

# Housing Rehab Program

**ENTITY:** Countywide Area  
**PROJECT:** Approval for Assistance under the Colonia Self-Help Program.  
**FUNDING YEAR:** HOME 2018

**SYNOPSIS:**

The family is being recommended for applicant approval under the Colonia Self-Help Program. The applicant has met all of the program requirements for assistance under the Colonia Self-Help Program. The following is a profile of the project

<b>Guadalupe &amp; Dora Puga CW#85-20-03</b>	Family of two (2)	
	Does applicant meet	
	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
	Number of Bedrooms:	2
	Square Feet:	816
	Does total annual household income exceed limits:	No
HUD Income Limits:	\$ 37,700.00	

**Deferred Loan**

Existing Dwelling: 2 bedrooms frame home, built in 1990

**RECOMMENDATION:**

The UCP Staff recommends approval for assistance under the Colonia Self-Help Program by the County Commissioner’s Court.



## Texas Department of Housing and Community Affairs

### Initial Inspection Checklist for Housing Rehabilitation (When compliance with TMCS is required)

Homeowner's Name:	J. Guadalupe Puga
Street Address:	708 Bertha Blvd.
City, County, Zip:	Mission, Hidalgo, 78573
Year built (per CAD):	1990
Lot size (OSSF only):	0.15
Local building code:	2015
Flood Zone designation:	480334-0400C, Zone C

Contract Administrator:	Hidalgo County
TDHCA Contract Activity #:	7216003
Inspector's Name:	Roberto Cavazos
Inspector's Email Address:	roberto.cavazos@co.hidalgo.tx.us
Date of the Inspection:	6/6/2019
Weather Conditions:	Overcast

**NOTE:**

1. **DISCLAIMER:** When the system in question requires the evaluation of a licensed professional, the Inspector shall indicate such in the comment section for electrical, plumbing, mechanical, and structural items.
2. Inspect and comment on EVERY ITEM. If the item doesn't apply or is not present, indicate "N/A".
3. Digital color photos documenting every item in this report are required.
4. Use graph sheets to sketch the layout and orientation of the structure.

Site Conditions	
Comment:	Is grade slope level, positive (sloping away from the structure) or negative (sloping towards the structure): There is no slope to drain the water away from the structure.
Comment:	Are there trees or shrubs that are damaging the structure or presenting a hazard: None present
Comment:	Are improperly stored garbage, trash, non-working vehicles, unused appliances, etc present: None present
Comment:	Is there standing water or soggy areas on the property? What is the probable source or cause? Are there objects that could trap water, such as old tires, creating a mosquito breeding hazard: N/A
Comment:	Driveway, sidewalks – dimensions, material and condition: Concrete driveway present 25'x35'
Comment:	Garage, carport, tool shed or other out buildings – type and condition: Car port located on the westside of home. Condition is bad, raters deteriorated.
Comment:	Presence of LP gas or propane fuel tanks – location, size and condition, re-filled on-site or off-site? N/A
Water Service	
Comment:	Type – private well or public: Public water service
Comment:	Location of water meter – size of supply line,? What is the tested water pressure?: Water meter located in the front of property
Comment:	Interior distribution - material type, condition and location (in slab, crawl space or attic?): PVC distribution, located in slab and exterior of house
Comment:	Exterior hose bibs – backflow preventers present? Sealed wall penetrations?: Hose bibs present, no backflow preventors and wall penetrations not properly sealed
Comment:	Any evidence or report of leakage? 30 minute test result for system leakage? Any water hammer sounds? : None

<b>Waste, Drains &amp; Sewer</b>	
	Type of Sewer Service: public, OSSF (aerobic, gravity/field lines, cesspool):
Comment:	Public sewer system
	Condition of OSSF, age, permitted? Last inspection date or cleaning?:
Comment:	N/A
	If an aerobic system, when was the system installed? Is a service contract in place?:
Comment:	N/A
	Are interior drains functioning properly (tested?):
Comment:	N/A
	Is the waste and drain system properly vented?:
Comment:	Yes
<b>Electric Service</b>	
<b>IMPORTANT WARNING:</b>	<b>ONLY A TRAINED PROFESSIONAL SHOULD REMOVE THE COVER OF AN ELECTRICAL PANEL</b>
	Where is the service panel (entrance panel) located? Where are subpanels (if any) located?
Comment:	Service panel located in the main bedroom
	Is there three-wire service running to the house - two insulated hot conductors wrapped around a stranded bare aluminum/steel wire? Or is there outdated two-wire service?
Comment:	Original two wire service installed in 1950 running into house
	Do trees make contact with overhead service conductors? The utility company should be contacted to cut back trees and repair or replace any damaged wires.
Comment:	No
	Do overhead service wires maintain the minimum clearances?
Comment:	Yes
	Are service conductors and their sheathing intact or are any wires worn or damaged?
Comment:	No
	Do service conductors enter the weatherhead through separate holes of an insulating bushing? Is there a drip loop?
Comment:	Drip loop
	Is the service mast upright or leaning?
Comment:	The service mast is upright
	Is the meter sealed? Is conduit fitting to the meter base watertight?
Comment:	Yes
	Are all electrical panels in dry, accessible locations? Is dampness present or are there water stains on the walls or the floor near the panels? Is there rust on the panel(s)?
Comment:	Yes
	Is there enough clearance to quickly get away from the panel should a mishap occur?
Comment:	Yes
	What is the general level of workmanship? Does it look professionally done or makeshift?
Comment:	Makeshift
	What is the condition of wiring around the panel(s)? Are electrical connections in covered boxes or are they exposed? Are cables adequately supported or do they sag?
Comment:	Wires are exposed from the electrical box
	Is there a main breaker outside the house that can be accessed in an emergency?
Comment:	No main breaker
	What is the capacity of the main disconnect breakers or fuses in the main panel?
Comment:	There is no main disconnect breaker or fuses in the main panel
	Is there room in the entrance panel to add circuits? 100 amp capacity is the minimum.
Comment:	No
	Is the entrance panel a Federal Pacific or Zinsco brand? If so, it should be replaced.
Comment:	Needs to be replaced
	Are there unused openings in the panel face or open knockouts around the sides, top and bottom of the panel box?

Comment:	No
	Are cable wires protected with bushings and/or strain relief clamps where they enter panel box holes or openings?
Comment:	Yes
	Is the panel properly grounded?
Comment:	Yes
	Are breaker panels or equipment outdated or discontinued brands? Does the panel contain different brands of breakers and, if so, are they approved for that panel?
Comment:	No
	Are any circuits wired with 14 gauge or 12 gauge aluminum wiring?
Comment:	12 gauge
	Do you see more than one wire attached to any single breaker, fuse or bus bar terminal?
Comment:	No
	Are the main service panel housing (box), neutral wires, and grounding wires securely bonded in the main service panel?
Comment:	Yes

<b>Exterior</b>	
	Foundation type and condition? Evidence of cracks in foundations or interior/exterior walls? Presence of trees or tree roots near the foundation?:
Comment:	slab on grade, foundation is in poor shape. Has cracks and uneven floor surfaces
	If pier and beam foundation, are termite shields present and adequate:
Comment:	N/A
	Foundation venting and insulation of crawlspace – type and condition:
Comment:	N/A
	Vermin and/or subterranean termite infestation or evidence of damage:
Comment:	Subterranean termites present damage is also present
	Foundation skirting - type and condition:
Comment:	N/A
	Are hose bibs with backflow preventers present? Wall penetration sealed? Location(s):
Comment:	Hose bibs present no backflow preventors. Wall penetration poorly sealed
	Exterior walls – type and condition:
Comment:	CMU walls with plaster finish, Walls in fair condition some cracks due to foundation movement
	Windows – type, screens present, condition of exterior trim:
Comment:	metal windows none have screens poor condition
	Security bars on windows – are code compliant locking mechanisms present:
Comment:	N/A
	Exterior doors – location, type (insulated metal or fiberglass, wood), width, hardware, condition:
Comment:	Wood doors front and back both doors need to be replaced
	Storm/Screen/security doors – code compliant type of locking mechanism, condition:
Comment:	N/A
	Porches, decks, patios, stairs, ramps, landings, handrails – material type and condition – height above grade:
Comment:	Porch located in the front of house needs to be replaced worn and deteriorated
	Roof – slope(s), type of roofing material, condition, missing shingles, penetrations, age of roofing , condition of roof decking, proper flashing at roof/wall intersections, condition of drip edge:
Comment:	Roof is 5/12 slope, roof shingles near the end of its life cycle. Many torn and missing. Replacement in near
	Chimney - flashing – chimney cap/spark arrestor - condition:
Comment:	N/A
	Soffit, fascia, venting, gutters, downspouts, splash blocks or means of diverting water at least five feet away from structure:
Comment:	Soffit and fascia in bad shape needs to be replaced. No means of diverting water away from the structure
<b>Living Room</b>	

	Room Dimensions, including ceiling height:
Comment:	10'x15' with 8' ceiling height
	Ceiling material, water stains? condition:
Comment:	Sheetrock, water stains present and in poor condition
	Wall material, paint? condition:
Comment:	Sheetrock, paint in poor condition
	Floor covering material, condition:
Comment:	Ceramic tile, poor condition craked due to foundation shifting
	Subfloor material, condition:
Comment:	Concret slab, poor condition due to shifting
	Interior door(s) dimensions, hardware, condition:
Comment:	Interior doors are in poor condition, not closing properly and hardware is worn or broken
	Window(s) dimensions, condition:
Comment:	two windows located in the living room sizes 3'x5'
	Number and location of 120V electrical receptacles, condition:
Comment:	electrical recepticles present and in poor condition
	Ceiling light fixture present, switched at a wall, condition:
Comment:	N/A
	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	No ceiling fan present, ceiling light fixture in poor condition
	Source of space heating and cooling, condition:
Comment:	No central air or heating
<b>Dining Room</b>	
	Room Dimensions, including ceiling height:
Comment:	No dining room present
	Ceiling material, water stains? condition:
Comment:	N/A
	Wall material, paint? condition:
Comment:	N/A
	Floor covering material, condition:
Comment:	N/A
	Subfloor material, condition:
Comment:	N/A
	Interior door(s) dimensions, hardware, condition:
Comment:	N/A
	Window(s) dimensions, condition:
Comment:	N/A
	Number and location of 120V electrical receptacles, condition:
Comment:	N/A
	Ceiling light fixture present, switched at a wall, condition:
Comment:	N/A
	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	N/A
	Source of space heating and cooling, condition:
Comment:	N/A
<b>Hallways</b>	
	Room Dimensions, including ceiling height:
Comment:	N/A
	Ceiling material, water stains? condition:
Comment:	N/A
	Wall material, paint? condition:
Comment:	N/A

	Floor covering material, condition:
Comment:	N/A
	Subfloor material, condition:
Comment:	N/A
	Interior door(s) dimensions, hardware, condition:
Comment:	N/A
	Window(s) dimensions, condition:
Comment:	N/A
	Number and location of 120V electrical receptacles, condition:
Comment:	N/A
	Ceiling light fixture present, switched at a wall, condition:
Comment:	N/A
	Does this hallway have bedroom doors adjoining it? If so, are there working smoke alarms and, if applicable, a working carbon monoxide alarm or a combo smoke & CO alarm? Hardwired and interconnected or wirelessly interconnected?:
Comment:	N/A
	Source of space heating and cooling, condition:
Comment:	N/A
	Is there an attic access located in the hallway? Dimensions, type and condition:
Comment:	N/A
<b>Master Bedroom</b>	
	Room Dimensions, including ceiling height:
Comment:	11'x10' with 8' ceiling height
	Ceiling material, water stains? condition:
Comment:	Sheetrock, water stains present and in poor condition
	Wall material, paint? condition:
Comment:	Sheetrock, paint in poor condition holes and cracks present water damage due to recent flooding
	Floor covering material, condition:
Comment:	Ceramic tile, condition is poor
	Subfloor material, condition:
Comment:	Concrete slab
	Interior door(s) dimensions, hardware, condition:
Comment:	Interior door needs to be replaced, hardware in poor condition
	Window(s) dimensions, security bars, emergency egress compliant, condition:
Comment:	Metal window in master bedroom. Hard to operate and in poor condition
	Number and location of 120V electrical receptacles, condition:
Comment:	N/A
	Ceiling light fixture present, switched at a wall, condition:
Comment:	N/A
	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	Ceiling fan present, switched at wall poor condition
	Source of space heating and cooling, condition:
Comment:	N/A
	Closets, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	Small closet located in bedroom, no closet door
	Is there a hardwired or wireless interconnected smoke alarm in this bedroom? condition:
Comment:	No smoke alarms present
<b>Master Bathroom</b>	
	Room Dimensions, including ceiling height:
Comment:	No Master bathroom present
	Ceiling material, water stains? condition:
Comment:	N/A

