

Housing Rehab Program

ENTITY: Countywide Area

PROJECT: Reconstruction of a single family housing unit located at: 1709 Juarez 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 July 2021 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

Irinero & Maira	Family of three (3)	
Trevino	Does applicant meet	
CW #85-25-01	Deferred Loan Requirements:	Yes
	Title Search:	No Abstract or Liens
	Flood Zone:	No – Zone B
	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:	1,608
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 54,000.00
	Deferred Loan - Elderly	

Existing Dwelling: 3 bedrooms frame home, built in 1991

RECOMMENDATION:

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

INITIAL INSPECTION

Date: August 26, 2024

City: Donna

If County Wide, Precinct #: 1

Name of Applicant: Irineo & Maria Trevino

Inspector: Irene Montoya

Address: 1709 Juarez St. Donna, Texas 78537

Year House was built: 1991

EXTERIOR

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

Is the foundation sound and free from hazards? No

Notes: The Foundation is concrete slab. The foundation appears to be in good shape, but towards the rear of home where they added a section concreted has lifted up from the ground, making it a tripping hazard.

Dimensions

Estimated Cost \$ 4,000

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

Notes: The exterior wall siding is in bad shape. There are many areas where the wood siding has deteriorated due to moisture. Wood siding needs to be replaced and sealed to prevent future deterioration.

Dimensions

Estimated Cost \$3,500

3. **Windows:** Good [X] Repair [] Replace []
Are the windows in good working order?

The windows seem to be in good shape base on the home visit inspection.

Qty: 9

Estimated Cost \$

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

Notes: The front and rear exterior doors appear to be in good shape.

Qty:4

Estimated Cost \$

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 \$1,500

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 in bad shape.

Dimensions Estimated Cost \$ 3,500

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

Note: The front and rear stairs are cement and family has hard time waling up the stairs. There are several cracks in the stairs due to the foundation is sinking.

Estimated Cost \$2,000

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

Notes: Sewer is currently connected to the City mainline and is functioning properly.

Dimension Estimated Cost \$

9. **Septic Tank:** No Good [] Repair [] Replace []
Sewage Connected to Septic System? N/A
of years with current Septic System: N/A

Is plumbing free from sewer back up?

Yard Line & Drain Field: N/A

Notes:

Dimension Estimate Cost \$

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

Notes: The water pressure was observed in the kitchen and bathroom and pressure was acceptable.

Dimension: Estimated Cost \$

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

Notes: Propane tank is located at the back end of home; location/plumbing of tank does appear to be up to code.

Dimensions: Estimated Cost \$

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

Note: There is some exposed plumbing seen at the back laundry room.

Estimated Cost \$1,000

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

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

Yes No

Location(s): the electrical wiring needs to be inspected. Family states wiring is very old.

Notes: Electrical hazard

Estimated Cost \$2,000

INTERIOR

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

Notes: The flooring at the added room seems to be in pretty good shape; however the floor at the old part of the home has a lot of cracks tile, soft spot on tile. The floor is uneven in the kitchen, bedrooms, bathroom and laundry room making it dangerous to walk. Family has placed pieces of carpets to cover the broken tile.

Describe Specific Floor **Problem Areas:** the entire home

Is Floor Repairable Yes No

Notes: The entire floor needs to be redone, due floor is uneven in areas of the home. This is very unsafe making it a tripping hazard

Dimensions Estimated Cost \$3,000

15. **Condition of Kitchen Cabinets:** Good Repair Replace
Are the kitchen cabinets in good shape and are they serving their purpose? Yes

Notes: The kitchen cabinets are old and some of the door cabinets don't close properly.

Estimated Cost \$ 2,500

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

Notes: There are several areas where water damage has stained the ceiling, a few cracks observed through the ceiling home.

Estimated Cost \$ 3,500

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

Notes: The wall coverings and trim are in need of repair. Some of the paneling that is used in the home is starting to warp due to the moisture in the walls and due to the foundation movement.

Estimated Cost \$ 2,000

18. **Water Heater:** Good [X] Repair [] Replace []
Is hot water heater located and equipped in a safe manner and free of hazards? No

Notes: The water heater is fairly new; family had replaced it about 1 year ago.

Estimated Cost \$0

19. **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: The plumbing in home is old part of the home does need repairs..

Estimated Cost \$ 1,500

20. **Insulation:** Good [] Repair [] Replace []
Are the attic and walls appropriately insulated for regional conditions? No

Insulation was not observed during the home visit.

Dimension: Estimated Cost \$ 0

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

Estimated Cost

22. **Infestation** – Yes [] No [X]

Is the unit free from rats or severe infestation by mice or vermin? No

Notes: No infection was observed at the time of inspection.

Estimated Cost \$ 0

23. **Electrical Hazards** –

Yes [X] No []

Are the rooms free from electrical hazards? No

Notes: There were several plugs throughout the house that are not working. Electrical needs to be inspected for electrical shorts.

