

Housing Rehab Program

ENTITY: Countywide Area

PROJECT: Reconstruction of a single family housing unit located at: 2613 Casa Blanca Dr., 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 June 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

Maria & Rodolfo Puente	Family of five (5)	
CW #85-24-06	Does applicant meet	
	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
	Number of Bedrooms:	2
	Square Feet:	900
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 64,800.00
	Deferred Loan	

Existing Dwelling: 2 bedrooms frame home, built in 2010

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 14, 2024

City: Donna

If County Wide, Precinct #: 1

Name of Applicant: Maria & Rodolfo Puento

Inspector: Irene Montoya

Address: 2613 Casa Blanca Dr., Donna, Texas 78537

Year House was built: 2010

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 \$ 3,600

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

Dimensions Estimated Cost \$4,000

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

Notes: All windows are old do not open and close properly, several cracked and broken windows 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: 13 Estimated Cost \$ 2,000

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

Notes: Front and rear doors did not open properly due to old and damaged door frames; all other interior doors are in poor shape and all need to be replaced

Qty: 4 Estimated Cost \$ 1,500

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

Notes: Many areas have peeled paint and discoloration due to elements of the weather; broken, cracked missing trim observed in many areas around the home.

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 poor shape and most of the shingles are missing. Tarp is covering the entire roof observed at time of inspection.

Dimensions Estimated Cost \$ 4,500

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

Notes: The stairs and landing located at the front of the house are severely deteriorated. Replacement of landing and stair is recommended.

Estimated Cost \$ 2,000

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

Notes: Sewer connected to city main line.

Dimensions 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? Yes, plumbing is free from sewer backup.

Yard Line & Drain Field: N/A

Notes:

Estimate Cost \$

10. **Water Line:** Good [] Repair [] Replace [X]
Is water pressure good? No

Notes: water lines are leaking water, stagnant water observed on both side of the home at the time of inspection.

Dimension: Estimated Cost \$1,500

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

Notes: The propane tank is located at the side of the home; location/plumbing of tank is not to code.

Estimated Cost \$2,000

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

Notes:

Estimated Cost \$

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

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

Yes [] No [X]

Location(s): The entire exterior of home has exposed electrical line and extension cords along walls and overhead trims.

Notes: Electrical hazard

Estimated Cost \$3,500

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.

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

Is Floor Repairable Yes [] No [X]

Notes: The entire floor is in bad shape and needs to be replaced.

Dimensions Estimated Cost \$4,000

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

Notes: Kitchen 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

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

Notes: The ceiling was recently replaced in some of the rooms. There are several areas where water stains has occurred that family did not have the funds to finish the repairs. There are large cracks and opening in the ceiling due to water damaged observed at the time of inspection.

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 \$ 3,500

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

Notes: Home is equipped with water heaters located at rear of home and has corrosion and need to be replaced.

Estimated Cost \$ 2,500

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? No

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

Estimated Cost \$ 2,500

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

Are the attic and walls appropriately insulated for regional conditions?

Notes: Insulation was not observed during the home visit.

Dimension Estimated Cost \$

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

Estimated Cost

22. **Infestation** Yes [X] No []

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

Notes: There are severe signs of a rat infestation; rat dropping observed in the room of the home during the initial home visit.

Estimated Cost \$1,500

23. **Electrical Hazards –**

Yes [] No [X]

Are the rooms free from electrical hazards? No

Location(s): Entire home

Notes: During the home inspection it was noted that home owner stated back part of the home didn't have electricity. The front part of the house has extension cords along the walls. Electrical needs to be inspected for electrical shorts.