	Wall material, paint? condition:
Comment:	N/A
	Floor covering material, condition:
Comment:	N/A
	Subfloor material, condition:
Comment:	N/A
	Interior door(s) dimensions, hardware, condition:
Comment:	N/A
	Bath tub, shower, dimensions, faucets, shower head, shower wand, condition:
Comment:	N/A
	Wall hung or pedestal lavatory or vanity sink, dimensions, faucet, condition:
Comment:	N/A
	Toilet, seat height, tank capacity, round or elongated, condition:
Comment:	N/A
	Grab bars present, number, dimension, location, condition:
Comment:	N/A
	Window(s) dimensions, location, safety glass, condition:
Comment:	N/A
	Number and location of 20 amp, GFCI protected electrical receptacles, condition:
Comment:	N/A
	Ceiling light fixture present, switched at a wall, condition:
Comment:	N/A
	Exhaust fan present, with or without working light kit and/or heater, switched at a wall, exhausted to exterior, insulated duct in attic, on a GFCI protected, dedicated circuit, condition:
Comment:	N/A
	Source of space heating and cooling, condition:
Comment:	N/A
	Are a medicine cabinet and/or mirror and towel bars present; condition:
Comment:	N/A
	Linen closet, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	N/A

<b>Bathroom #2</b>	
	Room Dimensions, including ceiling height:
Comment:	5'x8' with 8'-0" ceiling height
	Ceiling material, water stains? condition ;
Comment:	Sheetrock, water stains present and in poor condition
	Wall material, paint? condition:
Comment:	sheetrock, paint in poor condition
	Floor covering material, condition:
Comment:	Ceramic tile flooring in poor condition
	Subfloor material, condition:
Comment:	Concrete slab
	Interior door(s) dimensions, hardware, condition:
Comment:	3'x6' wood hollow door in poor condition
	Bath tub, shower, dimensions, faucets, shower head, shower wand, condition:
Comment:	Shower 3'x4', Very poor condition does not drain and shower head is missing. No floor covering
	Wall hung or pedestal lavatory or vanity sink, dimensions, faucet, condition:
Comment:	Vanity sink is old and broken, Needs to be replaced along with the faucets. Very low water pressure
	Toilet, seat height, tank capacity, round or elongated, condition:
Comment:	Round toilet, poor condition needs to be replaced. Low water pressure
	Grab bars present, number, dimension, location, condition:
Comment:	No grab bars present

	Window(s) dimensions, location, safety glass, condition:
Comment:	No window present in bathroom
	Number and location of 20 amp, GFCI protected electrical receptacles, condition:
Comment:	N/A
	Ceiling light fixture present, switched at a wall, condition:
Comment:	N/A
	Exhaust fan present, with or without working light kit, switched at a wall, exhausted to exterior, insulated duct in attic, CFM, GFCI protected on dedicated circuit, condition:
Comment:	No exhaust fan present
	Source of space heating and cooling, condition:
Comment:	No source of heating or cooling in bathroom
	Are a medicine cabinet and/or mirror and towel bars present; condition:
Comment:	No medicine cabinet
	Linen closet, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	N/A
<b>Bedroom #2</b>	
	Room Dimensions, including ceiling height:
Comment:	10'x10' with 8' ceiling height
	Ceiling material, water stains? condition:
Comment:	Sheetrock, water stains present and in poor condition
	Wall material, paint? condition:
Comment:	Sheetrock, paint in poor condition, has water damage due to recent flooding
	Floor covering material, condition:
Comment:	Ceramic tile flooring in poor condition, cracked due to foundation shifting
	Subfloor material, condition:
Comment:	Concrete slab
	Interior door(s) dimensions, hardware, condition:
Comment:	Wood hollow door in fair condition, hardware in condition
	Window(s) dimensions, security bars, emergency egress compliant, condition:
Comment:	3'x5' metal window in fair condition
	Number and location of 120V electrical receptacles, condition:
Comment:	N/A
	Ceiling light fixture present, switched at a wall, condition:
Comment:	Ceiling light fixture is present, switched at wall and in poor condition
	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	N/A
	Source of space heating and cooling, condition:
Comment:	N/A
	Closets, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	Closet present with fabric door. No light fixture
	Is there a hardwired or wireless interconnected smoke alarm in this bedroom? condition:
Comment:	No smoke alarms present
<b>Bedroom #3</b>	
	Room Dimensions, including ceiling height:
Comment:	N/A
	Ceiling material, water stains? condition:
Comment:	N/A
	Wall material, paint? condition:
Comment:	N/A
	Floor covering material, condition:
Comment:	N/A
	Subfloor material, condition:

Comment:	N/A
	Interior door(s) dimensions, hardware, condition:
Comment:	N/A
	Window(s) dimensions, security bars, emergency egress compliant, condition:
Comment:	N/A
	Number and location of 120V electrical receptacles, condition:
Comment:	N/A
	Ceiling light fixture present, switched at a wall, condition:
Comment:	N/A
	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	N/A
	Source of space heating and cooling, condition:
Comment:	N/A
	Closets, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	N/A
	Is there a hardwired or wireless interconnected smoke alarm in this bedroom? condition:
Comment:	N/A
<b>Bedroom #4</b>	
	Room Dimensions, including ceiling height:
Comment:	N/A
	Ceiling material, water stains? condition:
Comment:	N/A
	Wall material, paint? condition:
Comment:	N/A
	Floor covering material, condition:
Comment:	N/A
	Subfloor material, condition:
Comment:	N/A
	Interior door(s) dimensions, hardware, condition:
Comment:	N/A
	Window(s) dimensions, security bars, emergency egress compliant, condition:
Comment:	N/A
	Number and location of 120V electrical receptacles, Check all switched and receptacles for proper functioning. Condition?:
Comment:	N/A
	Ceiling light fixture present, switched at a wall, condition:
Comment:	N/A
	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	N/A
	Source of space heating and cooling, condition:
Comment:	N/A
	Closets, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	N/A
	Is there a hardwired or wireless interconnected smoke alarm in this bedroom? condition:
Comment:	N/A
<b>Kitchen</b>	
	Room Dimensions, including ceiling height:
Comment:	10'x12' with 8' ceiling height
	Ceiling material, water stains? condition:
Comment:	Sheetrock, water stains present and in poor condition, paint cracking
	Wall material, paint? condition:
Comment:	Sheetrock, paint in poor condition crack and holes in walls

	Floor covering material, condition:
Comment:	No floor covering, exposed concrete
	Subfloor material, condition:
Comment:	concrete slab
	Interior door(s) dimensions, hardware, condition:
Comment:	N/A
	Window(s) dimensions, condition:
Comment:	3'x3' window in kitchen fair condition
	Kitchen sink and faucet, water supply lines and valves, drain and P-trap, condition:
Comment:	Sink in poor condition, faucet, water supply lines and valves in very poor condition
	Refrigerator - type, size, age, condition, on a dedicated circuit:
Comment:	Full size refrigerator, fair condition, does have its own electrical outlet
	Free-standing freezer - type, size, age, condition, on a dedicated circuit:
Comment:	N/A
	Range/oven - fuel source, age, anti-tip mechanism installed, condition:
Comment:	Electrical range/ oven, fair condition
	Cooktop - fuel source, age, condition:
Comment:	N/A
	Range vent hood, vented to the exterior, duct work in attic properly insulated, CFMs? condition:
Comment:	range vent hood present and vented to exterior
	Wall oven - fuel source, age, condition:
Comment:	N/A
	Microwave - location, condition, on a dedicated circuit
Comment:	Microwave located on countertop, fair condition on a dedicated circuit
	Dishwasher - properly plumbed, hardwired or plugged into a GFCI protected receptacle, condition:
Comment:	N/A
	Garbage Disposer - properly plumbed, hardwired or plugged into a GFCI protected receptacle, condition:
Comment:	N/A
	Base cabinets, drawers, doors, hardware, countertop, total linear feet, condition:
Comment:	8 linear ft of base cabinets. Doors and hardware in fair condition
	Wall cabinets, doors, hardware, total linear feet, condition:
Comment:	8 linear ft of wall cabinets. Doors and hardware in poor condition
	GFCI protected receptacles above the countertop, number, location, amperage, condition:
Comment:	No GFCI receptacles present in kitchen area
<b>Laundry/Utility Room</b>	
	Room Dimensions, including ceiling height:
Comment:	N/A
	Ceiling material, water stains? condition:
Comment:	N/A
	Wall material, paint? condition:
Comment:	N/A
	Floor covering material, condition:
Comment:	N/A
	Subfloor material, condition:
Comment:	N/A
	Interior door(s) dimensions, hardware, condition:
Comment:	N/A
	Window(s) dimensions, condition:
Comment:	N/A
	Washer, location, properly plumbed and vented, condition:
Comment:	N/A
	Dryer, location, fuel source, properly vented to the exterior, condition:

Comment:	N/A
	Water heater properly sized for household?, functioning as intended? What is the temperature setting? location, fuel source, externally sourced combustion and dilution air, vented to exterior if gas fueled, TP&R valve properly installed, overflow drained to the exterior?
Comment:	N/A
	Is there a door between the utility room and an attached garage? Is it a fire rated door?
Comment:	N/A
	If there are gas fueled appliances in the utility room, is there an interconnected CO alarm present?
Comment:	N/A
<b>Garage/Carport</b>	
	Is the garage or carport attached to the home or detached? Condition:
Comment:	Carport is attached to home. Condition is poor
	If the garage is attached to the home, is it separated by a properly rated fire blocking and fire door?:
Comment:	N/A
	Does the garage/carport have a GFCI protected electrical receptacle? Light fixture? Garage door opener?
Comment:	N/A
	Are appliances such as washer, dryer, freezer, water heater located in the garage or carport?
Comment:	No
<b>Space Heating/Cooling</b>	
	Central heating and cooling system – electric, natural gas or propane heating, tonnage or BTUs, age, condition,
Comment:	No central air or heating
	Duct system – in conditioned or unconditioned space, properly sealed, condition:
Comment:	N/A
	Evaporative cooling system – location, size, age, condition:
Comment:	N/A
	Wall furnace – natural gas or propane convection system:
Comment:	N/A
	Window or through the wall AC units – location, size (BTUs), age, condition, power source, adequately insulated and supported?
Comment:	N/A
	Space heaters – location, size, type - electric, natural gas or propane, unvented or vent free with Oxygen Depletion Sensor, condition:
Comment:	N/A
	Thermostat – standard or programmable, condition:
Comment:	N/A
	Fireplace, wood stove, chimney – condition:
Comment:	N/A
<b>Insulation</b>	
	Exterior Walls – type and amount in inches or R-value, condition:
Comment:	No insulation in CMU walls
	Attic - type and amount in inches or R-value, condition:
Comment:	No insulation in attic
	Attic access location, dimension, ladder present, insulated - type & amount in inches or R-value, condition:
Comment:	No attic access
	Weatherstripping on doors and windows, condition:
Comment:	No weatherstripping on doors or windows

Property Address: 708 Bertha Blvd., Palmhurst Tx.

## Inspection Finding:

A home inspection was conducted on June 6, 2019 by Roberto Cavazos (Program Specialist) with Hidalgo County Urban County Program and the following items were noted.

The existing slab on grade foundation has extensive damage. During the inspection I noted several cracks throughout the house and cracks in the walls due to foundation movement.

The existing roof shingles are at the end of their life cycle. Many roof shingles have become brittle from the sun and have either blown away or the granules are completely gone. Many shingles along the perimeter of the roof are lifting and curling. There are several areas along the perimeter of the roof where the plywood decking as well as the soffit and trim board are deteriorated due to moisture or termites. During the inspection of the interior of the home several areas had water damage due to roof leaks.

During the interior inspection the lower two feet on the sheetrock has water stains where recent flooding took place. There are also many exposed wires and outlets. Many areas in the home had extension cords for a power source. The service panel located in the master bedroom is old and outdated. Home owner states it is the original panel. No smoke detectors were noted in the bedrooms or anywhere in the house. The Bathroom has low water pressure and the shower drain does not drain properly.

