

## Housing Rehab Program

**ENTITY:** Countywide Area

**PROJECT:** Reconstruction of a single family housing unit located at: 7009 Armando St. Donna, Texas.

**FUNDING YEAR:** HOME 2023

**SYNOPSIS:**

The family is being recommended for applicant approval under the Owner-Occupied Housing Rehabilitation Program. The applicant has been on the waitlist since September 2020 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>Francisca &amp; Maria Perez</b>	Family of two (2)	
<b>CW #85-24-08</b>	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:	1,008
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 42,000.00
	<b>Deferred Loan</b>	

Existing Dwelling: 3 bedrooms mobile home, built in 1976

**RECOMMENDATION:**

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

# INITIAL INSPECTION

Date: June 13, 2024

City: Donna

If County Wide, Precinct #: 1

Name of Applicant: Francisca Perez

Inspector: Irene Montoya

Address: 7009 Armando St. Donna, Texas 78537

Year House was built: 1976

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## EXTERIOR

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

Is the foundation sound and free from hazards? No

Notes: Home is sitting on piers beans that are sinking and in bad shape.

Dimensions

Estimated Cost \$ 3,000

2. **Exterior Walls:** Good [ ] Repair [ ] Replace [ X ]  
Are the exterior surfaces sound and free from hazards? No

Notes: The exterior wall siding is in bad shape. There are many areas where the wood siding has deteriorated due to moisture or termites.

Dimensions

Estimated Cost \$ 3,000

3. **Windows:** Good [ ] Repair [ ] Replace [ X ]  
Are the windows in good working order? No

Notes: The windows are old and in poor shape, some of the windows are cracked and are cover with cardboard boxes, observed at the time of inspection.

Qty:

Estimated Cost \$2,000

4. **Doors:** Good [ ] Repair [ ] Replace [ X ]  
What are the conditions of the exterior doors?

Notes: Front and rear door are in poor shape. The metal frames on both doors are in rough shape that doesn't lock properly.

Qty.

Estimated Cost \$ 2,000

5. **Overhang / Trim:** Good [ ] Repair [ ] Replace [ X ]  
What are the conditions of the overhand and trim?

Notes: There trim around entire home needs to be replaces, several areas of discoloration and deterioration, rotten, cracked and broken boards, soft damaged soffits can be observed.

Dimensions: Estimated Cost \$1,600

6. **Roof:** 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 to be old and in bad shape and most of the shingles are missing.

Dimensions Estimated Cost \$ 3,500

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

Notes: The rear stairs are in bad shape and the front ramp appears to be in good shape.

Dimensions Estimated Cost \$1,000

8. **Sewer Connected to City Main Line?**  
**Yard Line:** Good [ ] Repair [ ] Replace [ ]

Notes:

Dimension Estimated Cost \$

9. **Septic Tank:** N/A Good [ ] Repair [ ] Replace [ X ]  
**Sewage Connected to Septic System?** N/A  
**# of years with current Septic System:** N/A

Is plumbing free from sewer back up? Yes plumbing is free from sewer backup.

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

Notes: Yard line could be relocated or buried; currently caused stagnant water of left side of home. Family state water come over to their yard when it rain due to the drainage pipe next to the property.

Dimension: Estimate Cost \$800

10. **Water Line:** Good [ X ] Repair [ ] Replace [ ]  
Is water pressure good? Yes

Notes: Water line is in good working order, good water pressure observed thought out home.

Dimension Estimated Cost \$

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

Notes: Propane tank is located on side of home; location/plumbing of tank is not to code.

Estimated Cost \$ 2,000

12. **Other observations about all Exterior Plumbing/Drain/Sewer:**

Notes: Plumbing is exposed throughout the entire property.

Estimated Cost \$1,500

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

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

Yes [ ] No [ X ]

Location(s): The electrical wiring needs to be inspected; exposed electrical line and extension cords along the walls and overhead trims.

Notes: Electrical hazard

Estimated Cost \$ 2,500

## INTERIOR

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

Notes: The house is in need of new flooring. The existing linoleum is in poor shape and is coming unglued all around the home posing tripping hazard; entire home does not have floor trimming due to being damaged with water. The added side section of home has no linoleum only concrete flooring observed in the restroom, shower, and utility/storage room.

