

## Housing Rehab Program

**ENTITY:** Countywide

**PROJECT:** Reconstruction of a single-family housing unit located at: 317 Mesquite 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

<b>Maria I. &amp; Jose Gutierrez</b> <b>CW#85-25-04</b>	Family of six (6) 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: <b>Deferred Loan - Elderly</b>	Yes No Abstract or Liens No – Zone C N/A 1 current N/A N/A No - Deferred Loan - Elderly  3 1592 No \$ 69,600.00
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Existing Dwelling: 3 bedrooms frame home, built in 1987

**RECOMMENDATION:**

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

# INITIAL INSPECTION

Date: September 12, 2024

City: Donna

If County Wide, Precinct #:

Name of Applicant: Maria Irma Gutierrez

Inspector: Eric Gonzales

Address: 317 Mesquite St.

Year House was built: 1987

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## EXTERIOR

1. **Foundation Condition:** Good [ ] Repair [ X ] Replace [ ]  
**Foundation Type:** Piers [ X ] Concrete [ ]  
Is the foundation sound and free from hazards? No

Notes: The Foundation is made up of pier and beam and concrete slab. The foundation needs to be repaired due to severe deterioration and is uneven.

Dimensions: 38'x27'

Estimated Cost \$ 7,960

2. **Exterior Walls:** Good [ ] Repair [ X ] Replace [ ]  
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. Wood siding needs to be replaced and sealed to prevent future deterioration. The Stucco walls of the house need to be re painted.

Dimensions

Estimated Cost \$ 3,000

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

Notes: The windows are not in good working order and need to be replaced. Windows are aluminum and many are cracked and do not open.

Qty.

Estimated Cost \$0

4. **Doors:** Good [ ] Repair [ ] Replace [ ]  
What are the conditions of the exterior doors? No

Notes: The exterior doors need to be replaced. The door frames is damaged and cracked due to the shifting of the house.

Qty.3

Estimated Cost \$ 2,250

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

Notes: The overhang is in good shape but needs to be repainted.

Dimensions Estimated Cost \$ 1,125

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

Is the roof sound and free from hazards? No

Notes: The roofing appears new but the owner stated that the roof leaks in various places. The plywood decking needs to be inspected for deterioration due to severe water stains in the house.

Dimensions 38'x 27' Estimated Cost \$ 7,960

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

Notes: The back porch has a pallet for a step causing a tripping /fall hazard.

Estimated Cost \$ 500

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

Notes:

Dimension Estimated Cost \$ 0

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

Is plumbing free from sewer back up? Yes

**Yard Line & Drain Field:** N/A

Notes: There is an abandoned open septic tank under the house that needs to be removed.

Estimate Cost \$ 800

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

Notes:

Estimated Cost \$ 0

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

Notes:

Estimated Cost \$ 0

12. **Other observations about all Exterior Plumbing/Drain/Sewer:**  
Plumbing appears to be in proper working order

Estimated Cost \$ 0

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

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

Yes  No

Location(s): Electrical meter riser in not up to code. Electrical wires without proper conduit alongside of the house.

Notes: Electrical hazard

Estimated Cost \$ 2,000

## INTERIOR

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

The flooring for the entire house needs to be replaced. In several areas in the house the VCT has come unglued and or worn down to the subfloor.

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

**Is Floor Repairable** Yes  No

Notes:

Dimensions: 38'x27' Estimated Cost \$ 5,094

15. **Condition of Kitchen Cabinets:** Good  Repair  Replace   
Are the kitchen cabinets in good shape and are they serving their purpose? No

Notes: The kitchen cabinets are in need of repair. Repair is needed under the sink and behind the faucet where water damage has taken place.

Dimension: 8' x 2' Estimated Cost \$ 2,000

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

Notes: The ceiling coverings have 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.

Dimension: Estimated Cost \$ 3,980

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

Notes: 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.

Dimension: Estimated Cost \$ 7,960

18. **Water Heater:** Good [ X ] Repair [ ] Replace [ ]  
Is hot water heater located and equipped in a safe manner and free of hazards?

Notes:

Estimated Cost \$

- 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:

Estimated Cost \$ 700.00

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

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

Notes: There is no insulation in the attic or walls as per inspection.