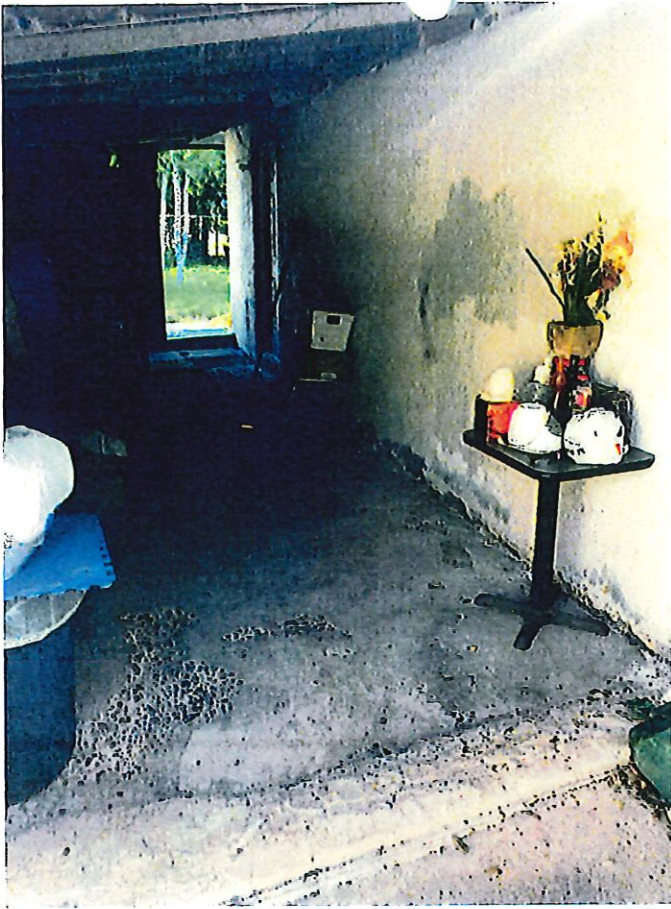
The exterior walls are constructed of CMU. There is no insulation in the walls or in the attic. Home owner states it is very cold in the winter and very hot in the summers.

The overall structure is in my opinion is beyond repair. It is my recommendation to demolish and reconstruct.

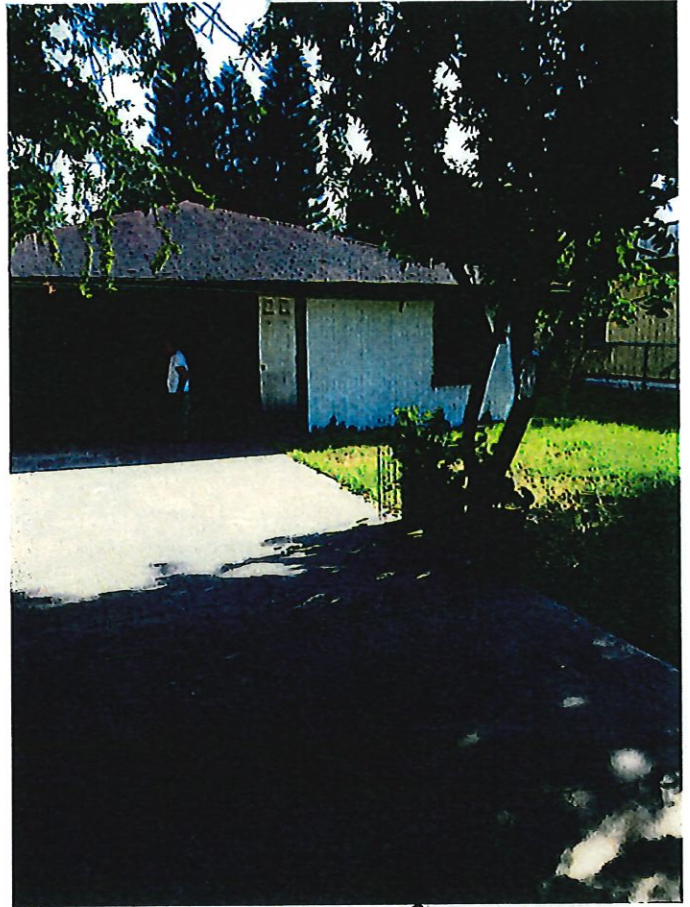
Roberto Cavazos

Program Specialist I

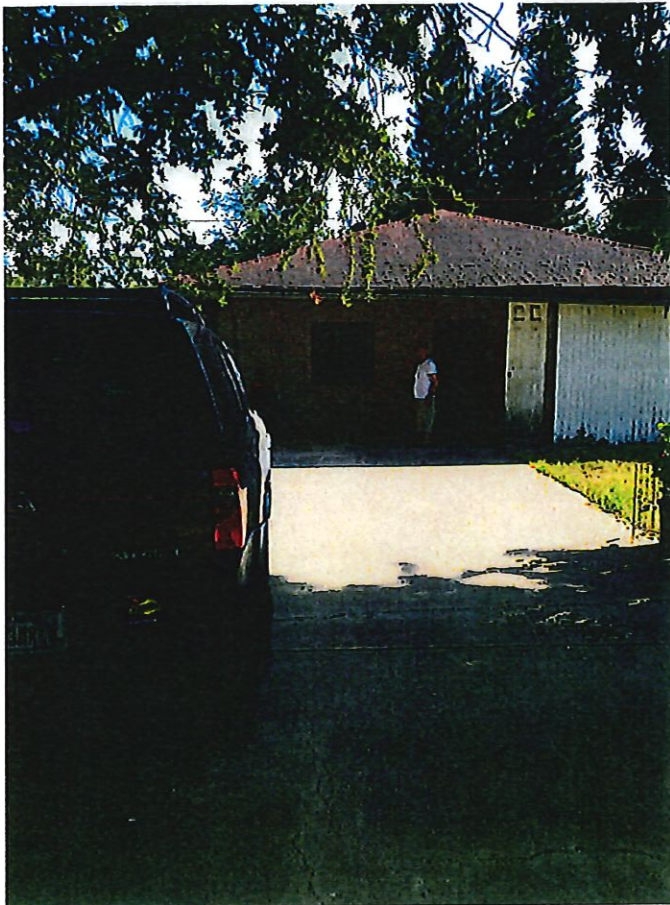
Hidalgo County Urban County Program



Attached Car port. (west side)



Front of House (south side)



