

Housing Rehab Program

ENTITY: Countywide

PROJECT: Reconstruction of a single-family housing unit located at: 223 S. Salinas Blvd
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 March 2022 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

Abraham & Raquel Family of three (3)

Garcia

Does applicant meet

CW#85-26-09

Deferred Loan Requirements:

Yes

Title Search:

No Abstract or Liens

Flood Zone:

No – Zone C

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:

2

Square Feet:

624

Does total annual household income exceed limits:

No

HUD Income Limits:

\$ 57,150.00

Deferred Loan - Elderly

Existing Dwelling: 2 bedrooms frame home, built in 1977

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 10, 2026 City: Donna

If County Wide, Precinct #:

Name of Applicant: Abraham& Raquel Garcia

Inspector: Eric Gonzales

Address: 223 S D. Salinas Ave.

Year House was built: 1977

EXTERIOR

1. **Foundation Condition:** Good ☐ Repair ☒ Replace ☐
Foundation Type: Piers ☒ 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 \$ 4,960

2. **Exterior Walls:** Good ☐ Repair ☐ 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.

Dimensions

Estimated Cost \$ 3,000

3. **Windows:** Good ☐ Repair ☐ Replace ☒
Are the windows in good working order? No

Notes: The windows appear to be single pane and broken

Qty. 8

Estimated Cost \$5,600

4. **Doors:** Good ☐ Repair ☐ Replace ☒
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 \$ 1,500

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 \$ 2,232

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: City Sewer

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 \$

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

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

Yes ☒

No ☐

Location(s): electrical riser /service entrance

Notes:

Estimated Cost \$ 500

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 \$ 2,976

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 [X]

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 \$ 2,480

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 \$4,960

18. **Water Heater:** Good [66] Repair [] Replace [X]
Is hot water heater located and equipped in a safe manner and free of hazards?

Notes:

Estimated Cost \$ 800

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 \$ 1,400

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 \$ 1,488

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

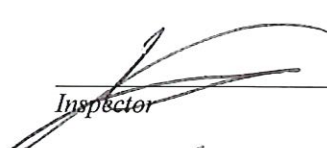
23. **INSPECTORS FINAL RECOMMENDATION (Rehab. or Recon. – list reasoning for recommendation): Recommend demolition and reconstruction due to repairs exceeding over 50% of the value of dwelling and will be triggering policy for Reconstruction.**

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

Total Rehab Estimated Cost \$ 41,406.00

Current Value of Structure \$ 26,492.00

50% Value \$ 13,492.00


Inspector

6-10-26
Date


Division Manager Approval

6/10/24
Date

223 Salinas Ave. Donna TX

Front Elevation



Left Elevation



Rear Elevation

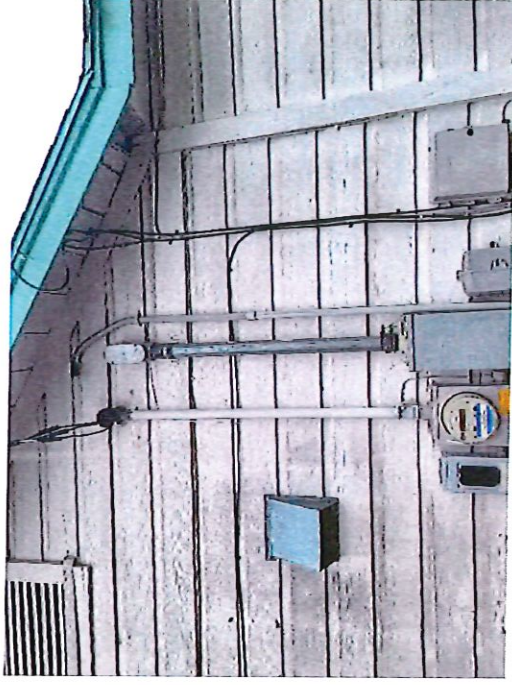


Right Elevation



223 Salinas Ave. Donna TX

Roof Soffit and Fascia



Exterior Siding



223 Salinas Ave. Donna TX

Exterior doors do not close properly.