Estimated Cost \$ 2,500

24. **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	\$31,500.00
Current Value of Structure	\$55,815.00
50% Value	\$27,907.50

Program Coordinator I

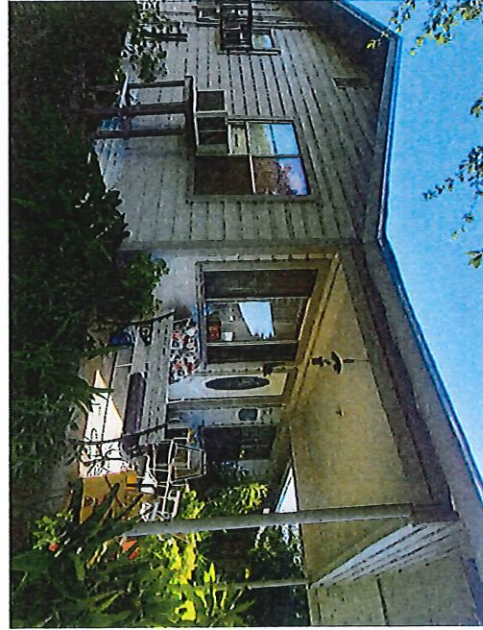
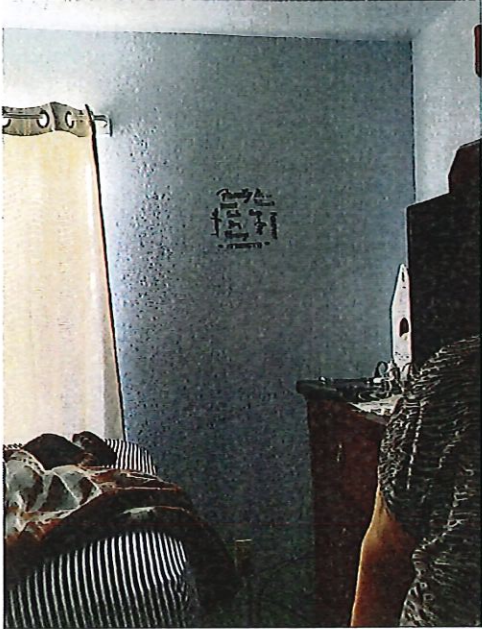
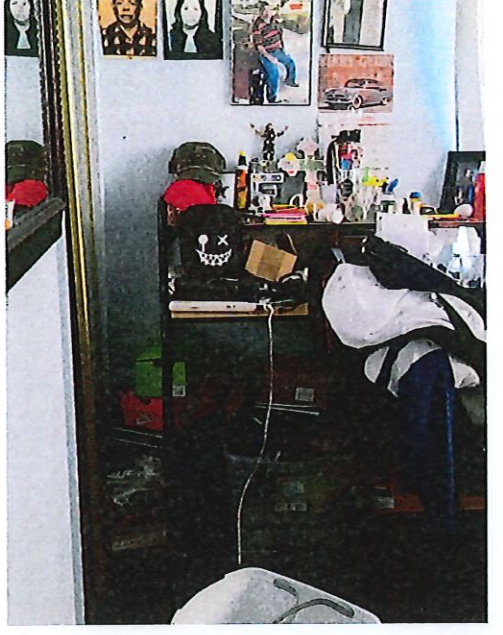
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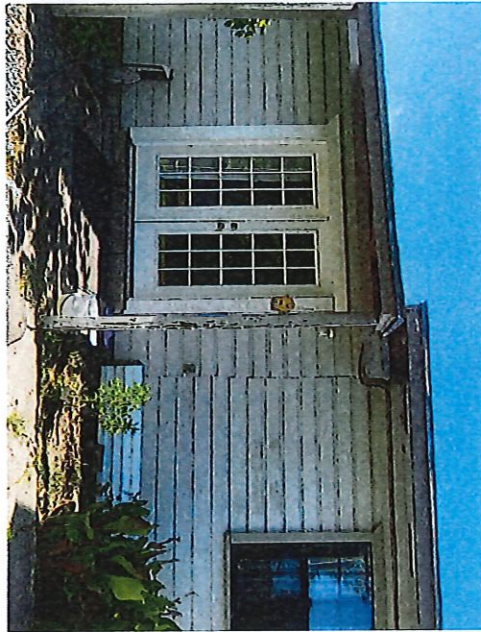