Front of House Concrete Drive



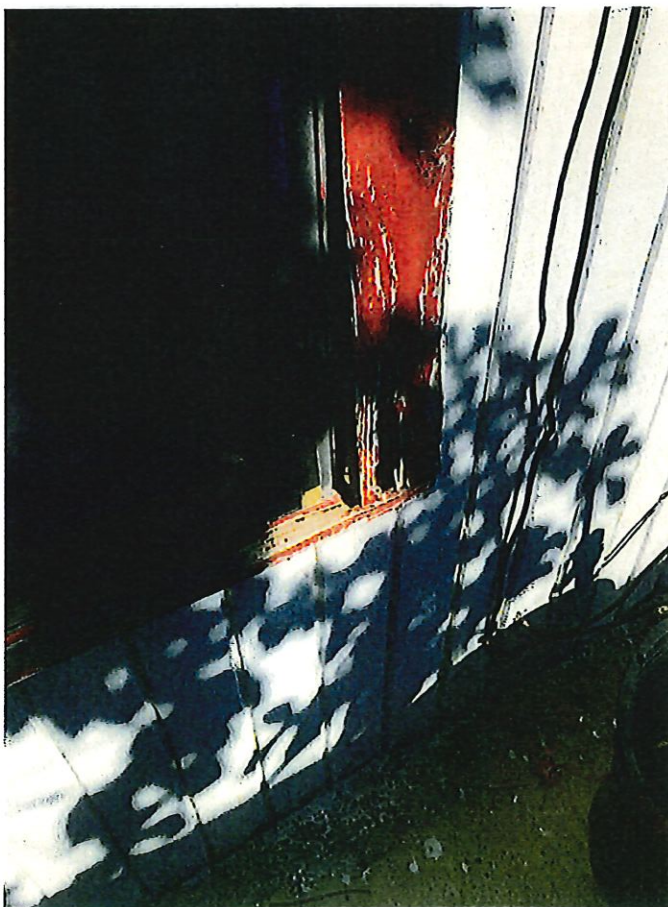
Deteriorated trim



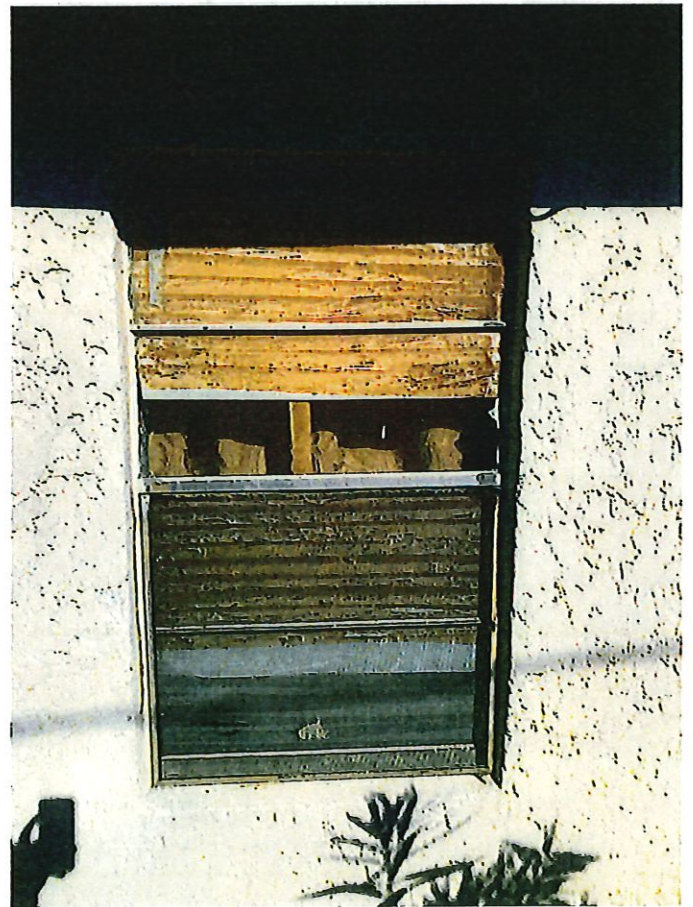
Soffit unpainted



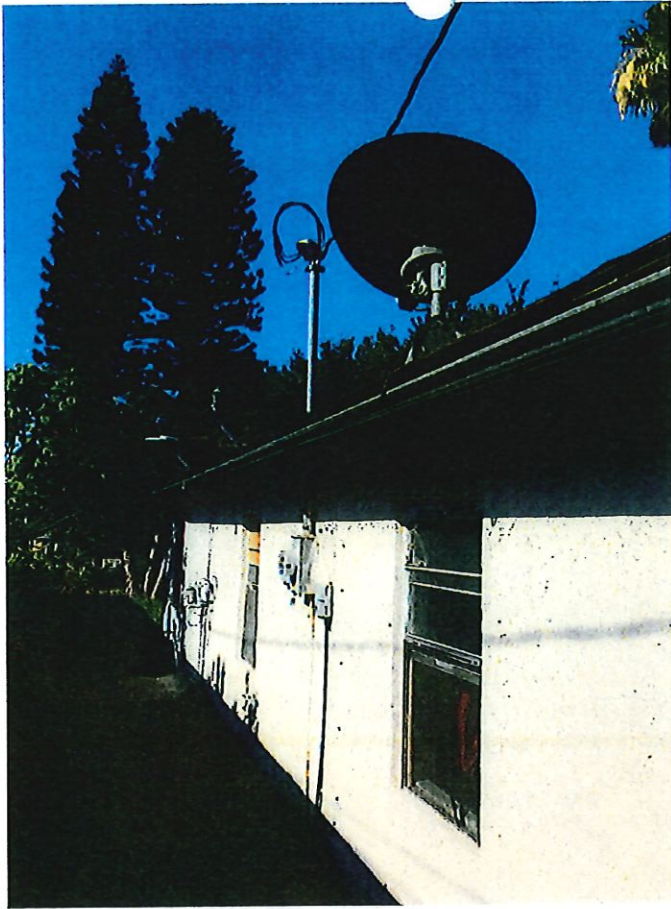
metal window Hard to operate



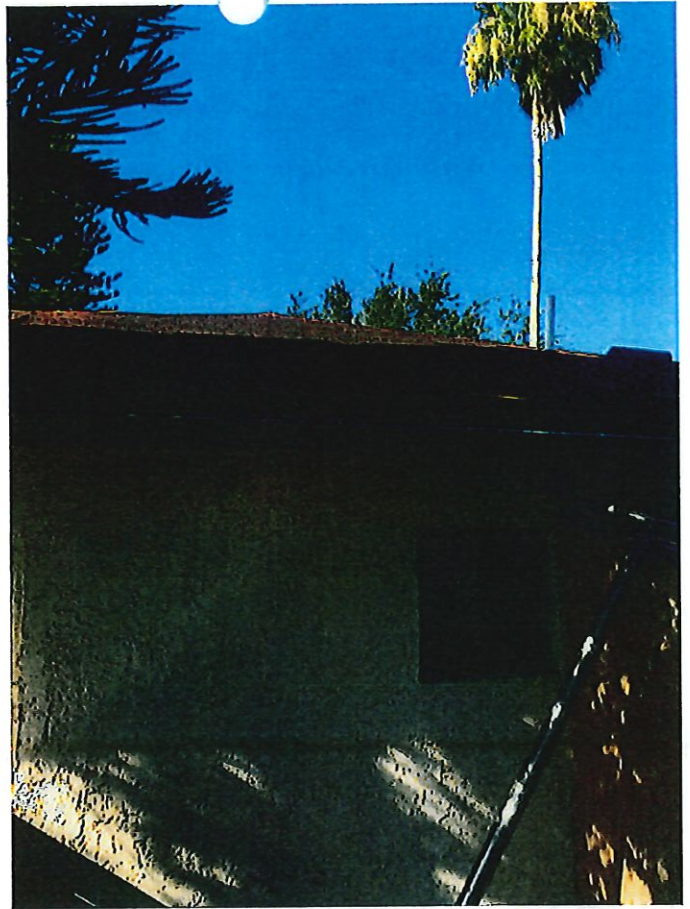
Deteriorated window frame



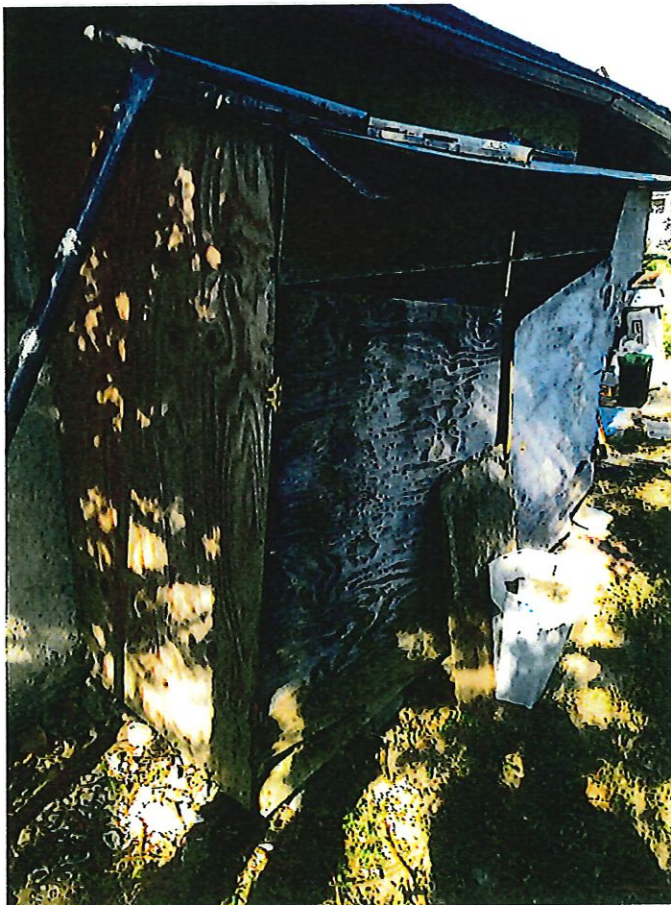
metal window located at rear of house Does not open



Service mask upright



Roof Shingles Deteriorated



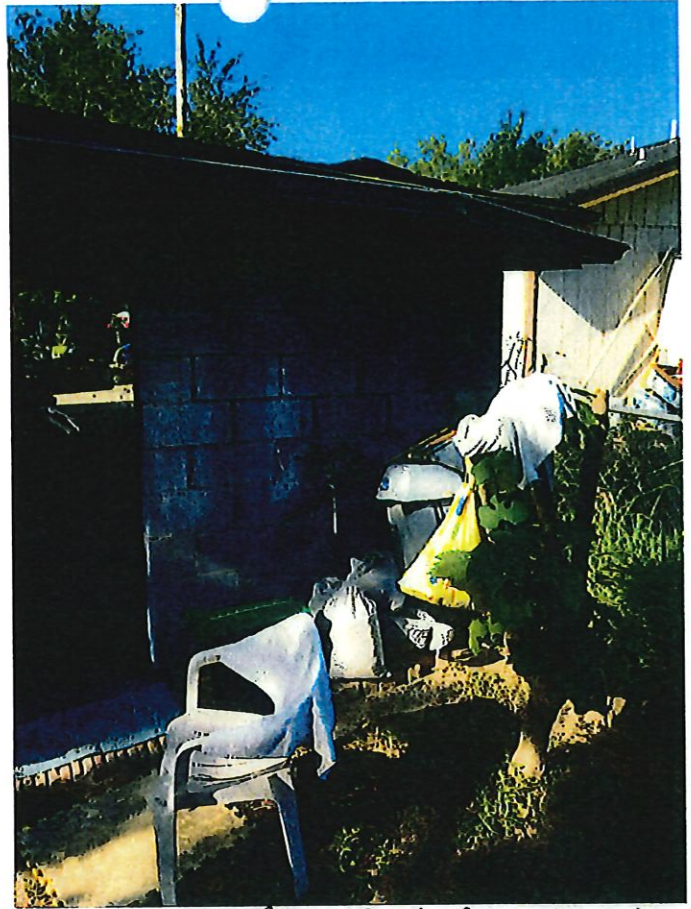
Water Heater Closet



Water heater not protected from the elements



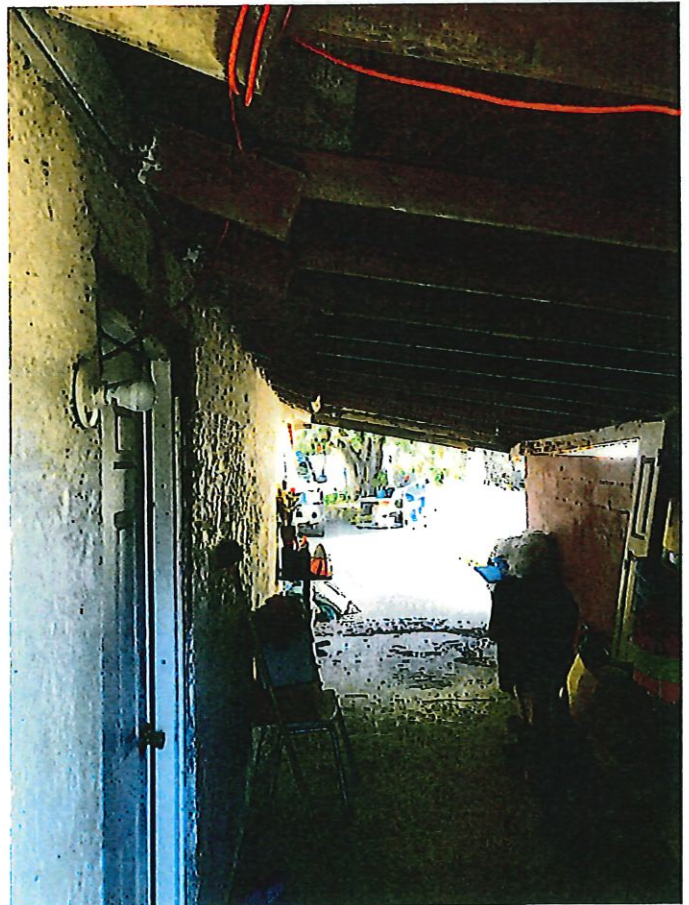
Rear of House



Attached Car port (North side)