Describe Specific Floor **Problem Areas:** Entire home

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

Notes:

Dimensions Estimated Cost 3,000

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

Are the kitchen cabinets in good shape and are they serving their purpose? Yes

Notes: Kitchen cabinets are old and doors don't close properly and handles are missing, observed at time of inspection.

Dimension Estimated Cost \$2,500

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

Notes: The ceiling needs to be replaced in the entire home. There are several areas where water stains has occurred. There are large cracks and opening in the ceiling due to water damaged observed at the time of inspection.

Dimension Estimated Cost \$ 2,500

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

Notes: The wall covering and trim are old faded discoloration and in need of repair. There are holes in walls and cracks due to foundation movement.

Dimension Estimated Cost \$ 2,000

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

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

Notes: The water heater is located at the rear of the home and it appears to be old and has corrosion on the bottom, observed at the time of inspection.

Estimated Cost \$ 1,500

- 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? Yes

Notes: Plumbing in home is old and in poor shape; needs to be replaced

Estimated Cost \$ 1,500

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

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

Notes: Insulation was not observed during the home visit.

Dimension Estimated Cost \$

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 [X ] No [ ]

Notes: Spider observed in time of inspection.

Estimated Cost \$ 1,000

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

Yes [X ] No [ ]

Location(s): Entire home

Notes: There were several plugs throughout the home that were not working. Several ceiling light fixtures in the house not working; exposed electrical wiring, overloaded electrical cords were overloaded at the time of inspection.

