

## Housing Rehab Program

**ENTITY:** Countywide Area

**PROJECT:** Reconstruction of a single family housing unit located at: 2605 Carnation 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 August 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>Librado &amp; Maria Salinas</b>	Family of five (5)	
<b>CW #85-24-09</b>	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 - Elderly
	Number of Bedrooms:	3
	Square Feet:	1,530
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 64,800.00
	<b>Deferred Loan - Elderly</b>	

Existing Dwelling: 3 bedrooms frame home, built in 2007

**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: Librado & Maria G. Salinas

Inspector: Irene Montoya

Address: 2605 Carnation Rd. Donna Texas 78537

Year House was built: 2007

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## EXTERIOR

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

Notes: Home is sitting on concrete slab, there are some areas where the floor is uneven

Dimensions Estimated Cost \$ 3,500

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

Notes: The exterior wall siding seem to be in good shape.

Dimensions Estimated Cost \$

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

Notes: The windows are old and some do not open properly.

Qty: Estimated Cost \$ 2,000

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

Notes: The front and rear door did not open properly due to old and damaged door frames. Family doesn't have doors in rooms, they use curtains for doors to room and restroom.

Qty: 4 Estimated Cost \$ 2,000

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 \$ 2,000

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.

Dimensions Estimated Cost \$ 3,000

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

Notes: The front and rear pathway are concrete slabs that are old and broken making it a tripping hazard when you walk on them.

Estimated Cost \$ 1,500

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

Notes: Family states the lines to the sewer are not working properly.

Estimated Cost \$2,000

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

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

Notes:

Estimate Cost \$

10. **Water Line:** Good [ ] Repair [ ] Replace [ X ]

Is water pressure good? Yes

Notes: The water pressure was observed in the kitchen and bathroom and the pressure was unacceptable. Water would jump every time they would open the faucet.

Dimension: Estimated Cost \$2,000

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

Notes: Propane tank is located inside the home; location/plumbing of tank is not to code

Dimensions: Estimated Cost \$2,000

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

Notes: Plumbing is exposed throughout the entire home.

Estimated Cost \$ 1,500

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 \$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.

Describe Specific Floor Problem Areas: the entire home

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

Notes: No floor is uneven on some areas of the home.

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? Yes

Notes: The kitchen cabinet sink is missing door handles. Some doors don't close properly, family put tap on the to close them up.

Dimensions Estimated Cost \$ 2,500

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

Notes: The ceiling needs to be replaced. Family has place plastic corrugated sheets to cover the ceiling.

Dimensions 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 need to be replaced due to family also use plastic corrugated sheets to cover the walls in the rooms.

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? No

Notes: the water heater appears to be old but to family bought it off some relative.

Estimated Cost \$ 900

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 in home is old and in poor shape due to family not hiring a license plumber and now they are having issues with the plumbing.

Estimated Cost \$ 1,000

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

Notes: There appears to be no insulation in the home due family do not having the walls covered with sheetrock.

Dimensions: Estimated Cost \$ 2,000

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 infestation.

Estimated Cost \$

23. **Electrical Hazards –** Yes [ X ] No [ ]

Are the rooms free from electrical hazards? No

Location(s): Entire home


Notes: Exposed wiring outlets observed in some sections of the home observed at the time of inspection.

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	\$42,900.00
Current Value of Structure	\$65,137.00
50% Value	\$32,568.50

  
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Program Coordinator I

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Date

7/1/24

  
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Housing Division Manager Approval

\_\_\_\_\_  
Date

7/6/24