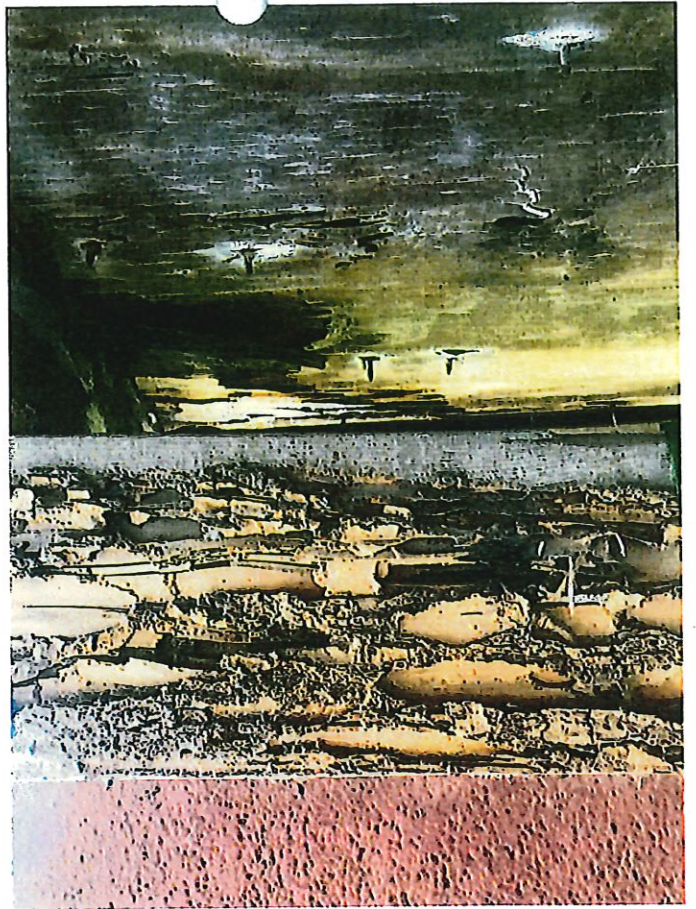
Roof Decking from Carport



Attached Car port



Roof Decking



Termite Damage to Rafters



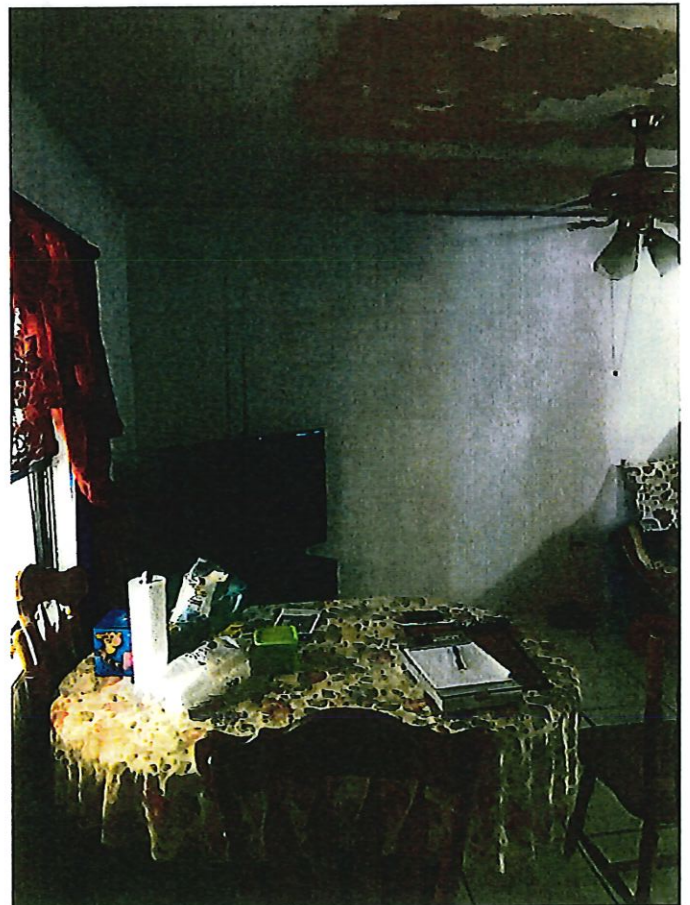
front Door



Entrance view from front Door



Kitchen view, no paint or texture



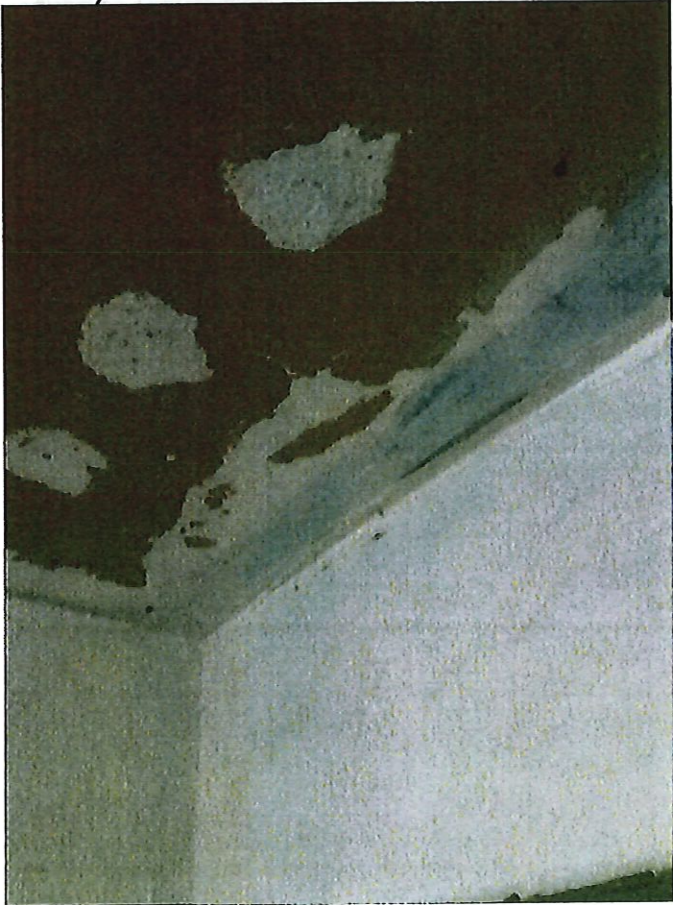
Dinning room, no paint or texture



Water Damage to Ceiling in Living room



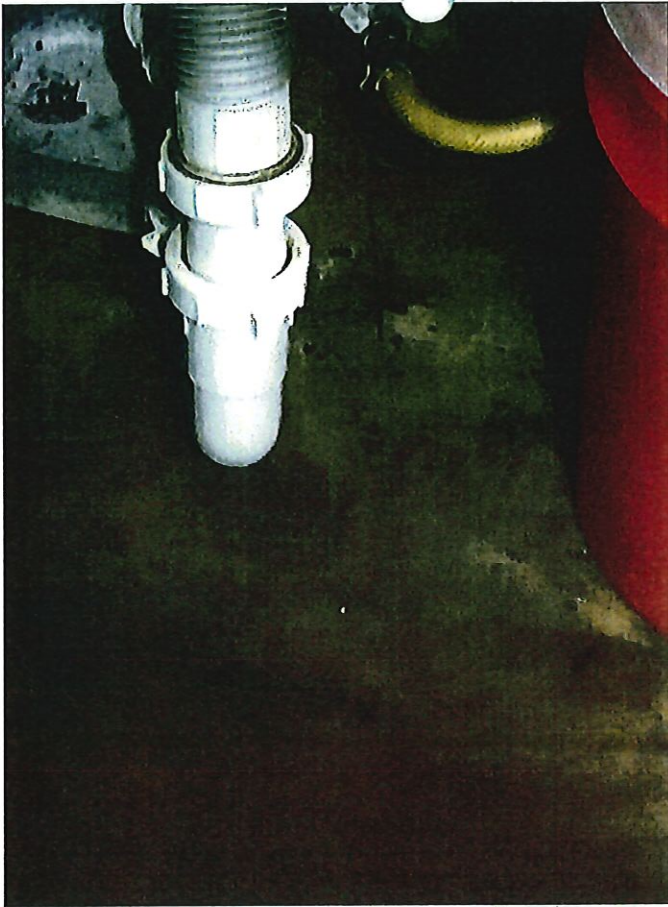
Water Damage close up



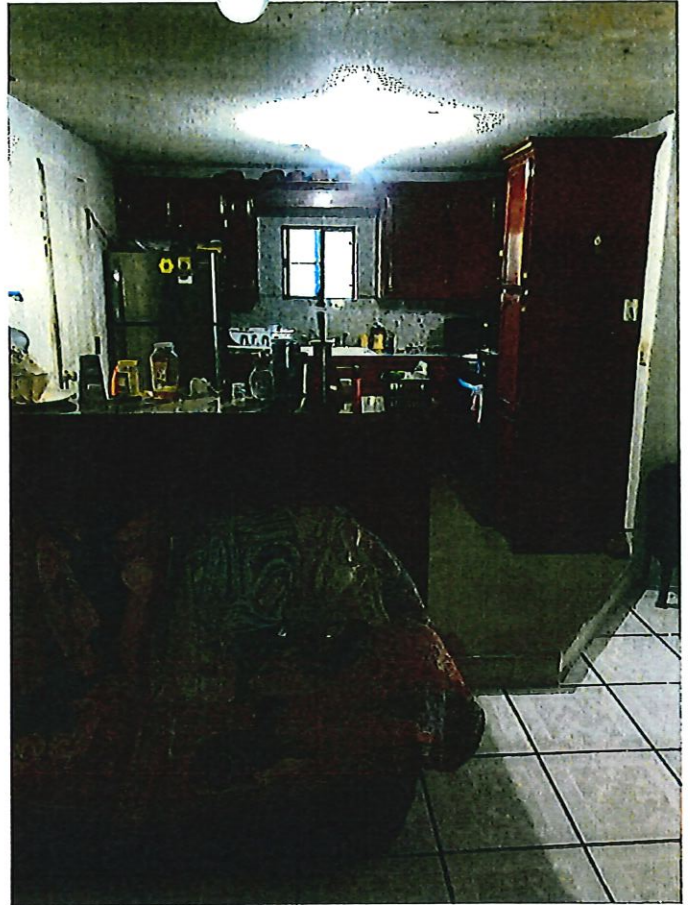
Ceiling in Living room, no  
peeling paint



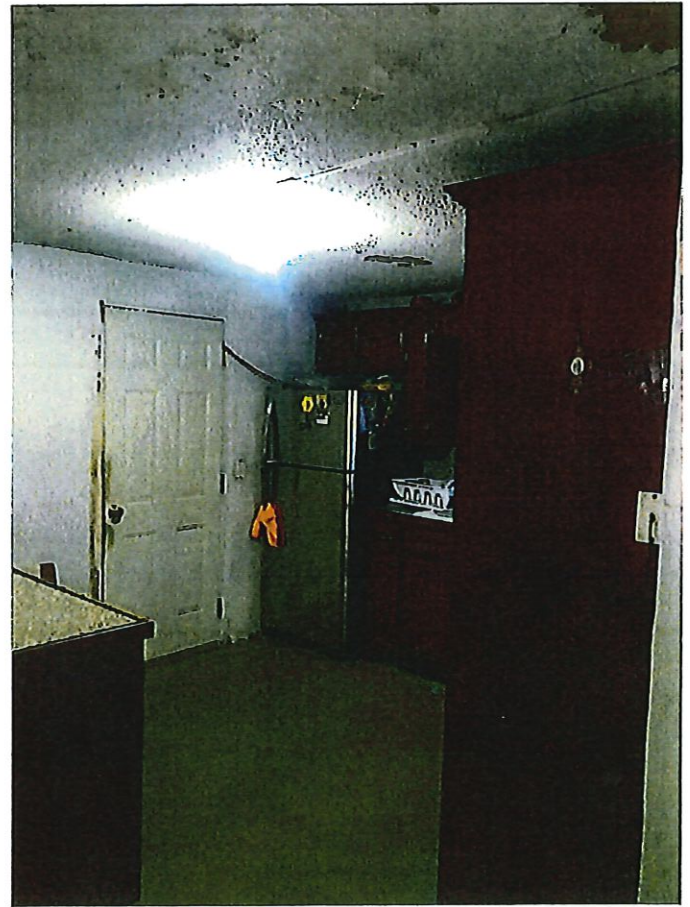
tape and float coming undone  
in living room



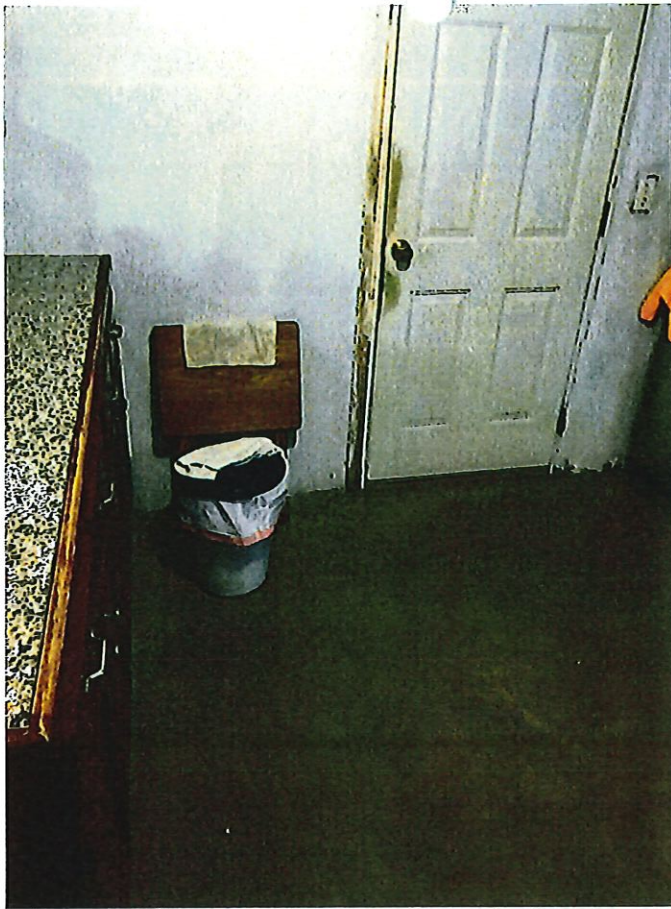
Water Damage under kitchen Sink



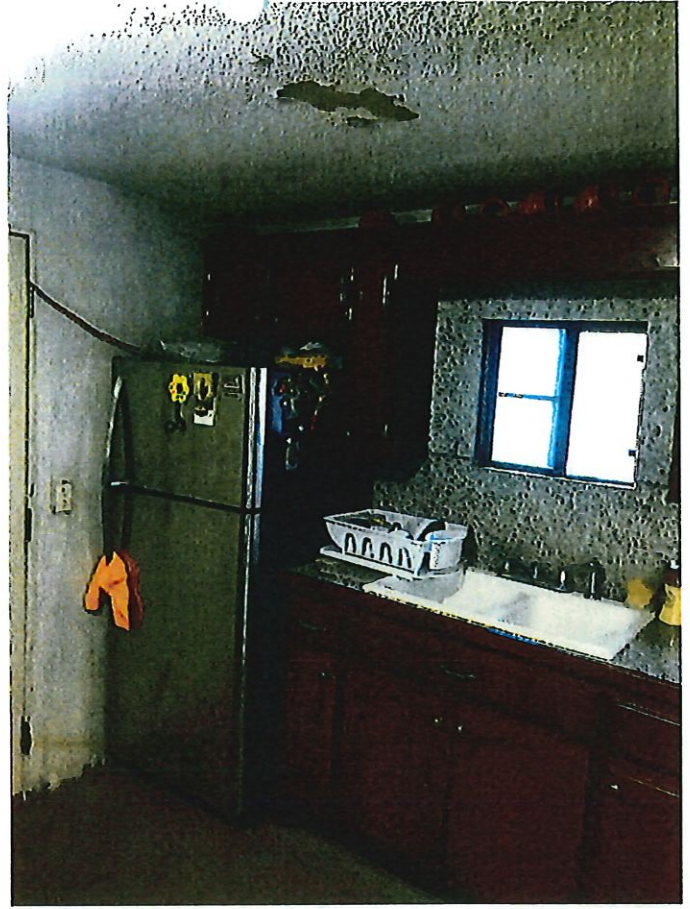
Stepupinto kitchen area. Safety Hazard, family is Elderly



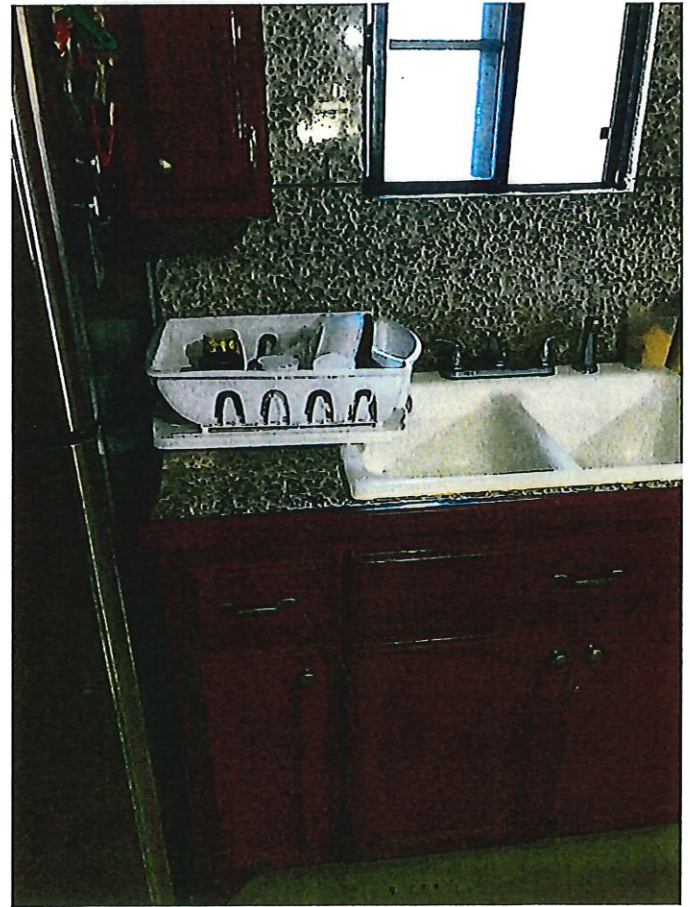
Exposed concrete in kitchen, texture falling from ceiling