Estimated Cost \$ 2,600

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	\$47,800.00
Current Value of Structure	\$45,221.00
50% Value	\$22,610.50

Program Coordinator I

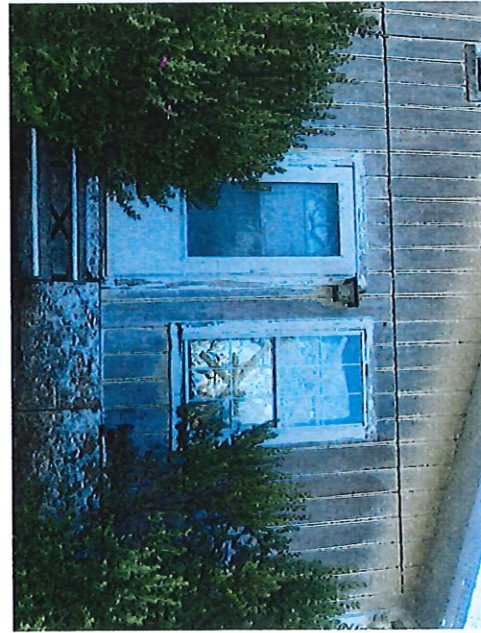
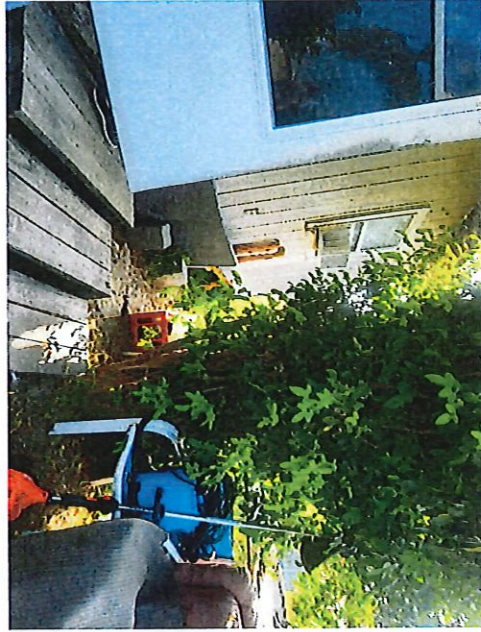
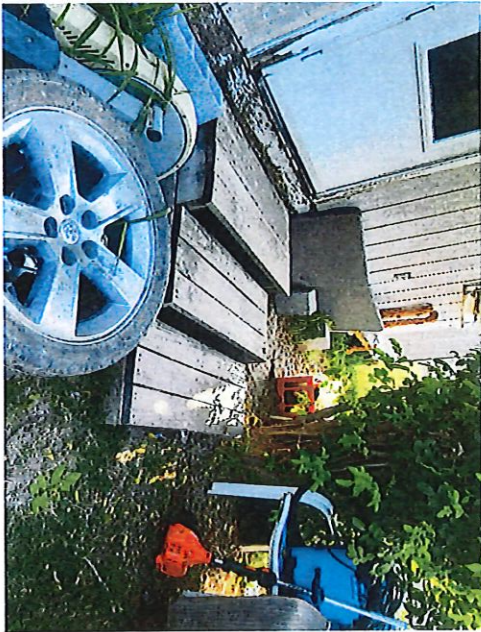