Estimated Cost \$ 2,547

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

Estimated Cost \$ 0

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

Yes [ X ]      No [ ]

Notes: No signs of vermin or insects observed in time of inspection

Estimated Cost \$ 500

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

Yes [ X ]      No [ ]

Location(s): Throughout the house

Notes: 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

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	\$ <u>49,926</u>
Current Value of Structure	\$ <u>60,588</u>
50% Value	\$ <u>30,294</u>

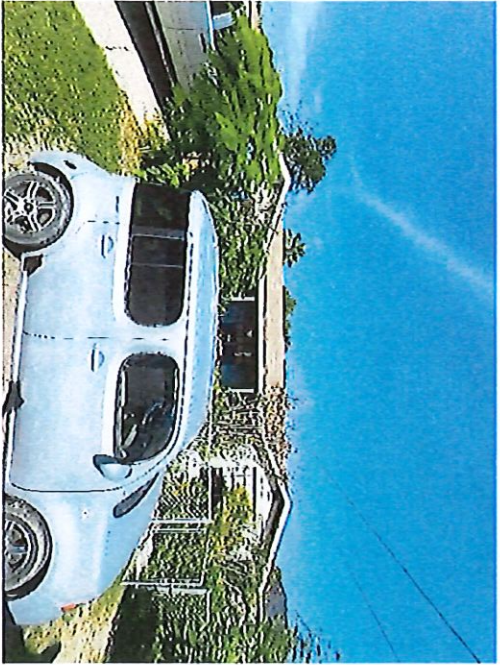
  
\_\_\_\_\_  
Inspector

9-23-24  
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Date

  
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Division Director Approval

9/23/24  
\_\_\_\_\_  
Date

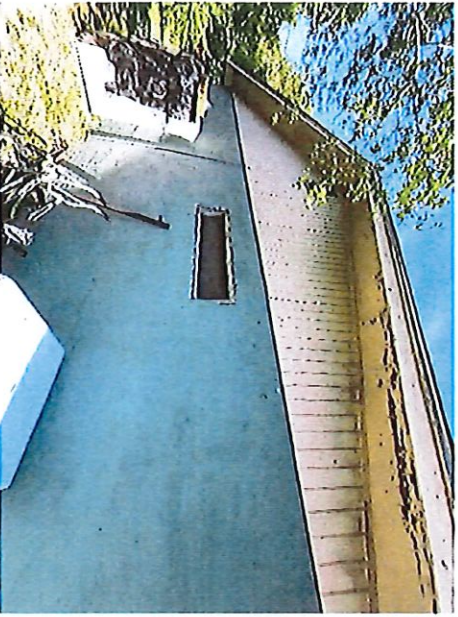
317 Mesquite St., Donna TX



Front Elevation



Rear Elevation

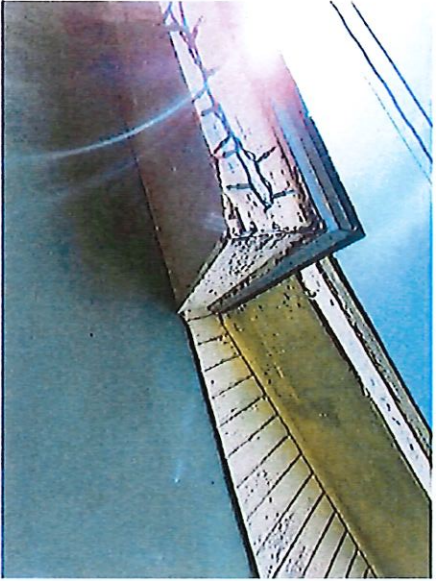


Left Elevation



Right Elevation

317 Mesquite St., Donna TX



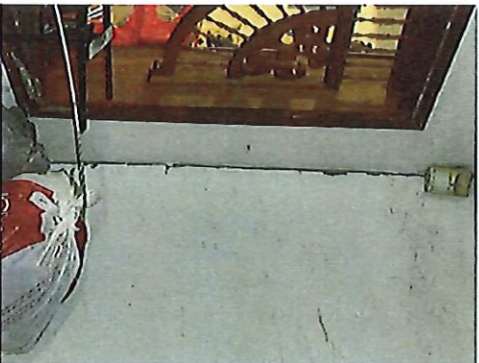
Soffit and Fascia



Pallet as a back porch deck

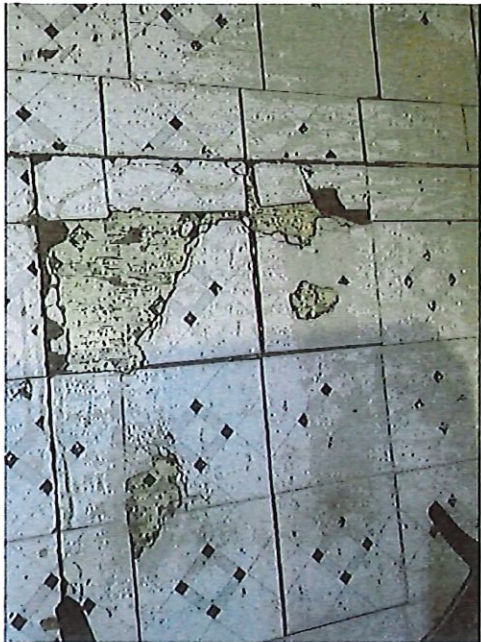