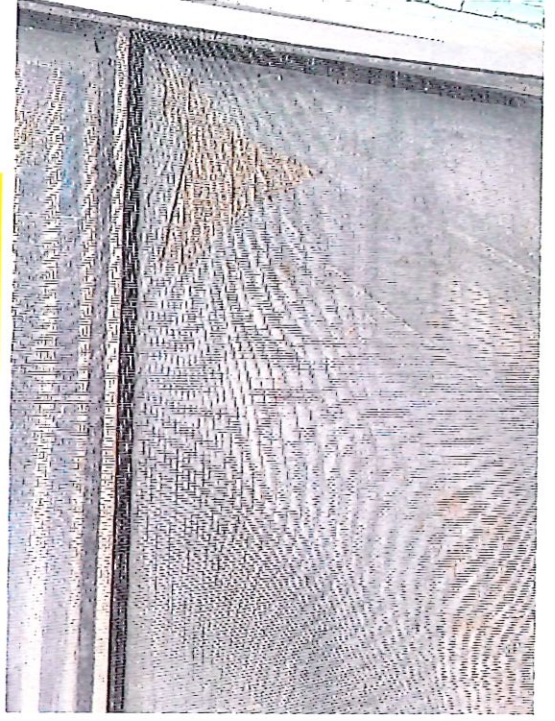
Subfloor exposed in 60% of the home



Steps need to be replaced