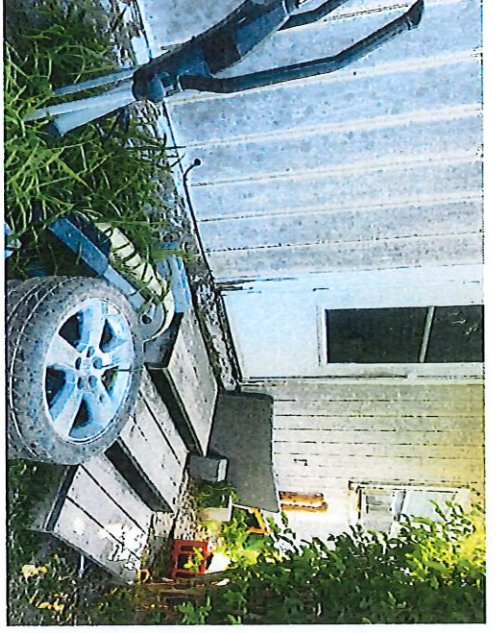
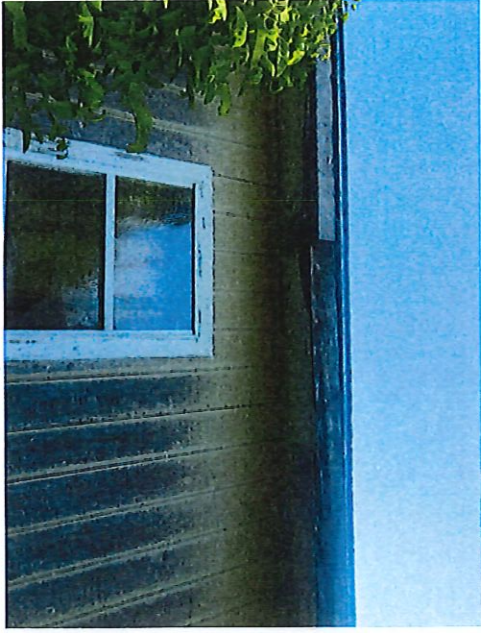
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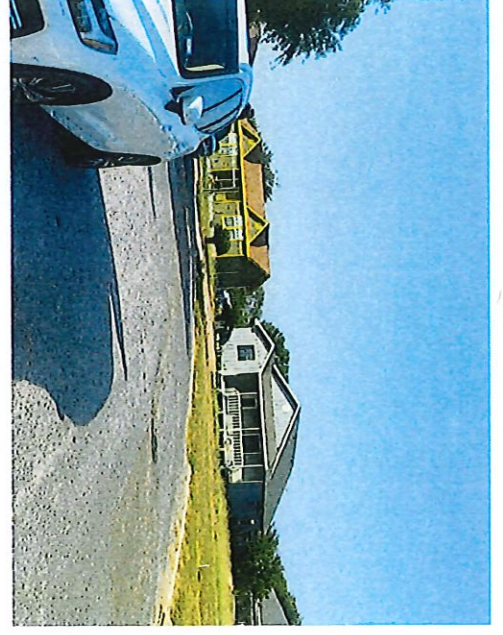
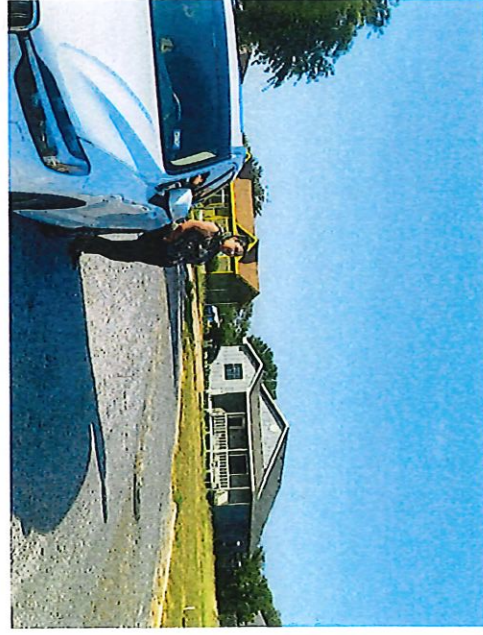
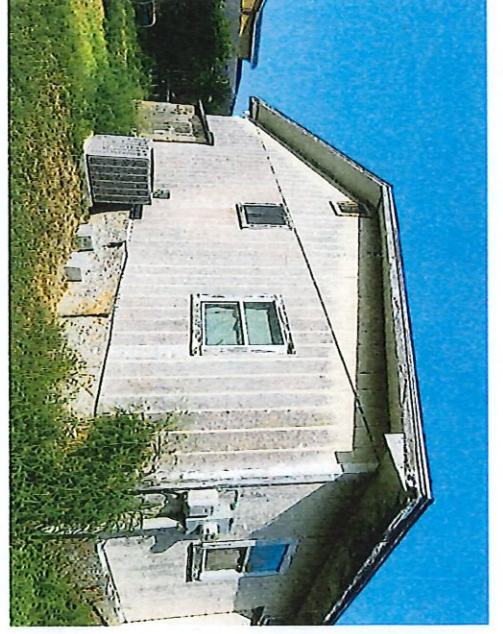
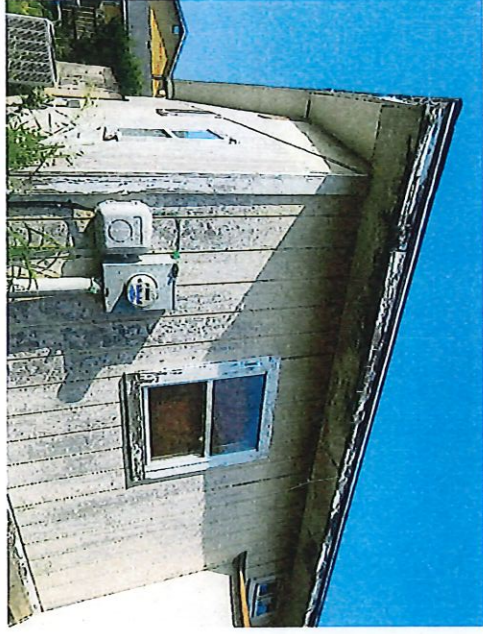
