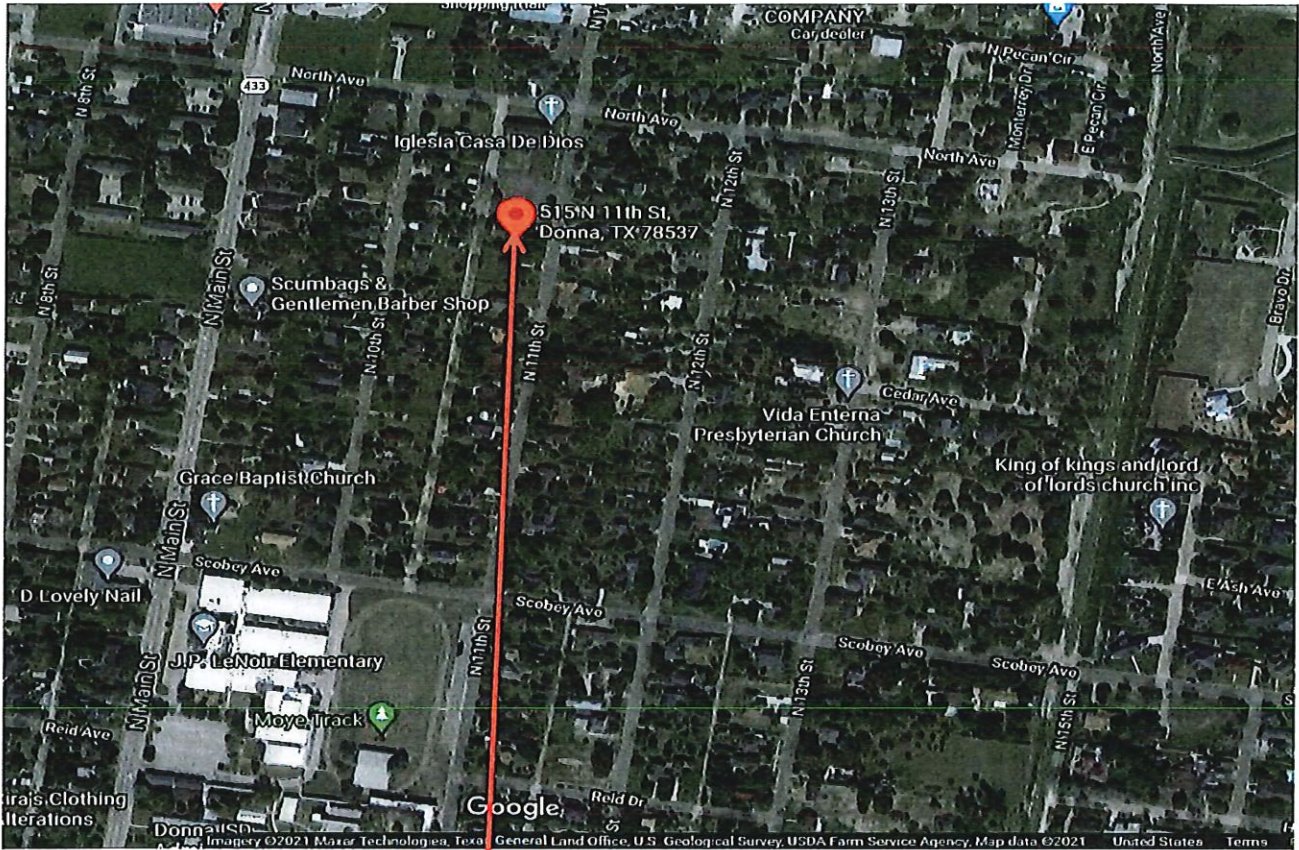




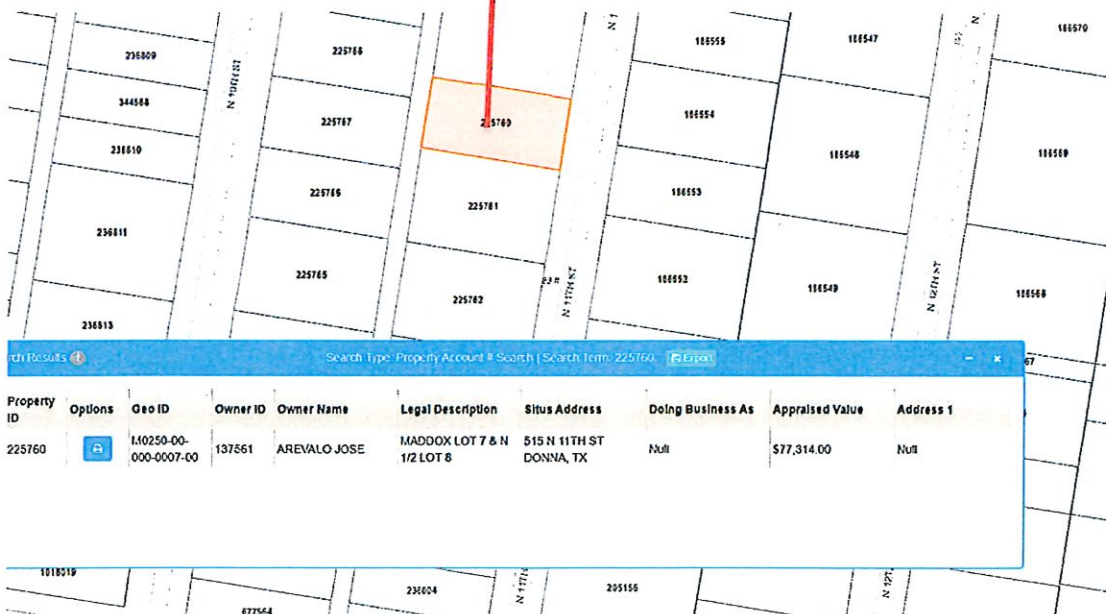


SITE LOCATION MAP

515 N. 11TH ST./MADDOX LOT 7 & N. 1/2 LOT 8 DONNA, TX 78537-2715



SUBJECT PROPERTY



Search Results | Search Type: Property Account # Search | Search Term: 225760 | Export

Property ID	Options	Geo ID	Owner ID	Owner Name	Legal Description	Situs Address	Doing Business As	Appraised Value	Address 1
225760		1.10250-00-000-0007-00	137561	AREVALO JOSE	MADDOX LOT 7 & N 1/2 LOT 8	515 N 11TH ST DONNA, TX	Null	\$77,314.00	Null