Dimension

Estimated Cost \$ 2,000

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 \$ 38,900.00

Current Value of Structure \$ 15,206.00

50% Value \$ 7,603.00

Program Coordinator I

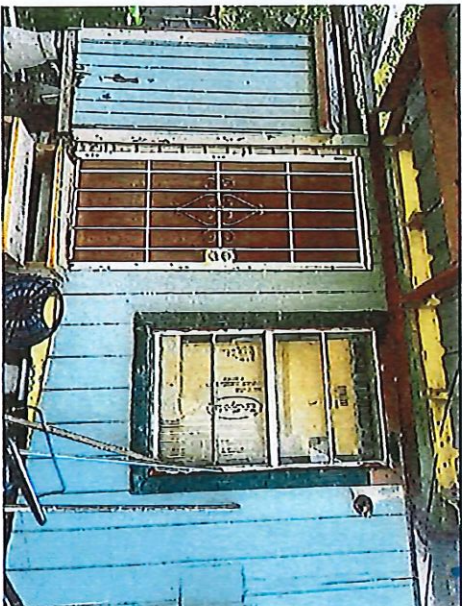
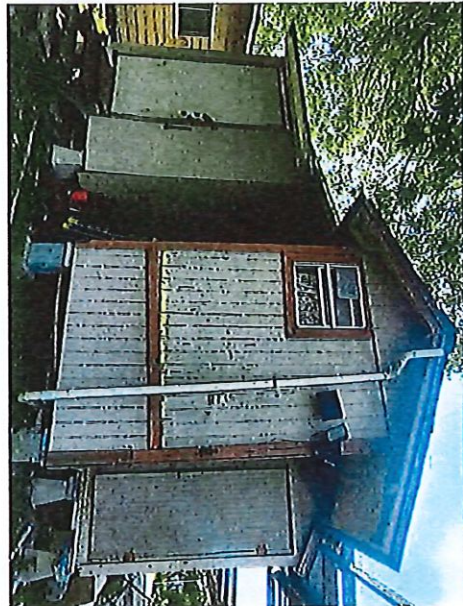
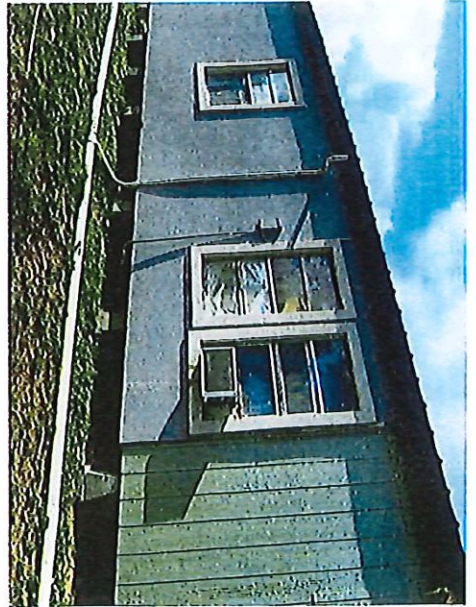