new windows throughout the house

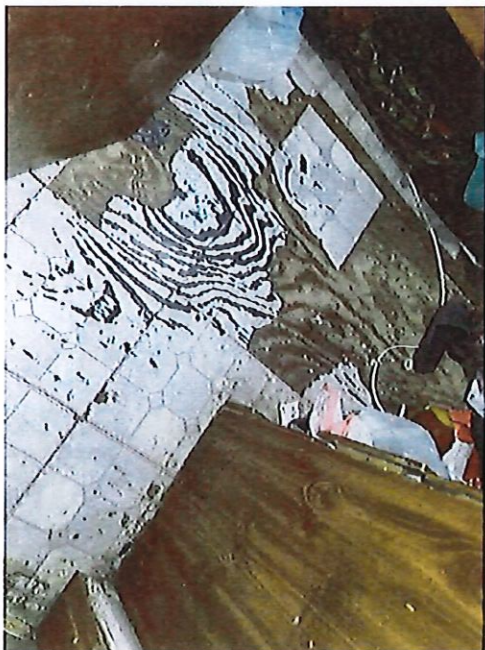


interior walls cracked and separated

317 Mesquite St., Donna TX



Worn out vinyl flooring



Subfloor exposed through flooring material

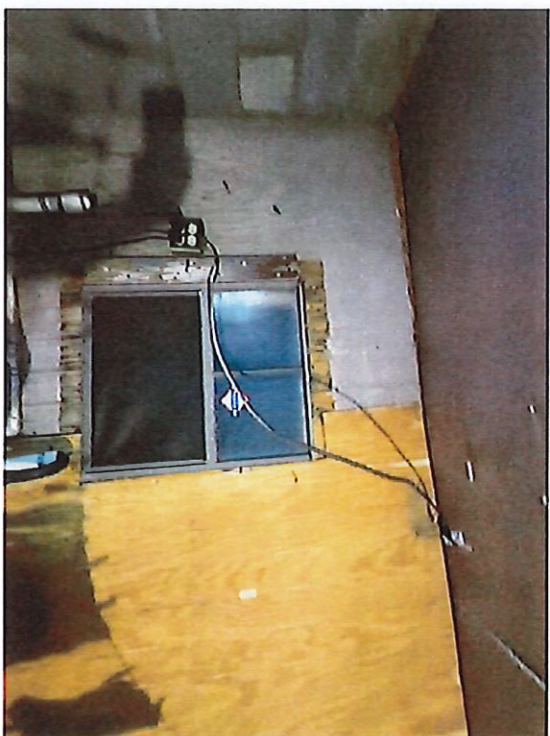


No Flooring Material

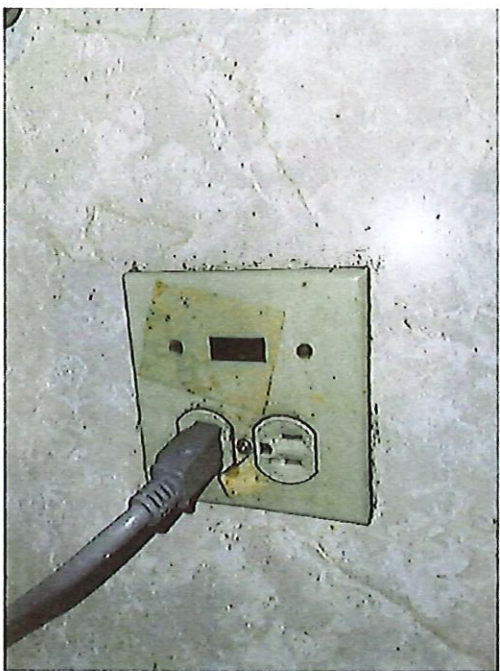


Missing & broken tiles

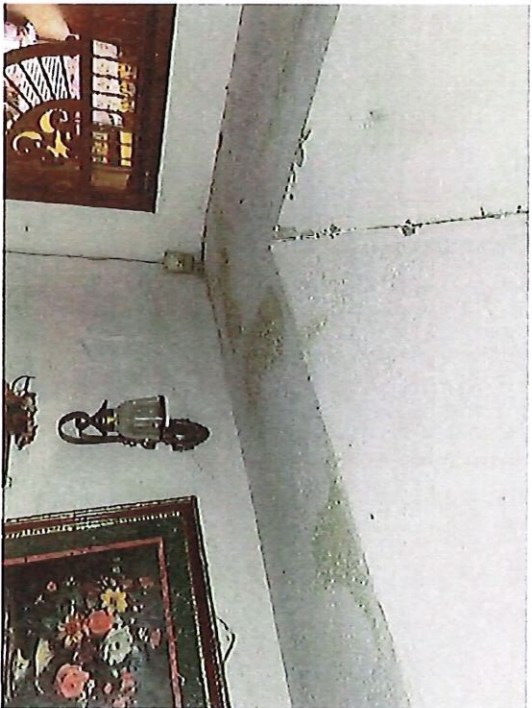
317 Mesquite St., Donna TX



Electrical Deficiencies



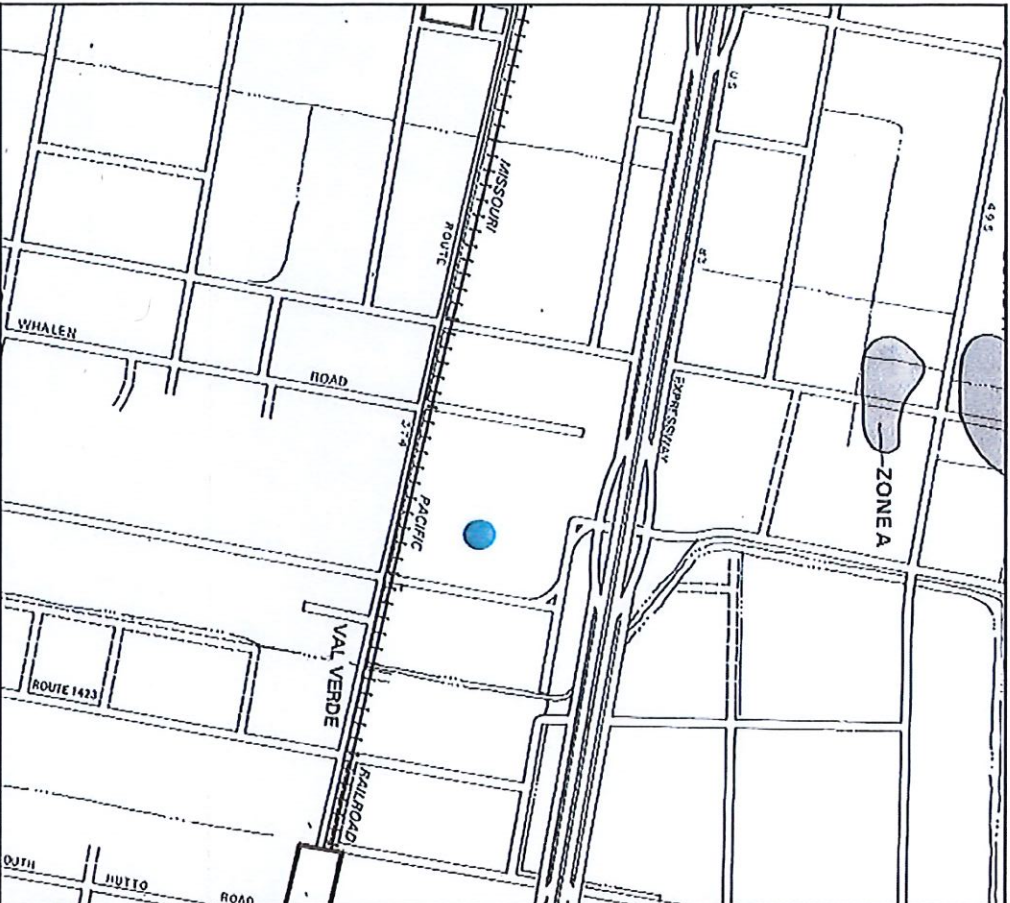
317 Mesquite St., Donna TX



Ceiling Deficiencies



# 317 Mesquite St. Donna Tx FIRM ZONE C



Contact your insurance agent, or call the National Flood Insurance Program at (800) 638-6530.

2000 0 2000 FEET

APPROXIMATE SCALE



**FIRM**  
**FLOOD INSURANCE RATE MAP**

**NATIONAL FLOOD INSURANCE PROGRAM**

**HIDALGO COUNTY, TEXAS**  
(UNINCORPORATED AREA)

PANEL 425 OF 525  
SEE YOUR INSURANCE POLICY FOR PANEL NUMBER

COMMUNITY/PANEL NUMBER  
450334 0425 C

MAP REVISED:  
NOVEMBER 16, 1982

federal emergency management agency