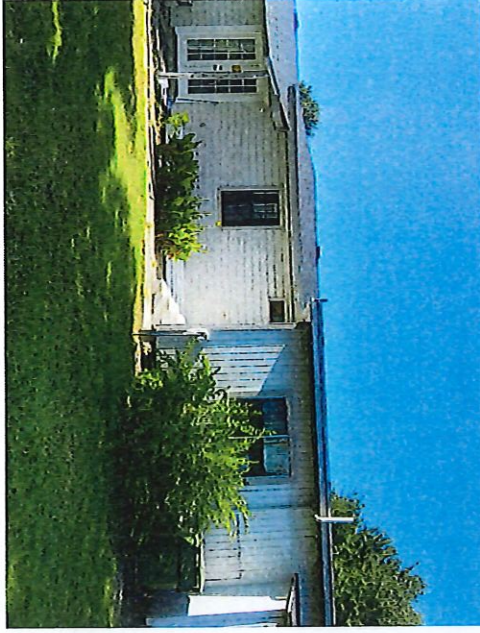
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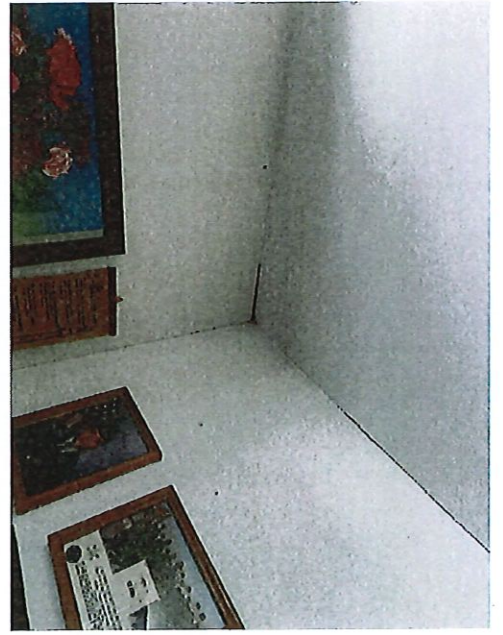
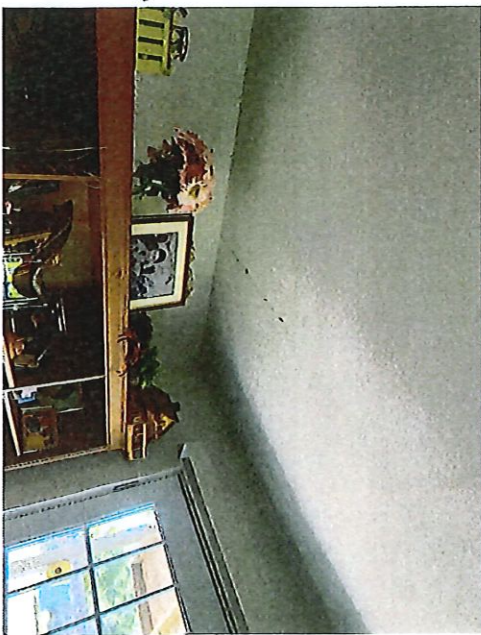
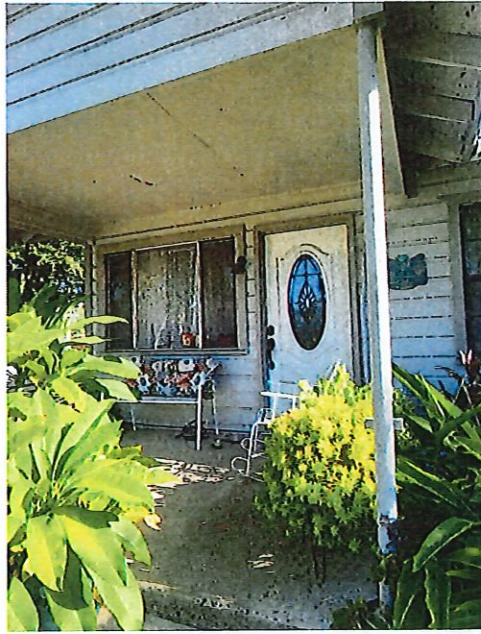
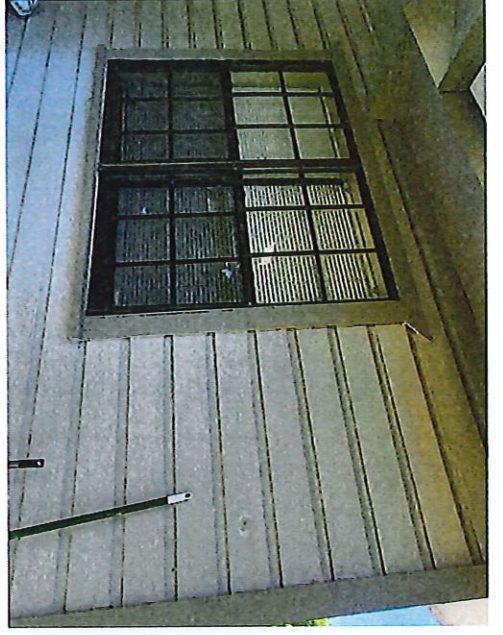
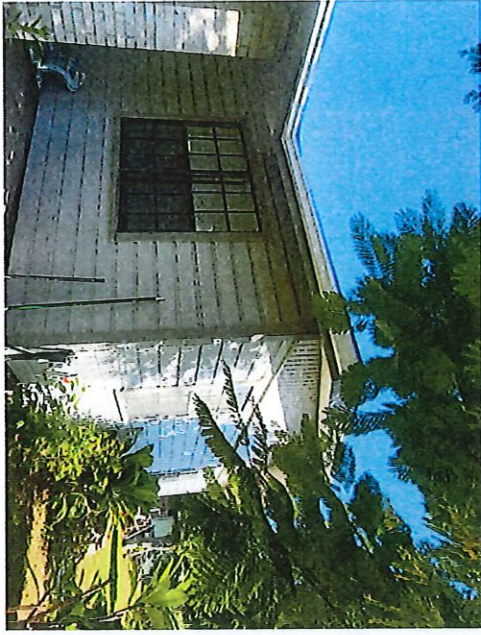
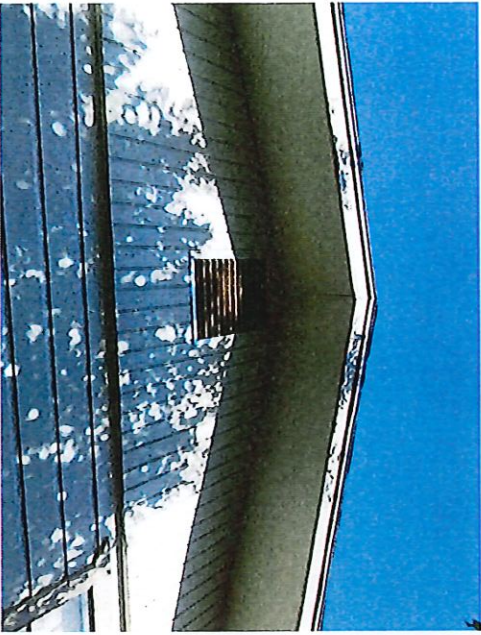
Housing Division Manager Approval