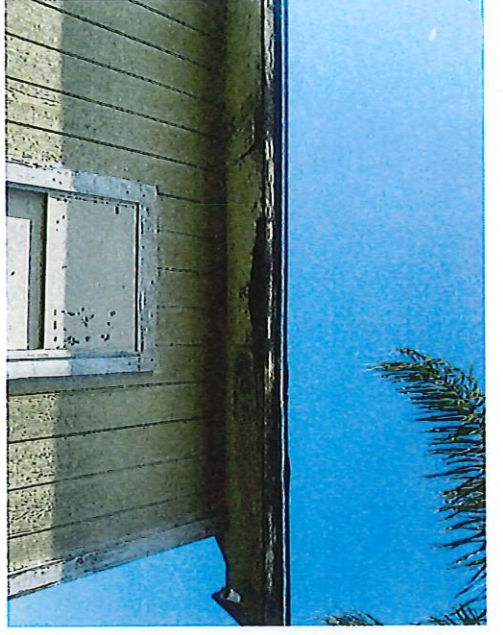
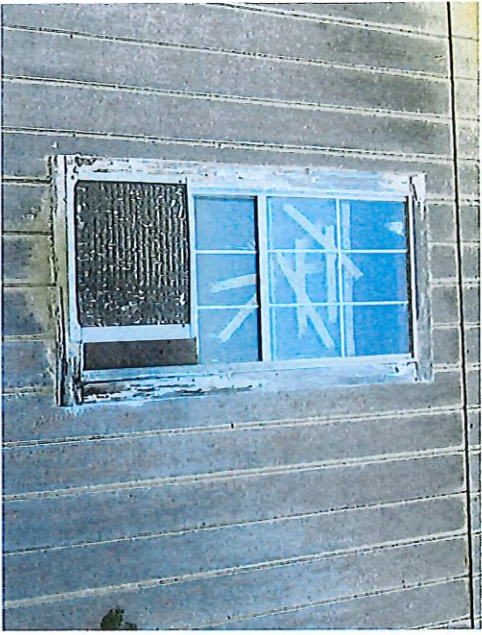
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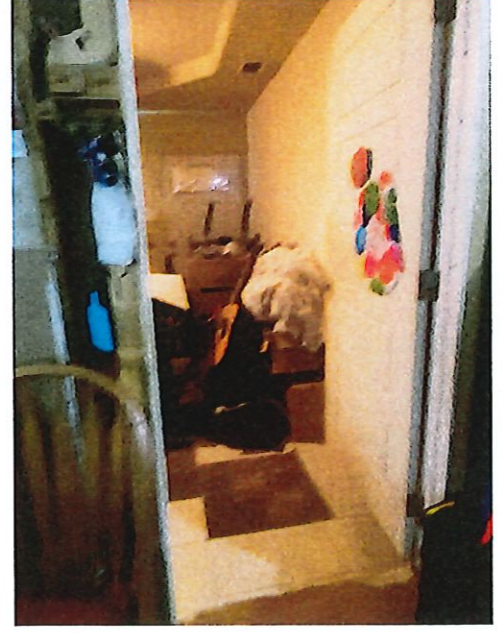
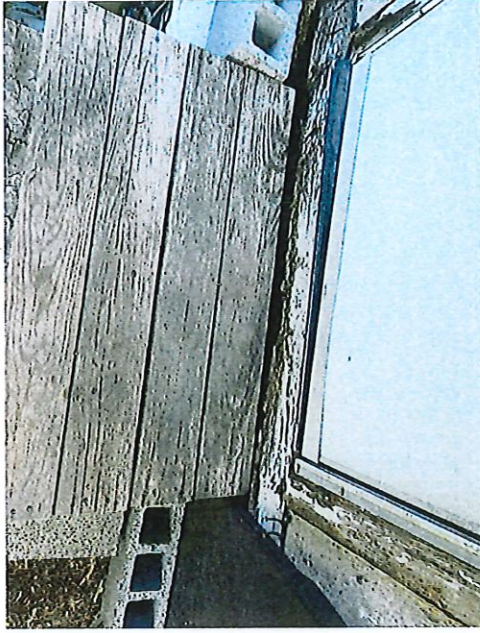
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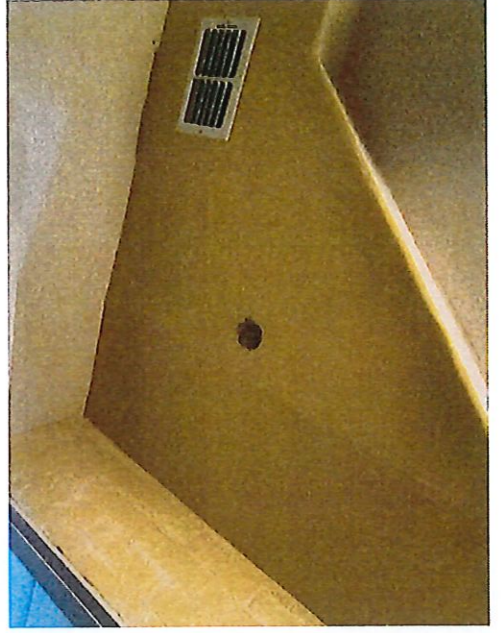