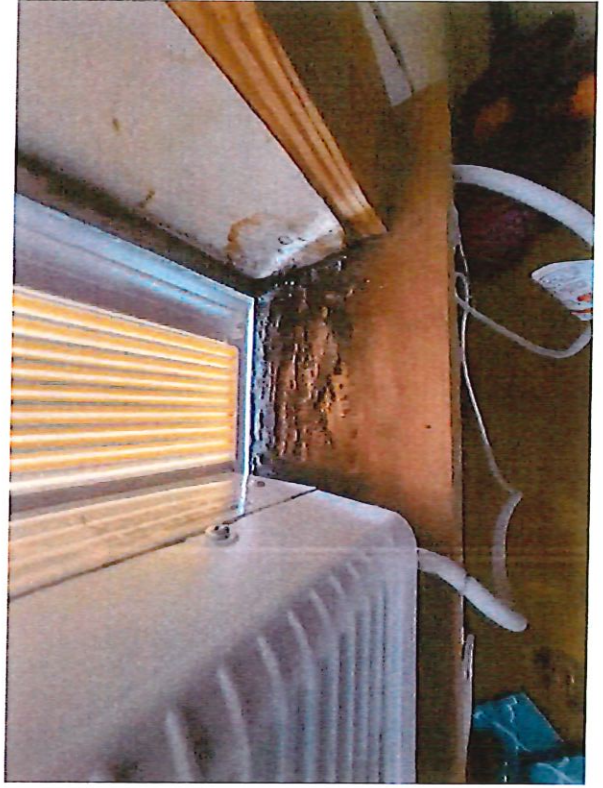
Broken windows

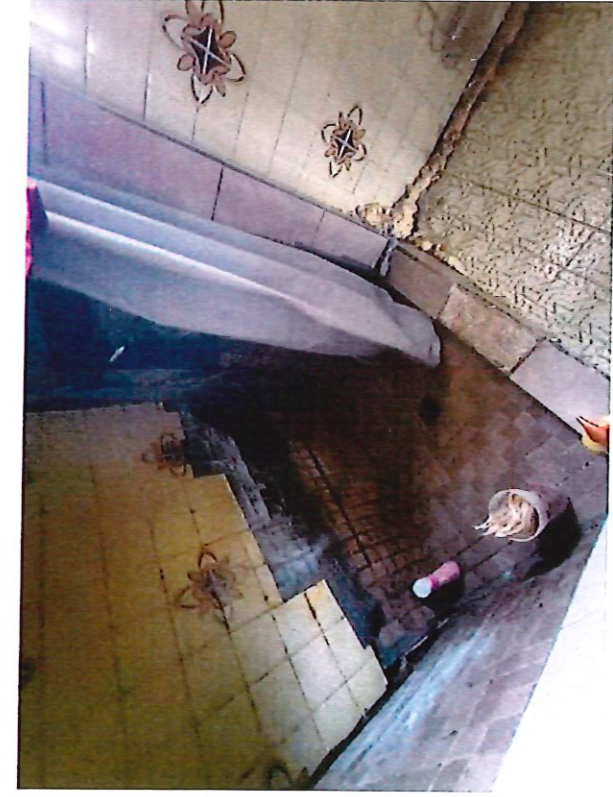
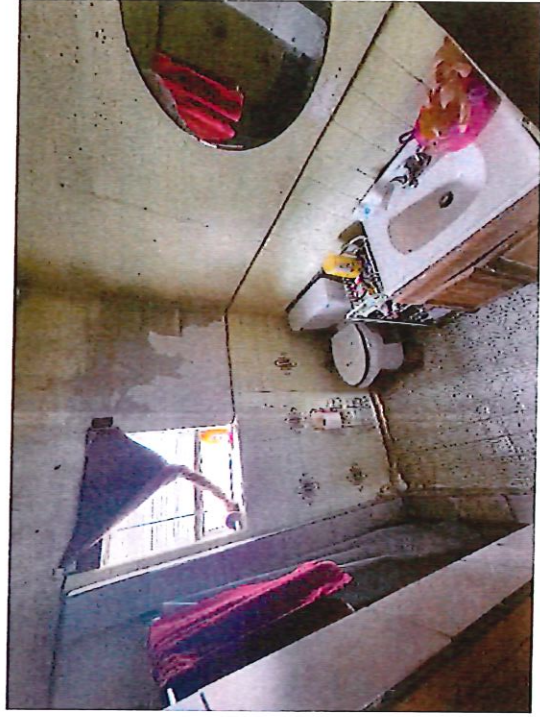