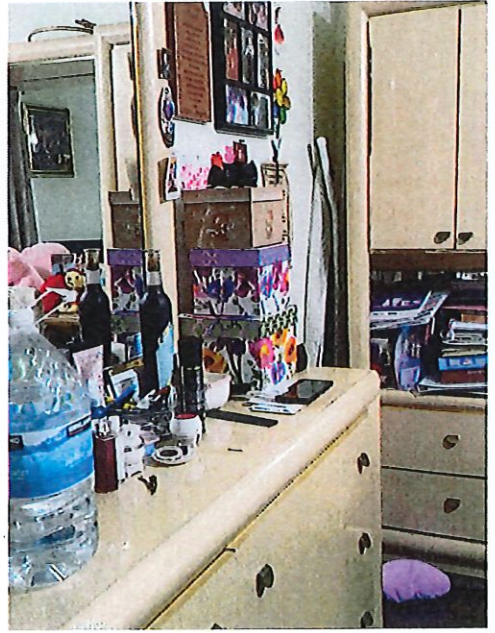
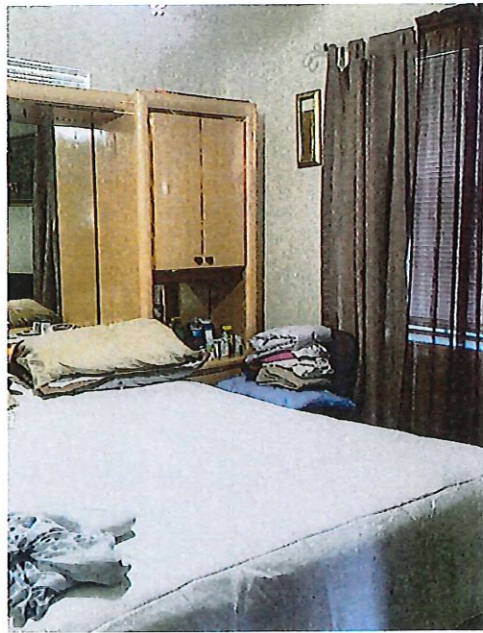
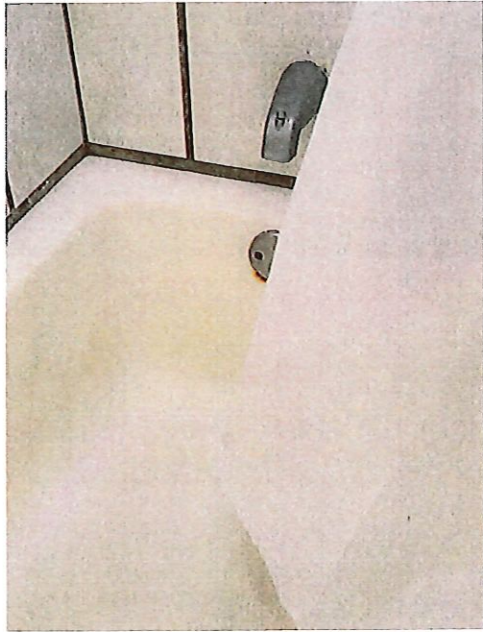
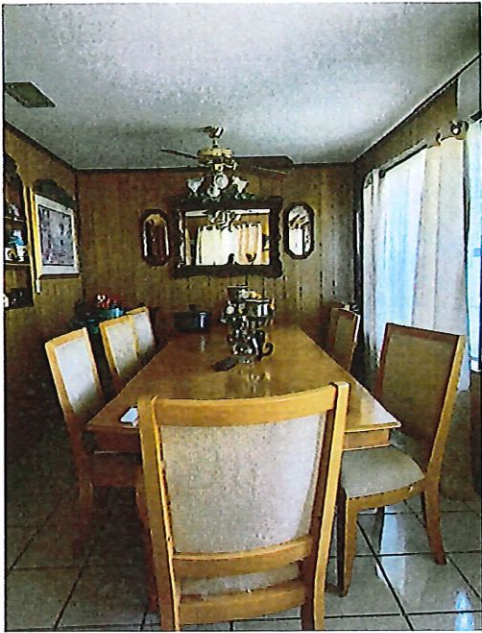
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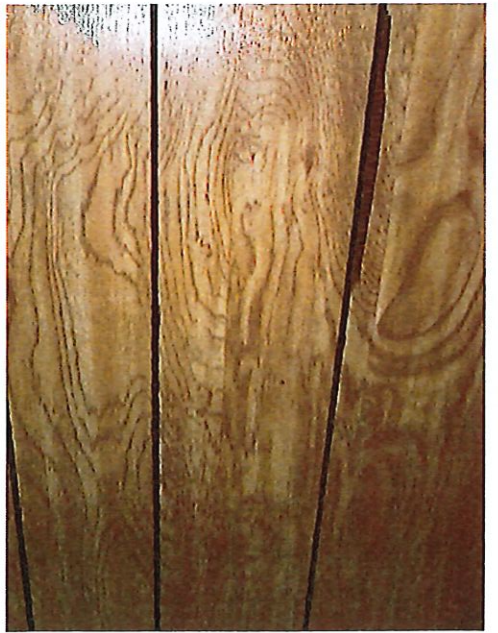