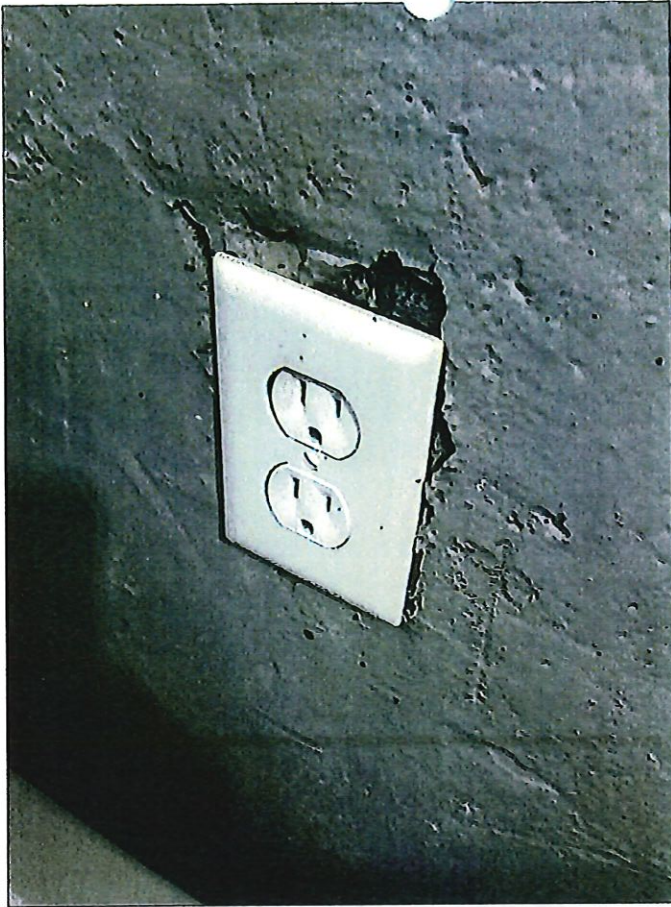


*No floor covering in kitchen*

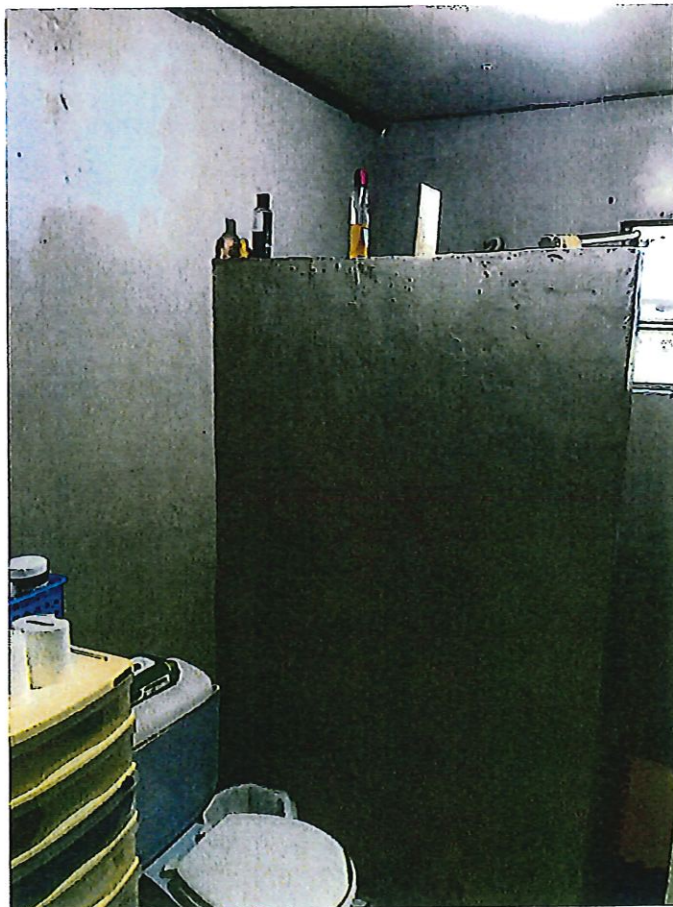
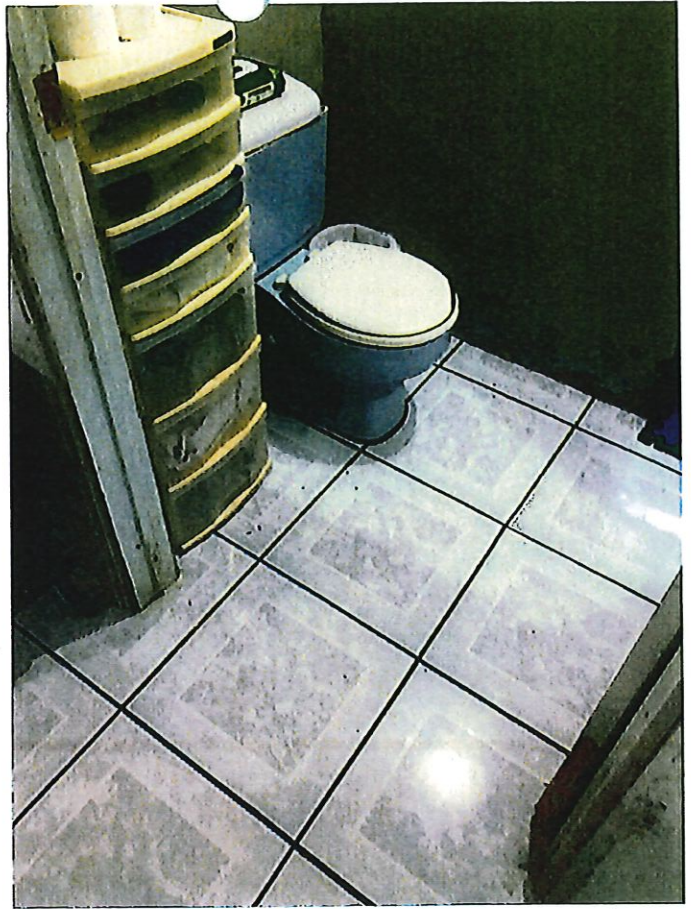


*Texture peeling from ceiling*

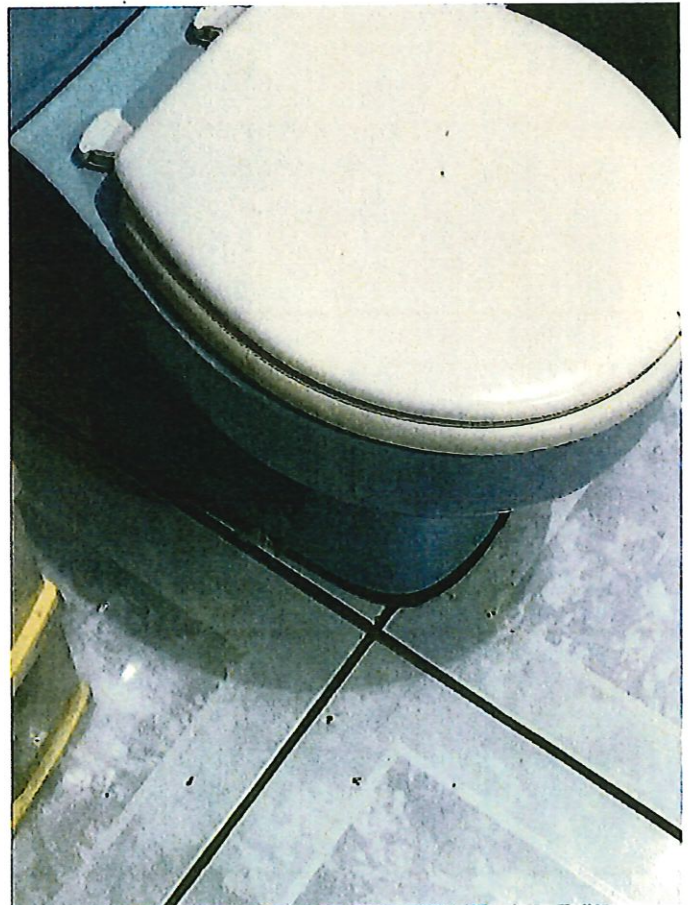




NO GFCI outlet next to sink



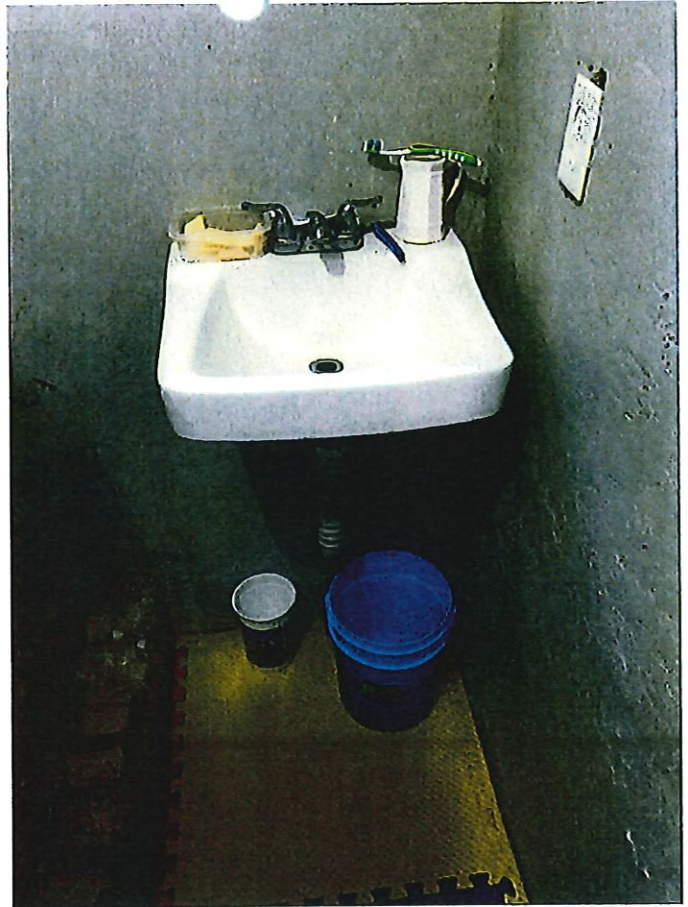
Shower wall no grab bars



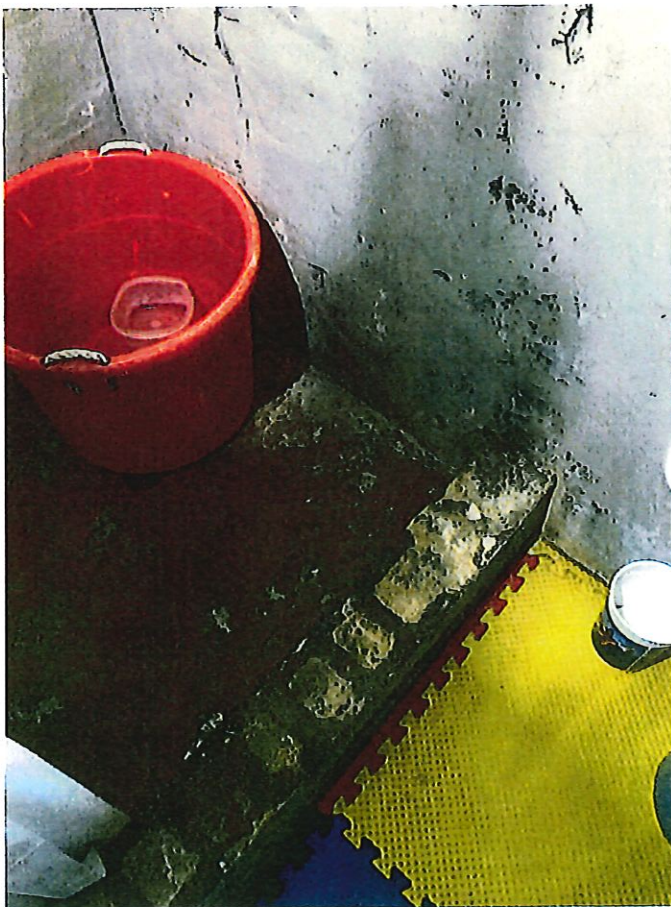
toilet looks and outdated  
then low water pressure