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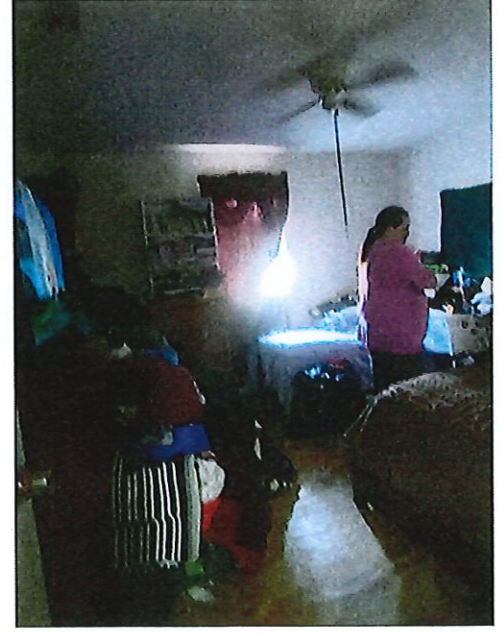
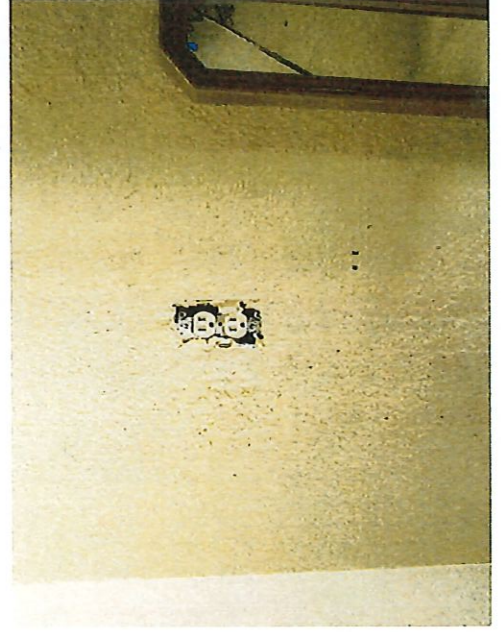
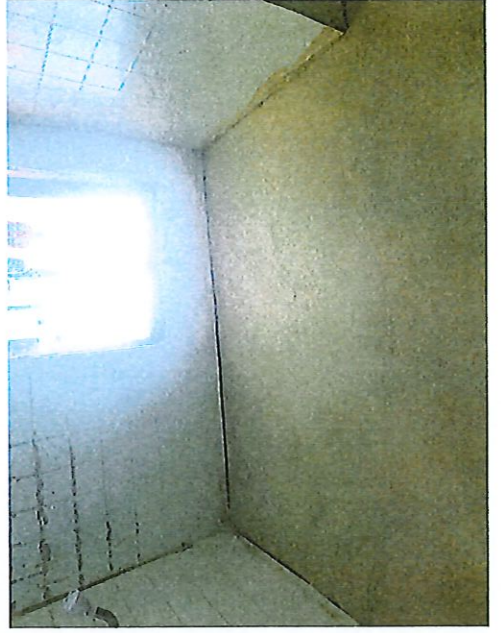
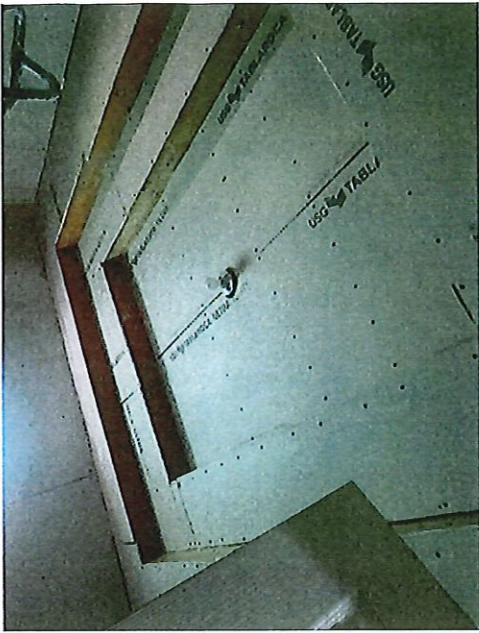
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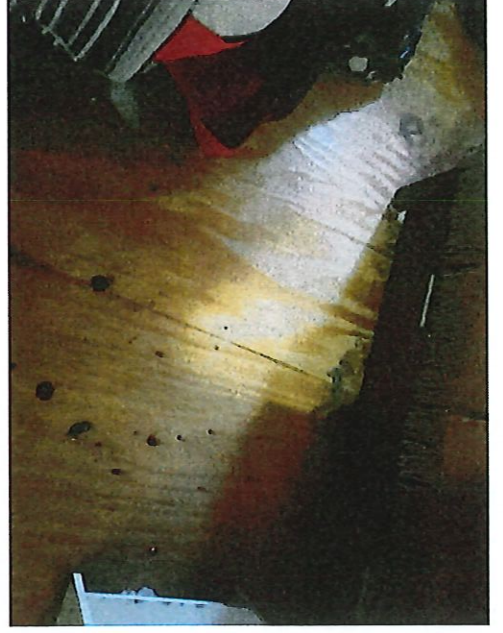