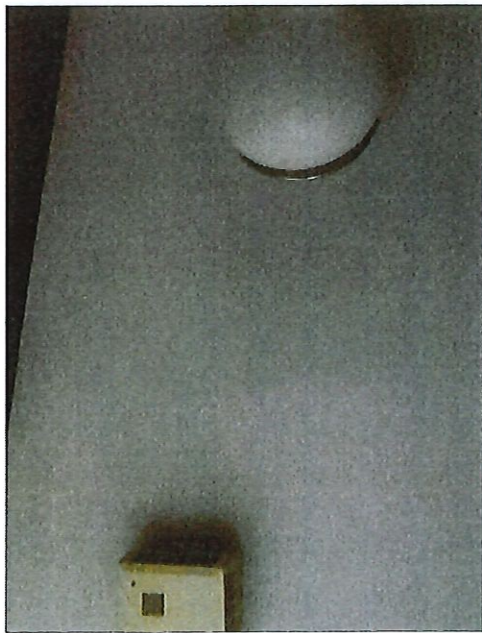
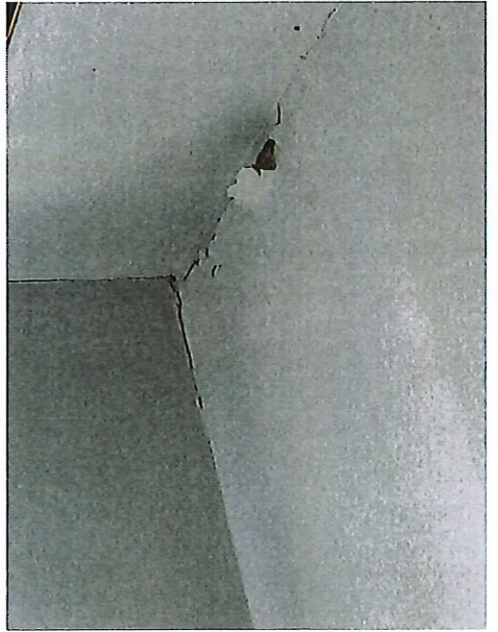
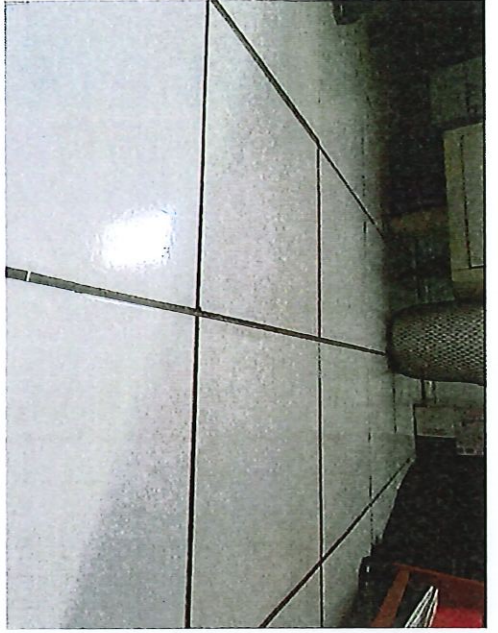
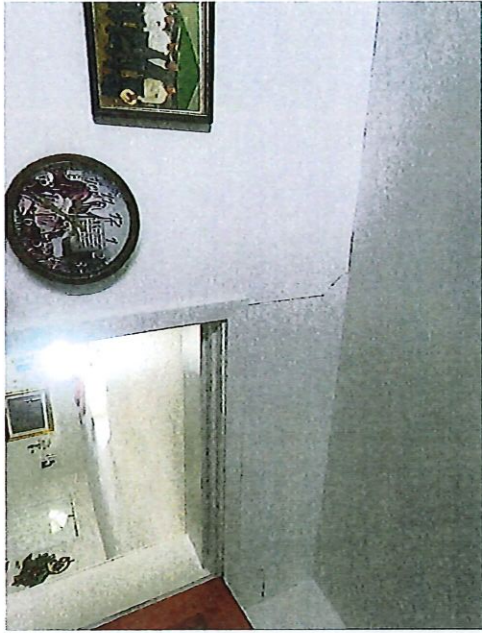
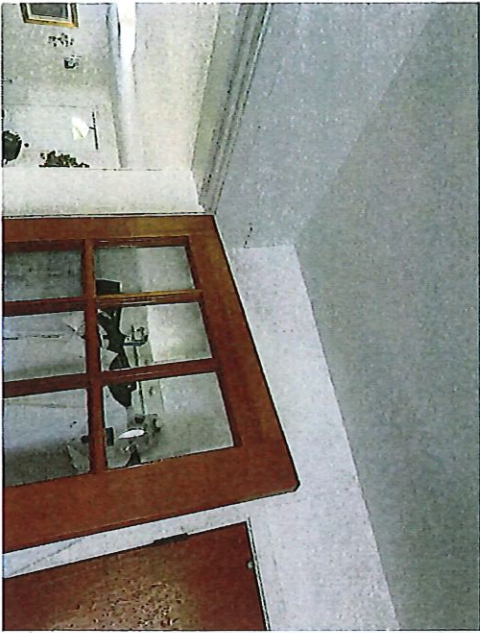
