

Housing Rehab Program

ENTITY: City of Donna

PROJECT: Reconstruction of a single-family housing unit located at: 416 S. 7th St Donna, Texas

FUNDING YEAR: HOME 2025

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 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

Felipe & Norma Acevedo DO#15-26-01	Family of three (3) 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: Deferred Loan - Elderly	Yes No Abstract or Liens No – Zone C N/A 1 current N/A N/A No - Deferred Loan - Elderly 3 748 No \$ 57,150.00
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Existing Dwelling: 3 bedrooms mobile home, built in 1973

RECOMMENDATION:

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

INITIAL INSPECTION

Date: October 25, 2024

City: Donna

If County Wide, Precinct #:

Name of Applicant: Felipe & Norma Acevedo

Inspector: Eric Gonzales

Address: 416 S 7th Street

Year House was built: 1973

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. The foundation needs to be replaced due to severe deterioration and is uneven.

Dimensions: 30'x25'

Estimated Cost \$ 3,740

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. Wood siding needs to be replaced and sealed to prevent future deterioration.

Dimensions

Estimated Cost \$ 3,000

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

Notes: The windows appear to be new and in working order

Qty. 9

Estimated Cost \$6,300

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

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

Qty.2

Estimated Cost \$ 1,500

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

Notes: The overhang is in bad shape. There are many areas where the overhang has deteriorated due to moisture or termites. Overhang needs to be replaced and sealed to prevent future deterioration. The trim needs to be replaced due to deterioration.

Dimensions Estimated Cost \$ 1,683

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? No

Notes: The roofing shingles and paper felt need to be replaced. The plywood decking needs to be inspected for deterioration due to severe water stains in the house.

Dimensions 30'x 25' Estimated Cost \$ 3,740

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

Notes: The Side porch and steps need to be replaced.

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:

Estimate Cost \$ 0

10. **Water Line:** Good Repair 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 is exposed throughout the entire home; vent pipes not above roof line.

Estimated Cost \$ 500

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

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

Yes No

Location(s):

Notes:

Estimated Cost \$ 0

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: 30'x25'

Estimated Cost \$ 2,244

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

Notes: The kitchen cabinets are in need to be replaced.

Dimension: 7' x 2' Estimated Cost \$ 1,750

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. Mold is present in several areas of the house.

Dimension: 30'x 25' Estimated Cost \$ 1,870

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. There are holes in walls and cracks due to foundation movement. Door frames and trims are broken and do not close properly. There are also signs of termites and rodent infestation.

Dimension: Estimated Cost \$ 3,740

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 \$ 0

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

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

Notes: There is no insulation in the attic, the insulation in the walls appears to have mold per inspection.

Estimated Cost \$ 1,122

20. **Lead Base Paint Assessment** Required Not Required

Estimated Cost \$ 600

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

Yes No

Notes: signs of vermin or insects observed in time of inspection

Estimated Cost \$ 500

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

Yes 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

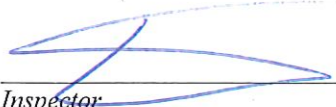
23. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation): Recommend demolition and reconstruction due to repairs exceeding over 50% of the value of dwelling and will be triggering policy for Reconstruction.**

- Note - If more room is needed, attach additional sheet.