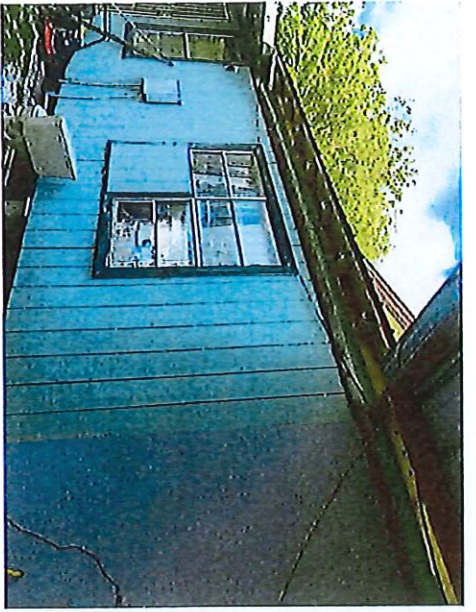
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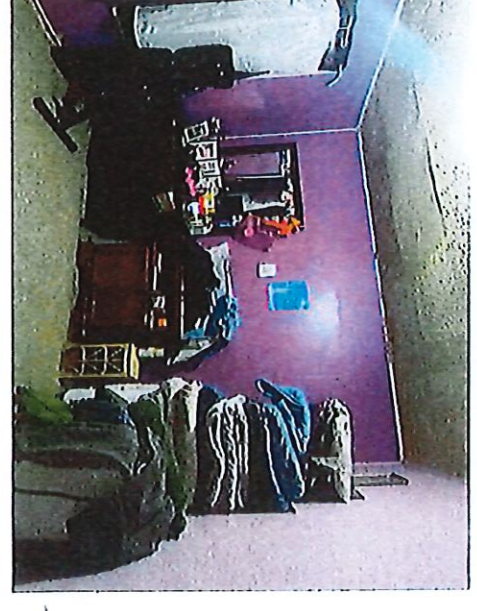
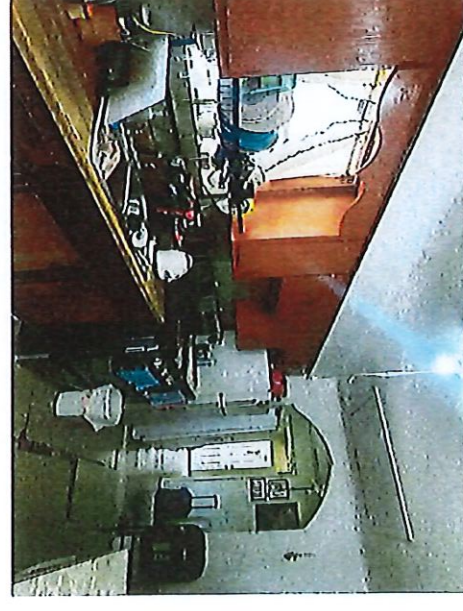
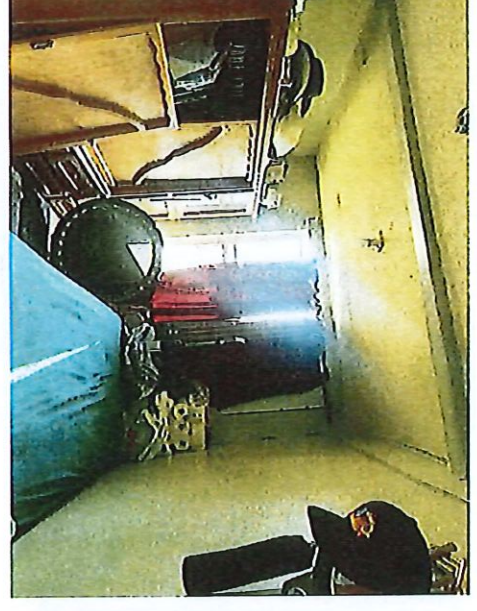
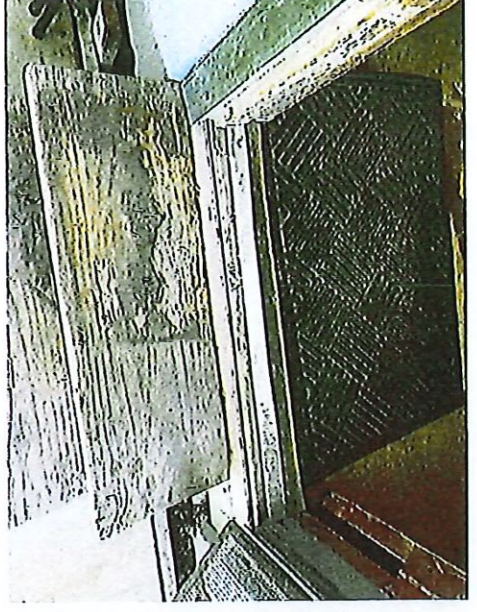
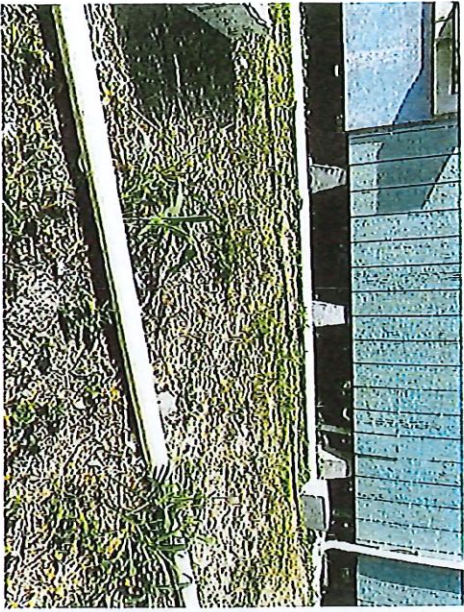