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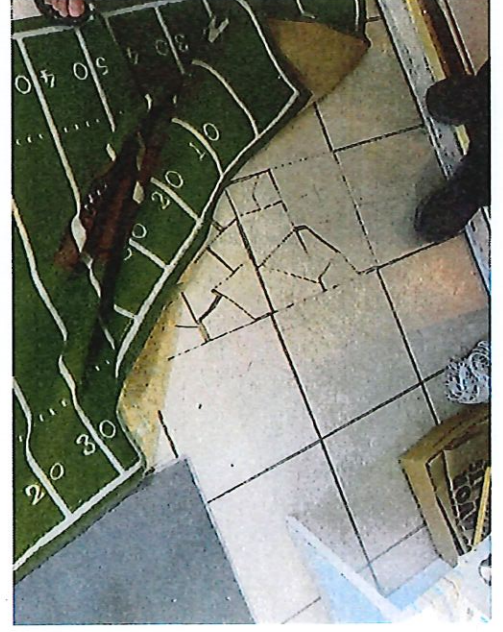
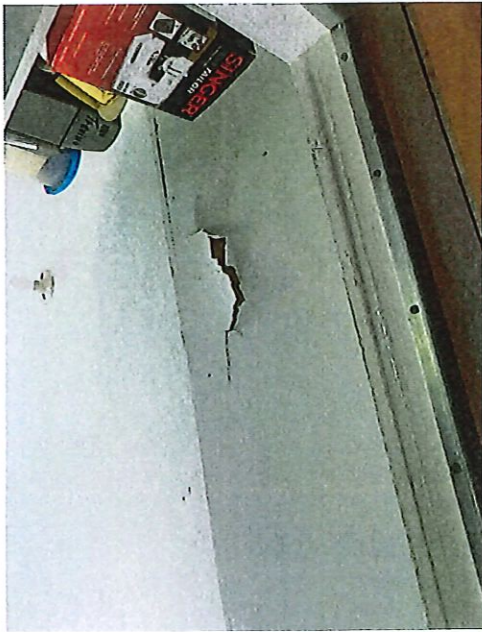
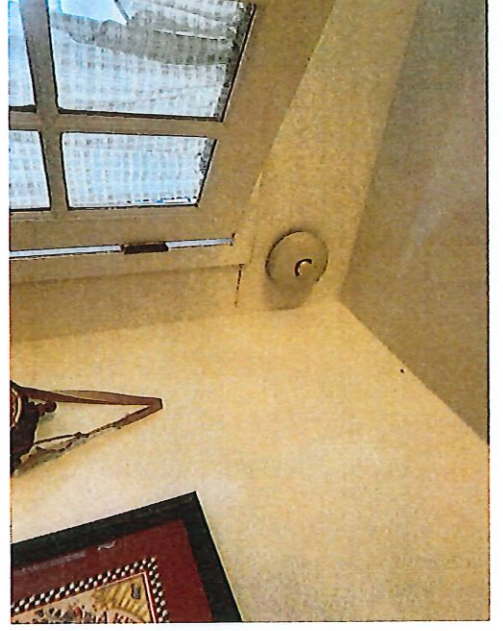
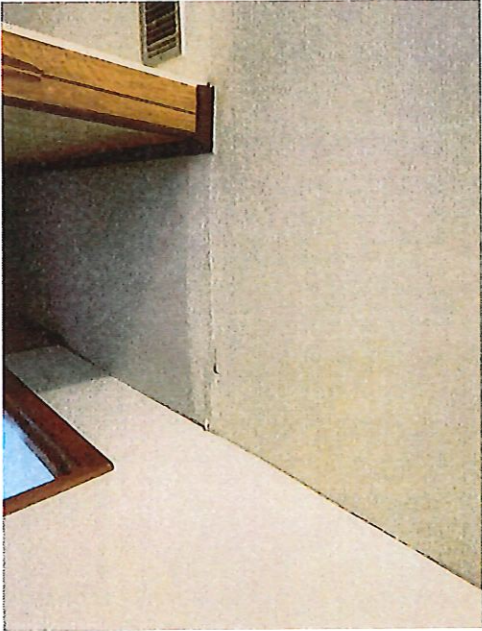
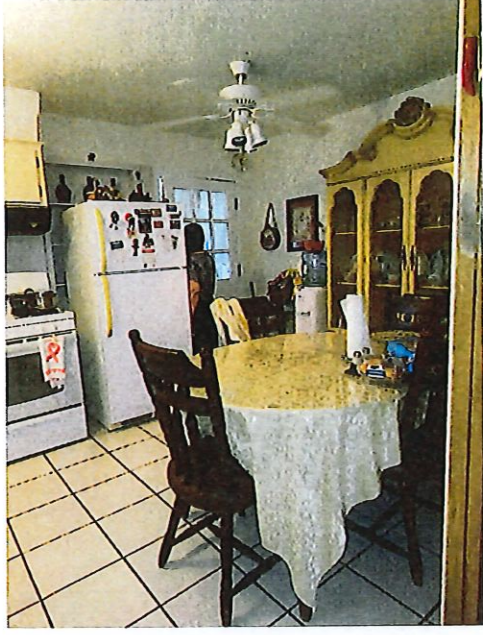