Total Rehab Estimated Cost \$ 33,989.00

Current Value of Structure \$ 27,274.00

50% Value \$ 13,637.00


Inspector


Division Manager Approval

11-04-2024
Date

11/4/24
Date

416 S. 7th St. Donna TX

Front Elevation



Rear Elevation



Left Elevation

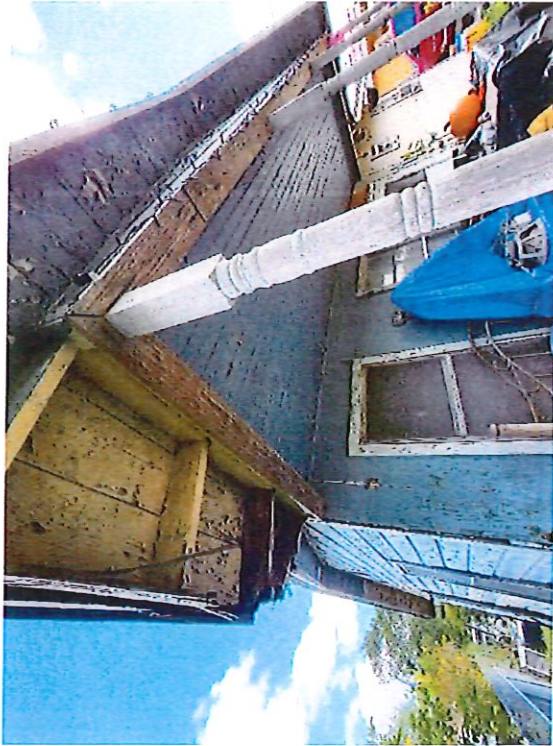


Right Elevation



416 S. 7th St. Donna TX

Soffit and Fascia



Exterior Siding



416 S. 7th St. Donna TX

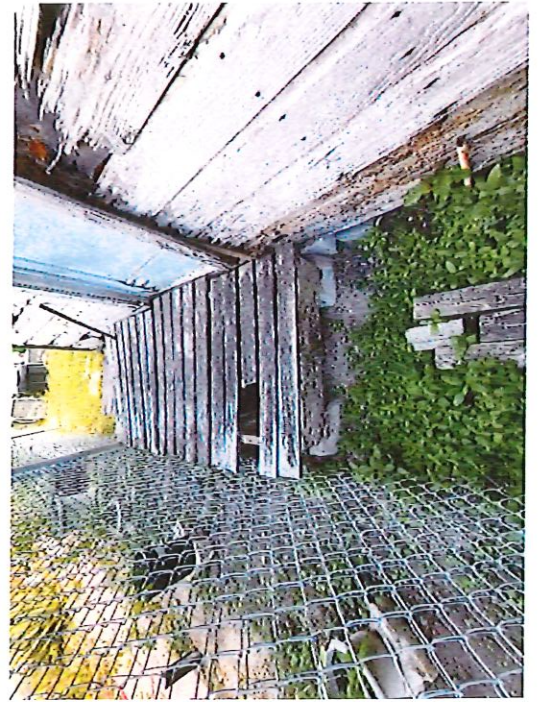
Exterior doors do not close properly.



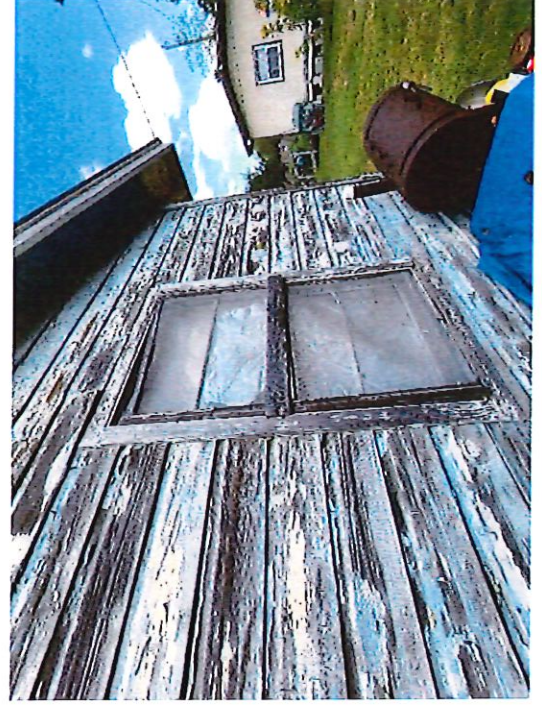
Subfloor exposed in 75% of the home



Steps need to be repaired

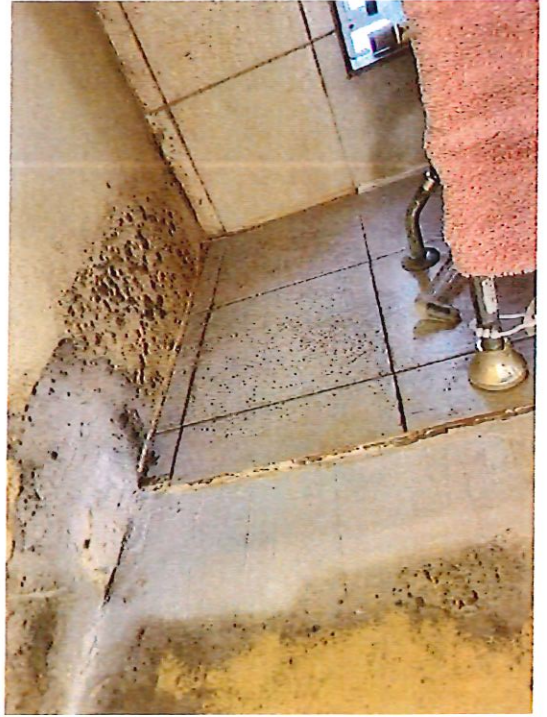
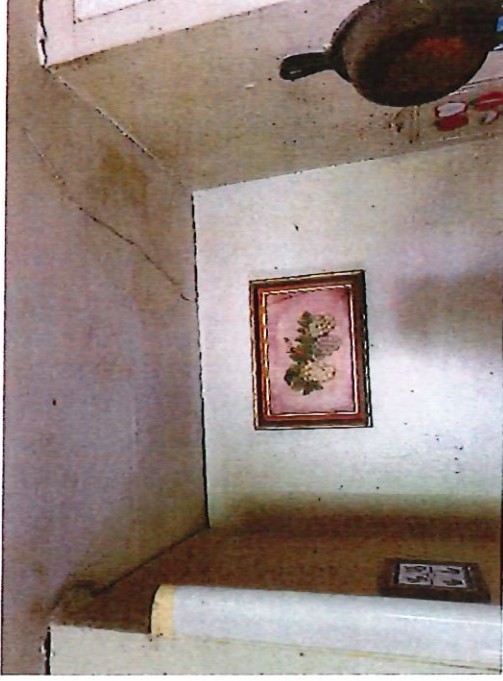


Broken windows



416 S. 7th St. Donna TX

Interior walls & Ceiling Deficiencies



416 S. 7th St. Donna TX



416 S. 7th St Donna, Texas Lot 19 Logan Subdivision