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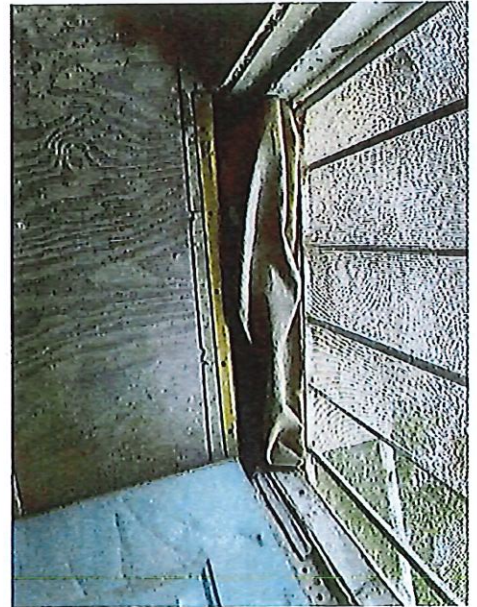
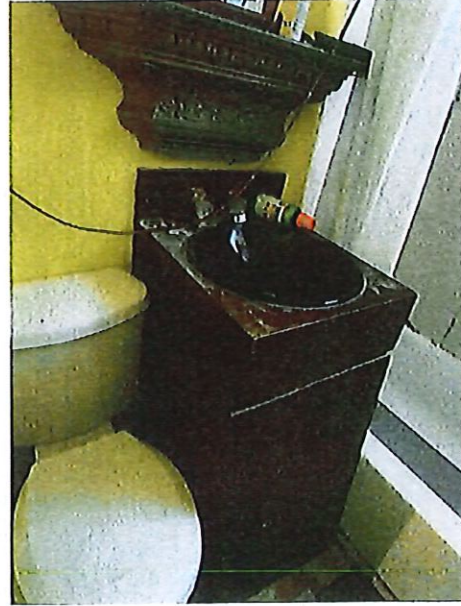
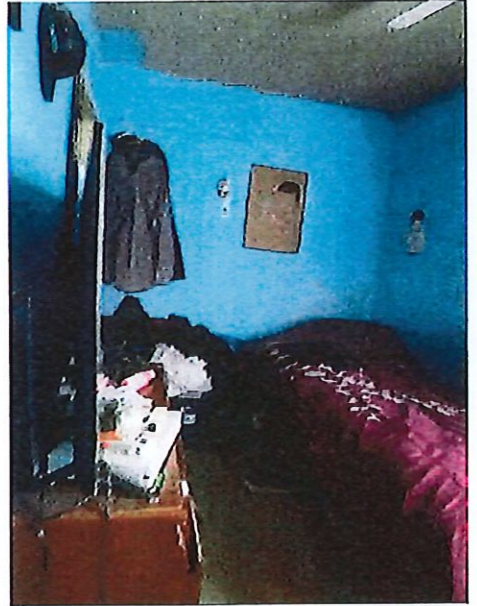
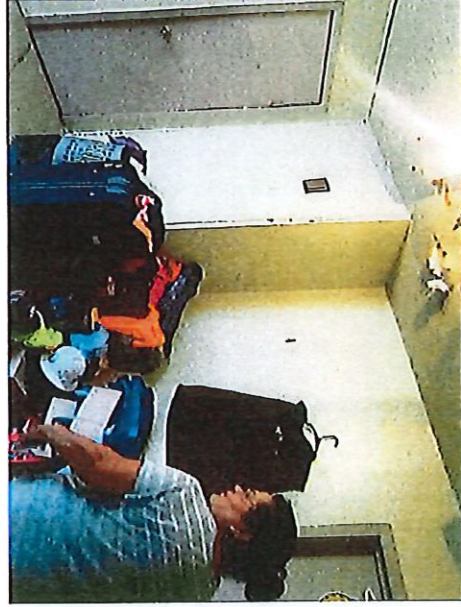
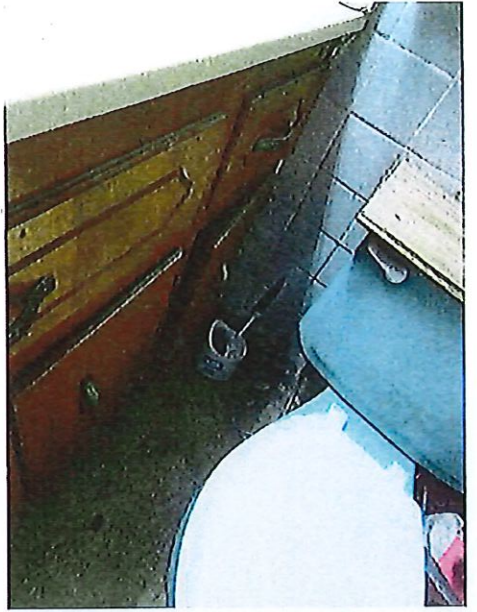
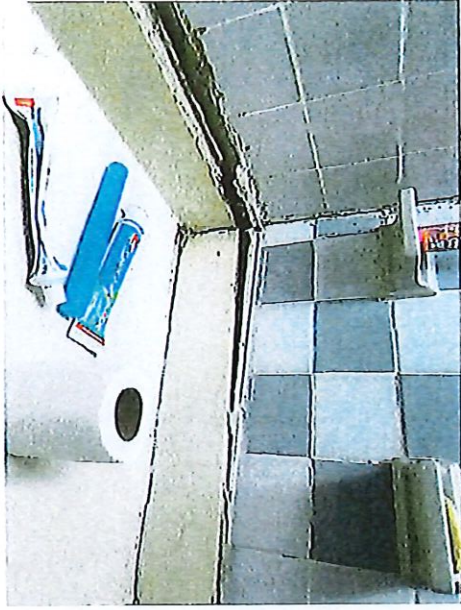
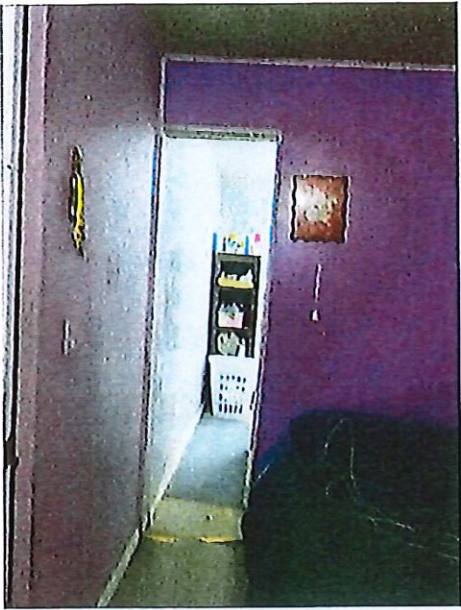
Housing Division Manager Approval