La Donna Gardens Subdivision Lot #55, Donna Texas 78537 FIRM ZONE B



KEY TO MAP

Symbol	Zone
[Symbol]	ZONE B
[Symbol]	ZONE A
[Symbol]	ZONE AH
[Symbol]	ZONE D

EXPLANATION OF ZONE DESIGNATIONS

1. ZONE B: Areas of moderate to high flood hazard, including areas of moderate to high flood hazard, including areas of moderate to high flood hazard.

2. ZONE A: Areas of high flood hazard, including areas of high flood hazard, including areas of high flood hazard.

3. ZONE AH: Areas of high flood hazard, including areas of high flood hazard, including areas of high flood hazard.

4. ZONE D: Areas of high flood hazard, including areas of high flood hazard, including areas of high flood hazard.

GENERAL NOTES

1. This map is for informational purposes only. It is not intended to be used as a basis for any legal action.

2. The map is based on the latest available data and is subject to change without notice.

3. The map is not a warranty of any kind and does not constitute an offer of insurance.

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FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(INCORPORATED AREAS)

PANEL 500 OF 525

COMMUNITY PANEL NUMBER
4303X 6300 B

EFFECTIVE DATE
JANUARY 2, 1994

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY,
TEXAS
(INCORPORATED AREAS)

PANEL 500 OF 525

COMMUNITY PANEL NUMBER
4303X 6300 B

EFFECTIVE DATE
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