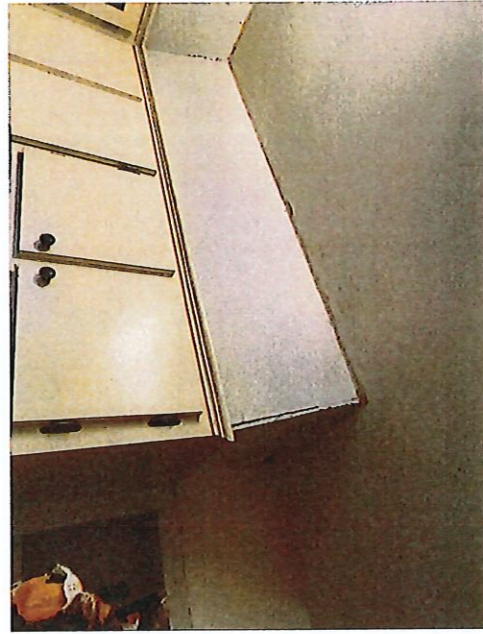
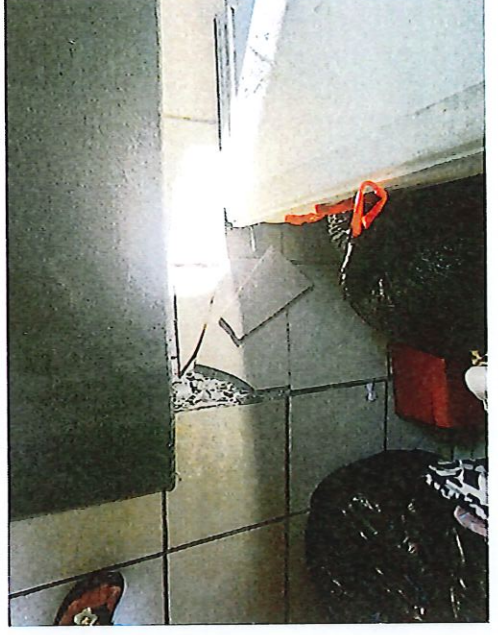