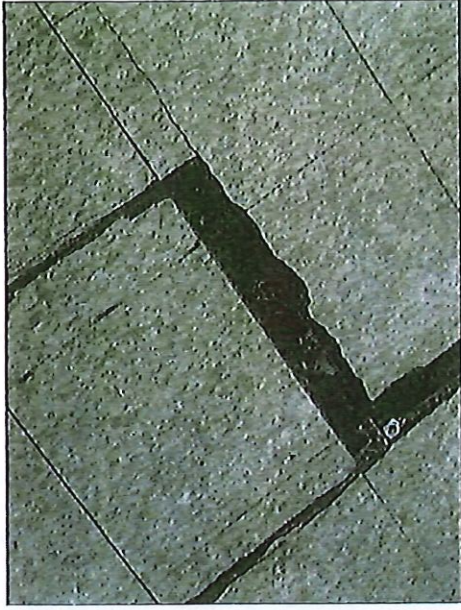
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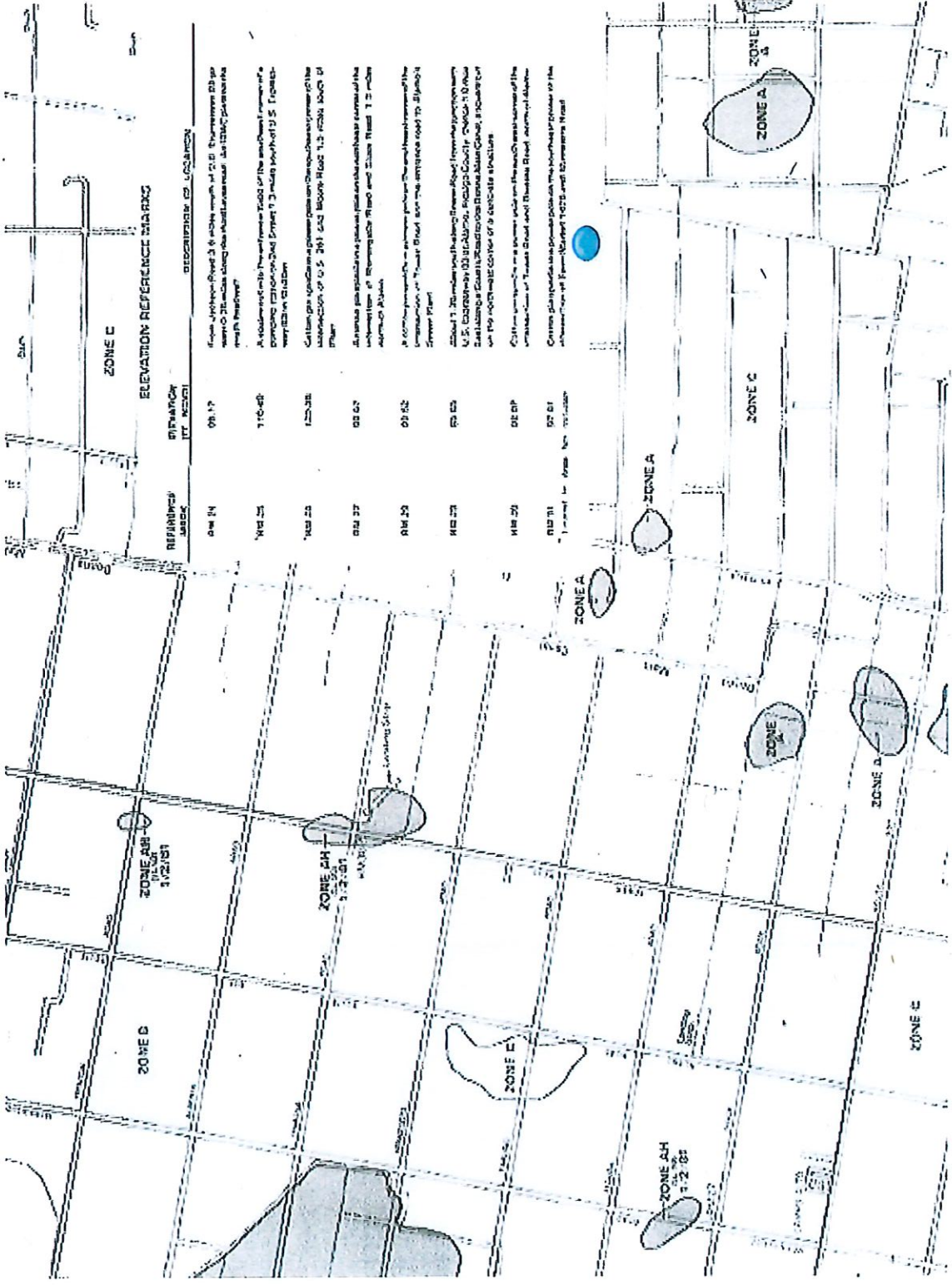