This is an official Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) produced from a digital elevation model (DEM) derived from a topographic map. The map is based on the best available data and is not intended to be used for any purpose other than that for which it was prepared. For additional information, please refer to the map's metadata or contact the National Flood Insurance Program at (800) 638-6530.

## KEY TO MAP

- 500-Year Flood Boundary
- 100-Year Flood Boundary
- Zone Designation - with Date of Identification  
e.g., 12/27/74
- 100-Year Flood Boundary
- 500-Year Flood Boundary
- Base Flood Elevation Line with Elevation in Feet
- Base Flood Elevation in Feet (E1-987)
- Where Uniform Within Zone
- Elevation Reference Mark  
RM7 X  
RM1 S

## EXPLANATION OF ZONE DESIGNATIONS

- ZONE A**  
Areas of 100-year flood hazard elevation and flood hazard factors not determined.
- AO**  
Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
- AH**  
Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevation, system, and no flood hazard factors are determined.
- A1-A30**  
Areas of 100-year flood; base flood elevations and flood hazard factors determined.
- A99**  
Areas of 100-year flood to be protected by flood protection system under construction; base flood elevation and flood hazard factors not determined.
- B**  
Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flood, but with average depths less than one (1) foot or where the 100-year flood elevation is less than one (1) foot. (Medium shading)
- C**  
Areas of minimal flooding. (No shading)
- D**  
Areas of undetermined, but possible, flood hazard.
- V**  
Areas of 100-year coastal flood with velocity wave action; base flood elevations and flood hazard factors not determined.
- V1-V30**  
Areas of 100-year coastal flood with velocity wave action; base flood elevations and flood hazard factors determined.

## NOTES TO USER

- Certain areas not in the special flood hazard zones shown on this map may be protected by flood control structures.
- This map is for Flood Insurance Purposes only; it does not necessarily show all areas subject to flooding in the community or all potential, natural, or other special flood hazard areas.
- For additional map details, see separately printed maps to local towns.
- Legend

## INITIAL IDENTIFICATION:

MAR 22, 1978

## FLOOD HAZARD BOUNDARY MAP REVISIONS:

FLOOD INSURANCE RATE MAP REVISIONS:  
NOVEMBER 16, 1982

NOVEMBER 16, 1982  
NOVEMBER 16, 1982  
NOVEMBER 16, 1982