DEPARTMENT OF HOMELAND SECURITY
 Federal Emergency Management Agency
STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

OMB Control No. 1660-0040
 Expires: 09/30/2023

SECTION I - LOAN INFORMATION

1. LENDER/SERVICER NAME AND ADDRESS Urban County Program 1916 Tesoro Blvd Pharr, TX 78577 Branch: 317305 - HIDALGO COUNTY - URBAN COU Attn: IRENE MONTORYA		2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (See instructions for more information.) 1709 JUAREZ ST DONNA, TX 78537 Borrower: TREVINO, IRINEO	
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3. LENDER/SERVICER ID #	4. LOAN IDENTIFIER REHAB #4733	5. AMOUNT OF FLOOD INSURANCE REQUIRED
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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
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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 0500B	2. NFIP Map Panel Effective/Revised Date 01/02/81	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 B	5. No NFIP Map	Date Case No.

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

- Federal Flood Insurance is available (community participates in the NFIP). Regular Program Emergency Program of NFIP
- Federal Flood Insurance is not available (community does not participate in the NFIP).
- 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.

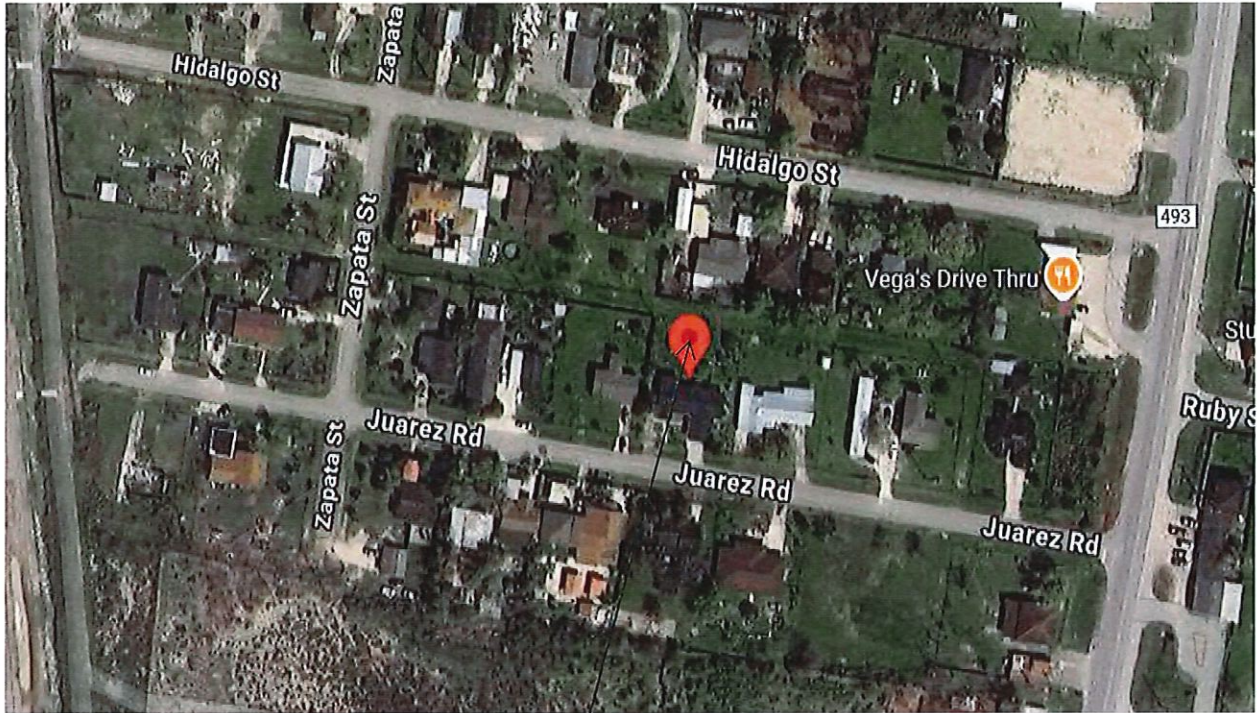
F. PREPARER'S INFORMATION

NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender)
 CoreLogic Flood Services
 1825A Kramer Lane
 Austin, TX 78758
 1-800-447-1772



DATE OF DETERMINATION
 07/29/24 at 03:10 PM CDT
 FloodCert #: 2407730841
 *** LIFE-OF-LOAN ***

SITE LOCATION MAPS
1709 Juarez St. Donna, Texas 78537



SUBJECT PROPERTY