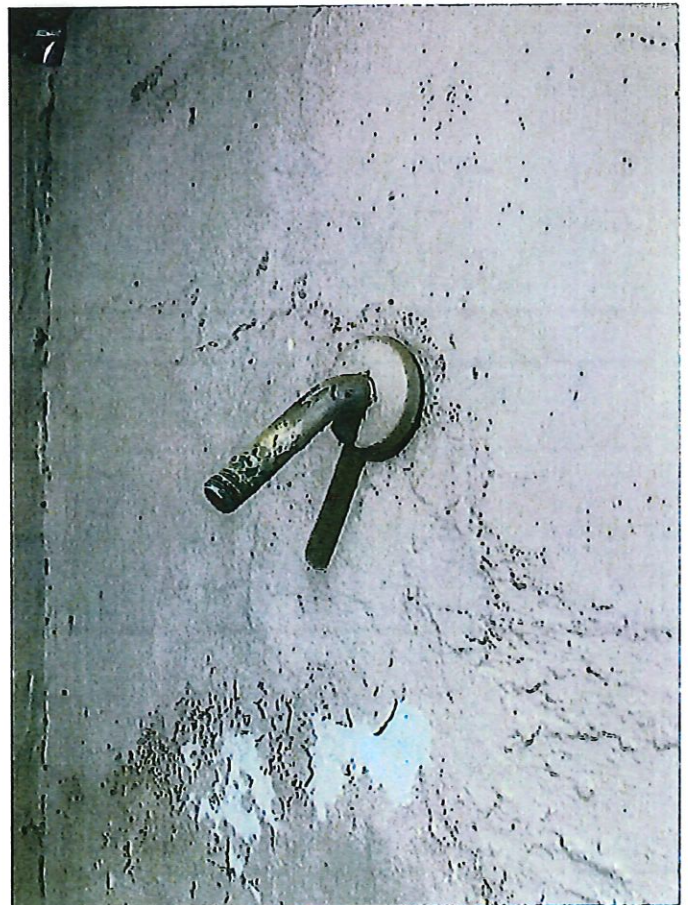
Water Damage in Restroom



Sink leaks from p-trap



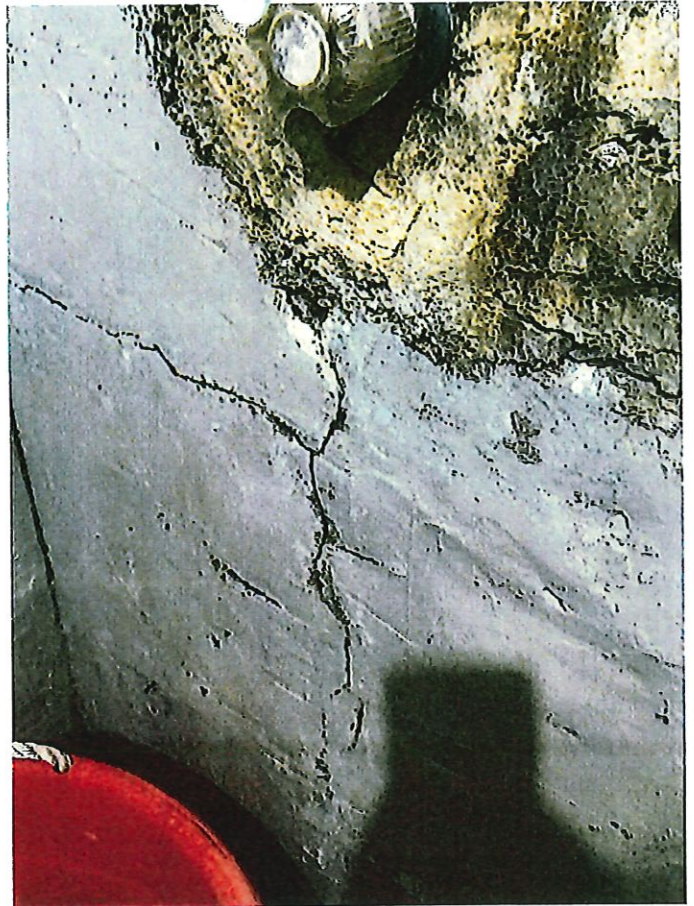
Shower Does not drain  
water in bucket



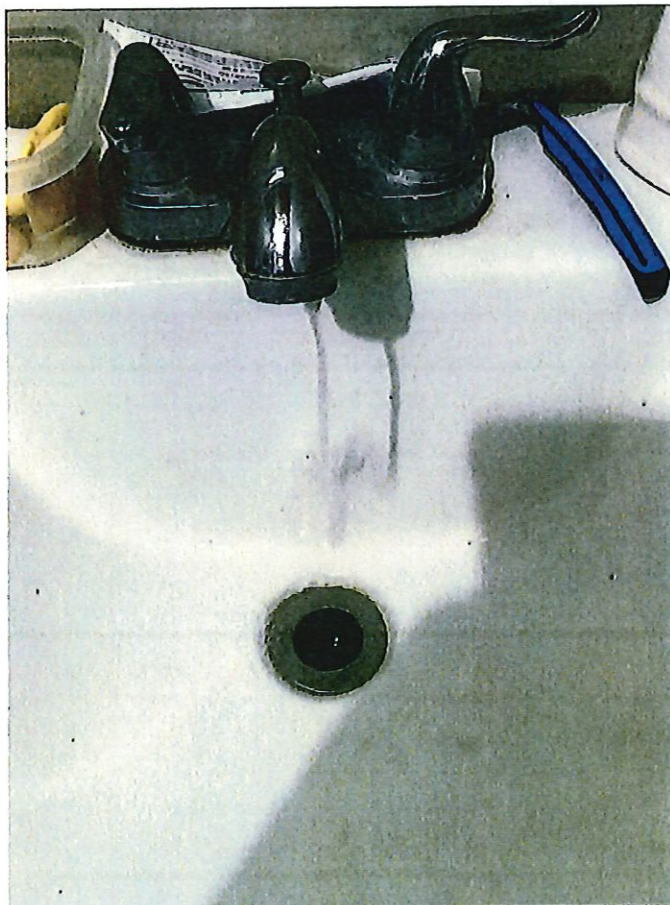
No Shower head



Shower Drain Does not work



Shower wall has extensive crack (Exterior wall)



Very low water pressure



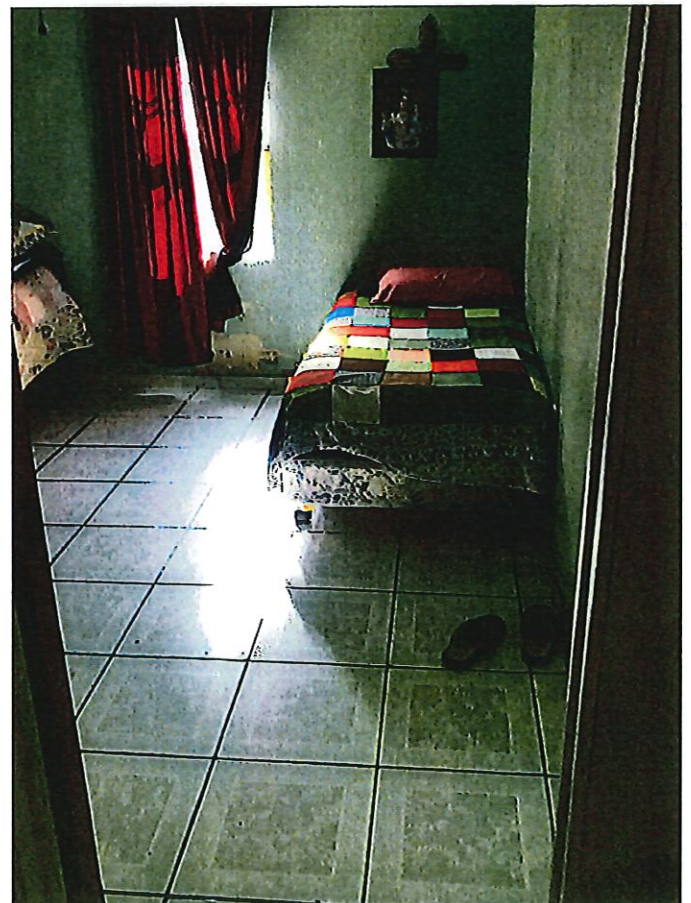
Master Bedroom water Damage from recent flooding



water Damage from recent flooding



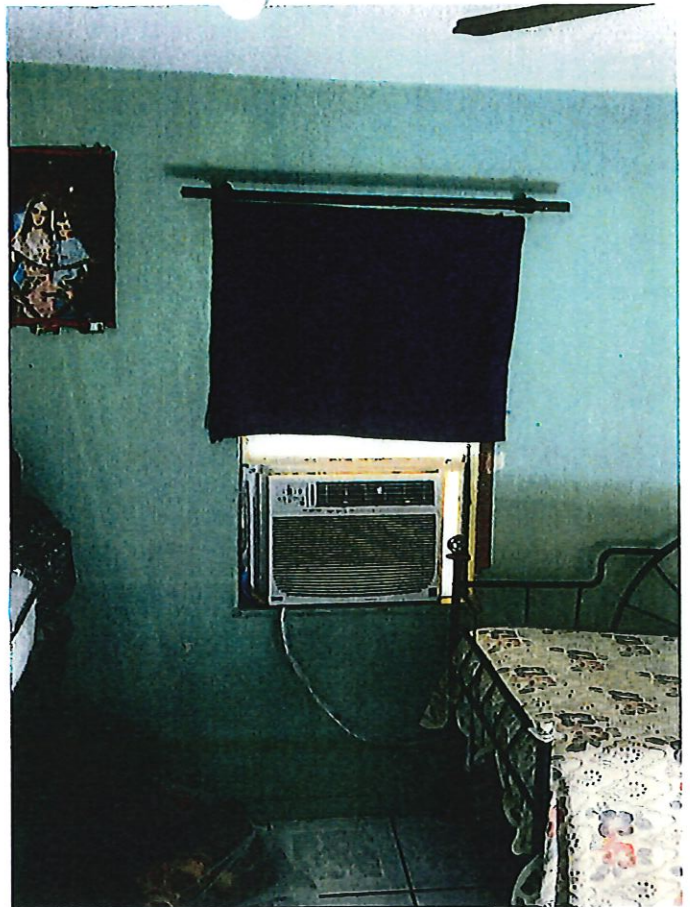
Damaged Drywall above Door Frame



Master bedroom



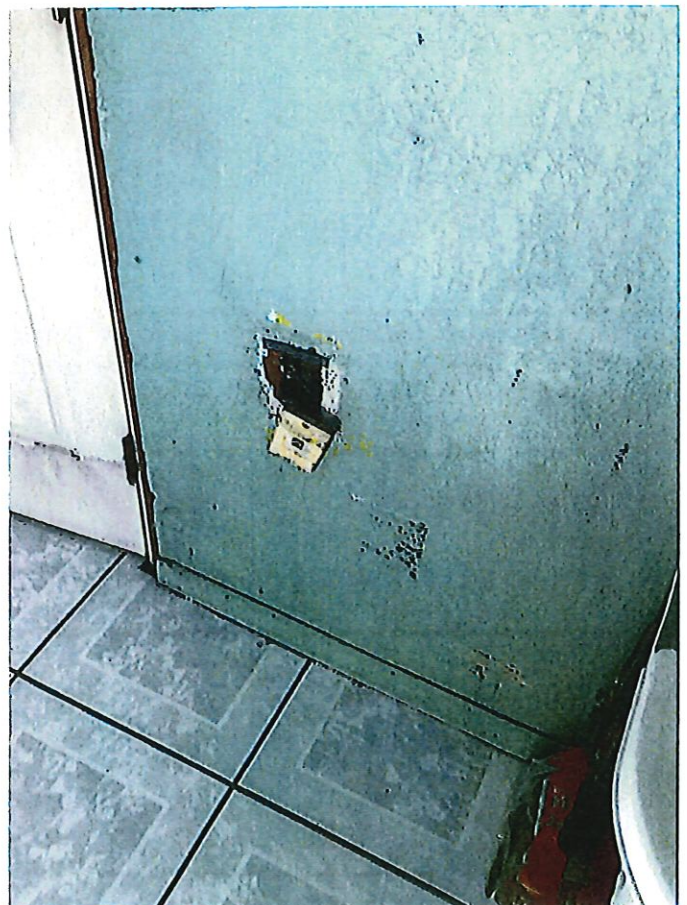
Sheet rock Damage



window unit in master bedroom.