# Goolie Heights Subdivision, Lot #9, Donna, Texas 78537 FIRM ZONE C



### ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION (FT. MSL)	DESCRIPTION OF LOCATION
04 24	09.17	From adjacent road 3/4 mile north of 02 02. The marker is on the north side of the road along the right-of-way. An 18" x 18" concrete marker is in place.
04 25	11.64	A marker is in place on the north side of the road along the right-of-way. An 18" x 18" concrete marker is in place.
04 26	12.38	Corner of the intersection of the road and the right-of-way. An 18" x 18" concrete marker is in place.
04 27	09.67	At the intersection of the road and the right-of-way. An 18" x 18" concrete marker is in place.
04 28	09.62	At the intersection of the road and the right-of-way. An 18" x 18" concrete marker is in place.
04 29	09.62	At the intersection of the road and the right-of-way. An 18" x 18" concrete marker is in place.
04 30	09.62	At the intersection of the road and the right-of-way. An 18" x 18" concrete marker is in place.
04 31	09.62	At the intersection of the road and the right-of-way. An 18" x 18" concrete marker is in place.

**EXPLANATION OF ZONE DENOMINATION**

**ZONE A**  
 Flood Hazard Zone A is an area of the community which is subject to flooding from a 1% Annual Exceedance Probability (AEP) flood. This zone is designated as Zone A.

**ZONE B**  
 Flood Hazard Zone B is an area of the community which is subject to flooding from a 1% Annual Exceedance Probability (AEP) flood. This zone is designated as Zone B.

**ZONE C**  
 Flood Hazard Zone C is an area of the community which is subject to flooding from a 1% Annual Exceedance Probability (AEP) flood. This zone is designated as Zone C.

**ZONE D**  
 Flood Hazard Zone D is an area of the community which is subject to flooding from a 1% Annual Exceedance Probability (AEP) flood. This zone is designated as Zone D.

**FIRM FLOOD INSURANCE RATE MAP**

**HIDALGO COUNTY, TEXAS**  
 INCORPORATED AND

**PANEL 025 OF 225**

**COURTNEY-PANEL NUMBER 40524-025-C**  
 MAP REVISED NOVEMBER 15, 2000



HydroQual Engineering, Inc.