

## Housing Rehab Program

**ENTITY:** Countywide

**PROJECT:** Reconstruction of a single-family housing unit located at: 5814 Gardenia St  
Edinburg, 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 May 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>Ramiro &amp; Dora</b>	Family of four (4)	
<b>Martinez</b>	Does applicant meet	
<b>CW#85-26-03</b>	Deferred Loan Requirements:	Yes
	Title Search:	No Abstract or Liens
	Flood Zone:	No – Zone X
	Insurance:	N/A
	Structures:	1
	Taxes:	current
	Assets & Deposits:	N/A
	Debt to Income Ratio:	N/A
	Payback	No - Deferred Loan
	Number of Bedrooms:	3
	Square Feet:	1232
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 63,500.00
	<b>Deferred Loan</b>	

Existing Dwelling: 3 bedrooms frame home, built in 1984

**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: Edinburg

If County Wide, Precinct #: 1

Name of Applicant: Ramiro & Dora Martinez

Inspector: Irene Montoya

Address: 5814 Gardenia St. Edinburg, Texas 78541

Year House was built: 1984

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## EXTERIOR

1. **Foundation Condition:** Good [ ] Repair [ ] Replace [X]  
**Foundation Type:** Piers [X] Concrete [ ]  
Is the foundation sound and free from hazards?

Notes: The Foundation for the entire mobile home is in need of immediate repair. The floor inside the mobile home is weak and buckles under pressure. The entire mobile home has uneven surfaces and is a safety hazard. The mobile home owner states that the house is infested with termites.

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 or termites. Water comes through the panels when it rain.

Dimensions

Estimated Cost \$ 2,500

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

Notes: The windows are old and majority of them don't open properly.

Qty: 14

Estimated Cost \$ 2,000

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

Notes: The exterior doors need to be replaced. The front door doesn't close properly and the door frame is damaged. The rear door is also damaged and needs replacement. Termites are eating through the door frame.

Qty: 2

Estimated Cost \$ 2,000

5. **Overhang / Trim:** Good [ ] Repair [ ] Replace [ ]



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

Notes: N/A (family uses electric stove)

Dimensions: Estimated Cost \$

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

Notes: Exposed plumbing seen throughout the entire property.

Estimated Cost \$ 1,500

## INTERIOR

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

Notes: The house is in need of new flooring. The existing linoleum is in poor shape and some of the rooms don't even have linoleum. The existing linoleum is coming unglued all around the home posing tripping hazard; entire home does not have floor trimming.

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

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

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

Dimensions Estimated Cost \$3,500

14. **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 very old and need to be replacement. The doors are broken and the hinges are falling apart.

Estimated Cost \$ 2,000

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

Notes: The ceiling needs to be replaced in the entire home. There are several areas where water staining has occurred and ceiling is caving into throughout the entire home. The panel on the top of ceiling is coming apart.

Estimated Cost \$ 2,500

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

Notes: The wall coverings in the home needs to be replaced. There are many areas in the home where the wood paneling is falling apart due to water leaks.

Estimated Cost \$ 3,000

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

Notes: The water heater is located in the back of the mobile home, needs to be replaced. The water heater tank is corroded.

Estimated Cost \$ 1,500

18. **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 water lines located beneath the sink in the kitchen are leaking and have causes serious deterioration to the floor.

Estimated Cost \$1,500

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

Notes: No insulation was visible at the time of inspection.

Estimated Cost \$

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

Estimated Cost

21. **Infestation –** Yes [ ] No [ X ]  
 Is the unit free from rats or severe infestation by mice or vermin? No

Notes: There are many areas where termite burrows are present. Owner states house is in fact infested with termites and they are noticeable.

Estimated Cost \$ 2,000

22. **Electrical Lines:** Good [ ] Repair [ ] Replace [ -X ]

**Electrical Hazards –** Yes [ X ] No [ ]  
 Are the rooms free from electrical hazards? No

Location(s): Entire home

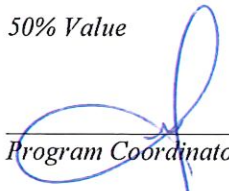
Notes: During the home inspection the home owner states that several plugs throughout the home are not working. Electrical needs to be inspected for electrical shorts.

Estimated Cost \$ 2,500

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	\$37,200.00
Current Value of Structure	\$15,623.00
50% Value	\$7,811.50

  
\_\_\_\_\_  
Program Coordinator I

5-14-24  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Housing Division Manager Approval

5/14/24  
\_\_\_\_\_  
Date

### Project Site Location

5814 Gardenia St., Edinburg, Texas – Lot 94 RCW Subdivision