223 Salinas Ave. Donna TX

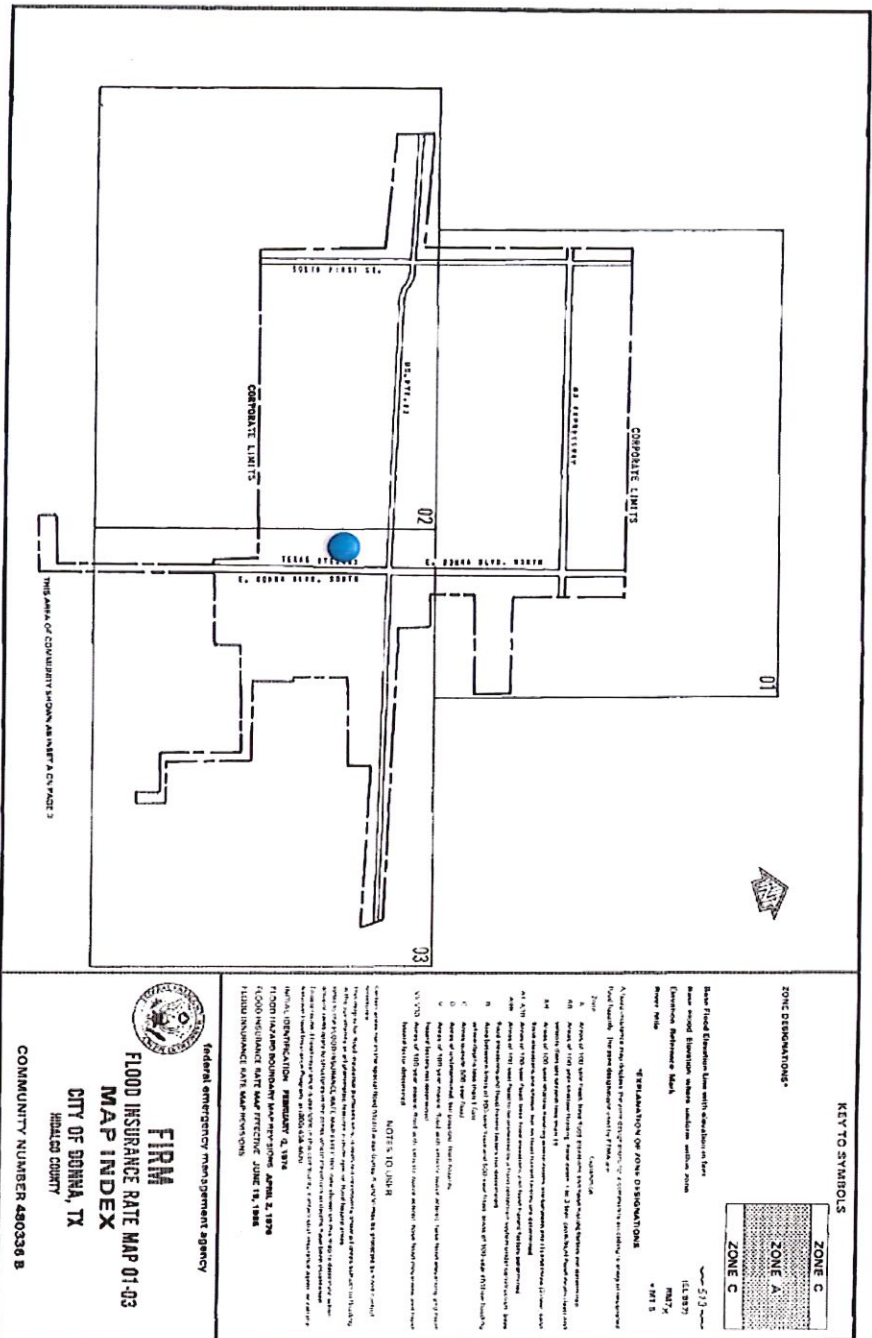
Interior walls & Ceiling Deficiencies







223 S. D Salinas Ave., Donna Tx FIRM ZONE C



KEY TO MAP

500-Year Flood Boundary	ZONE B
100-Year Flood Boundary	ZONE A1
Zone Designations with Date of Identification	ZONE A5
100-Year Flood Boundary	ZONE B
500-Year Flood Boundary	ZONE B
Base Flood Elevation Line With Elevation in Feet**	513
Where Uniform Within Zone**	(E 987)
Elevation Reference Mark	RM7X
River Mile	M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	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 elevations and flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A30	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations 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-velocity hazard (areas with velocities greater than one (1) foot or where the contributing drainage area is greater than one (1) square mile or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding (No shading)
D	Areas of undetermined, but possible, flood hazards.
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 (Zone A and V) 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 features outside special flood hazard areas.

For additional map details, see separately printed index to this map.

INITIAL IDENTIFICATION:
MAY 21, 1978

FLOOD HAZARD BOUNDARY MAP REVISIONS

FLOOD INSURANCE RATE MAP REVISIONS:
JANUARY 2, 1981

NOTES: 1. THIS IS A SPECIAL FLOOD HAZARD MAP. IT DOES NOT SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL POTENTIAL FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS.

2. FOR ADDITIONAL MAP DETAILS, SEE SEPARATELY PRINTED INDEX TO THIS MAP.

3. THIS MAP IS FOR FLOOD INSURANCE PURPOSES ONLY; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL POTENTIAL FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS.

4. FOR ADDITIONAL MAP DETAILS, SEE SEPARATELY PRINTED INDEX TO THIS MAP.

223 S D Salinas Ave., Donna Texas

Project is located inside a developed, inhabited subdivision in Donna, TX