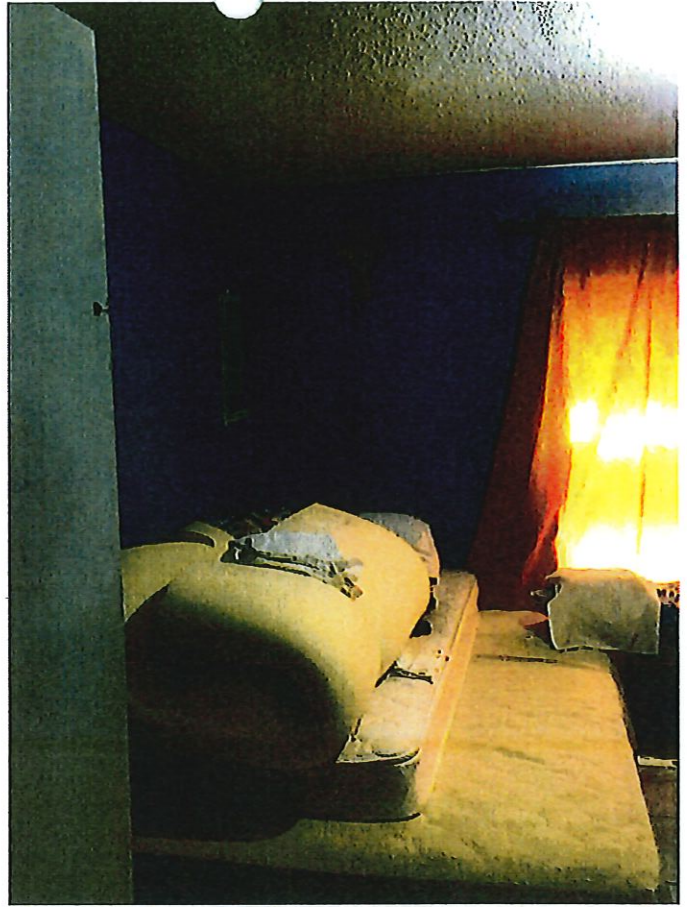
water staining on ceiling



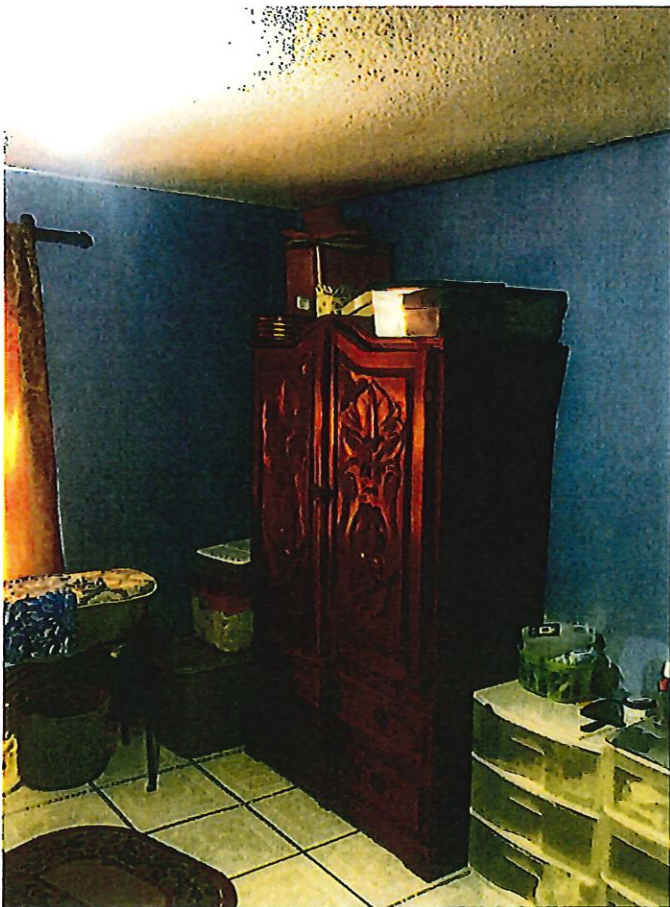
Sheet rock Damage, water Damage to lower 1 foot of Door



Crack above window in exterior  
CMU wall



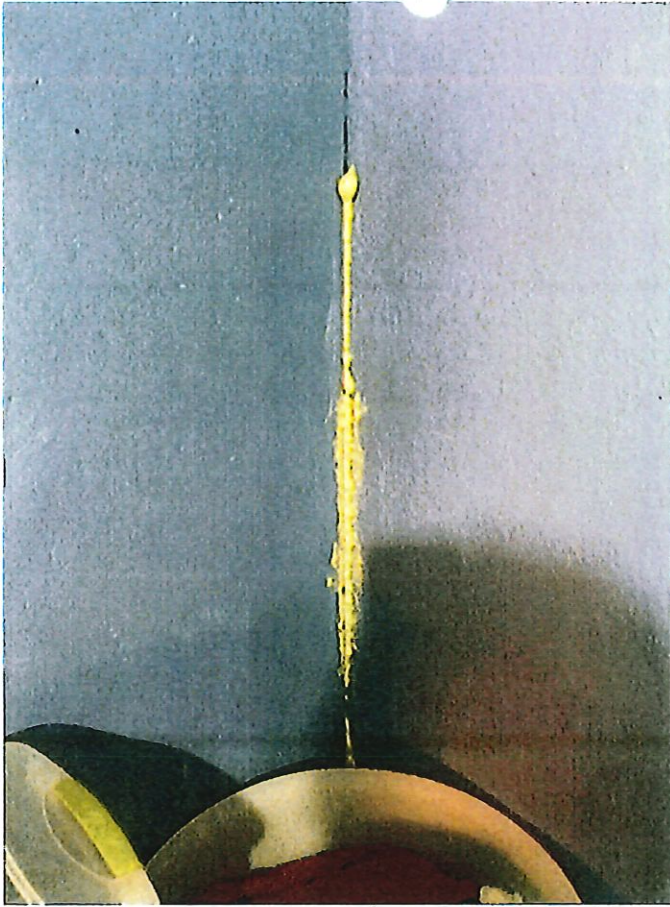
Second bedroom view



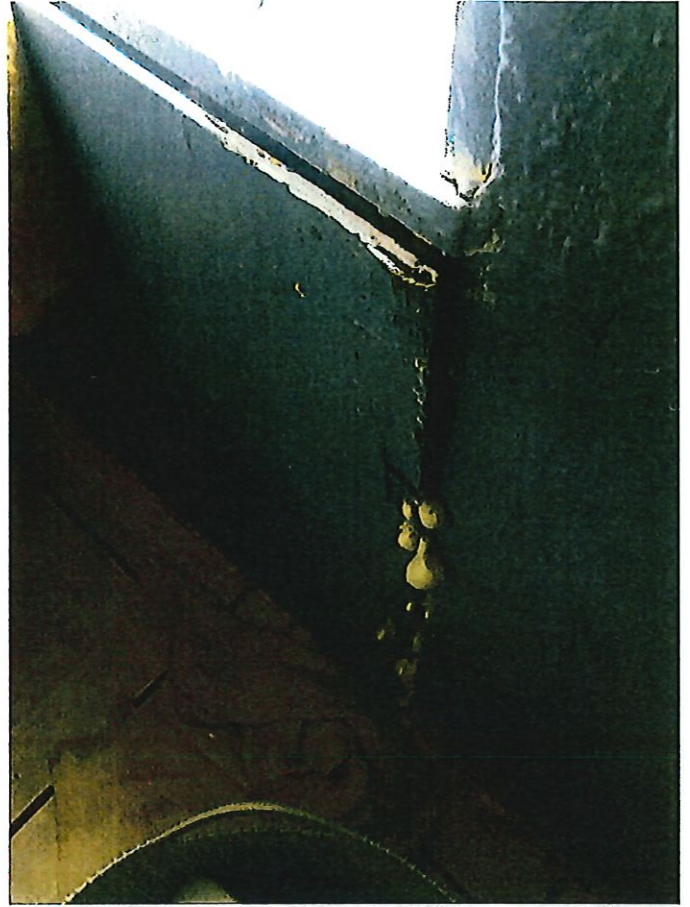
Second bedroom view



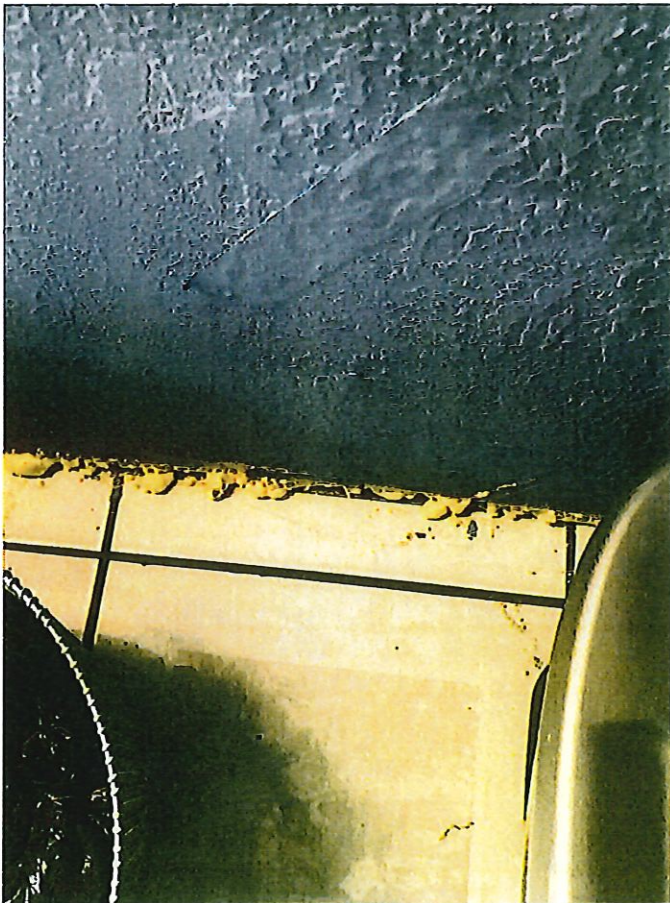
Crack in wall Second bedroom



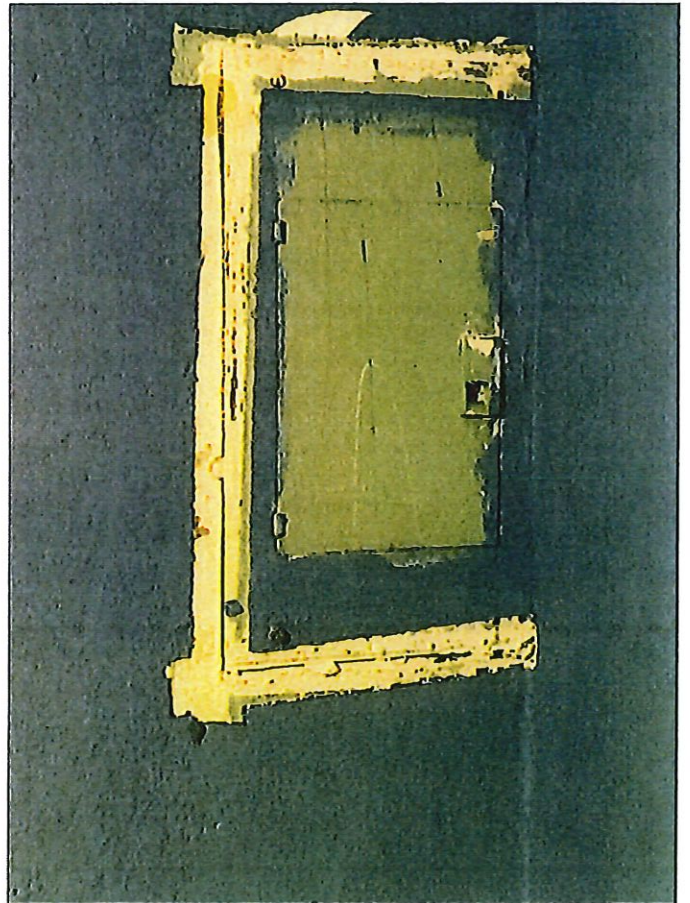
Crack in wall (corner)



Crack in wall below window



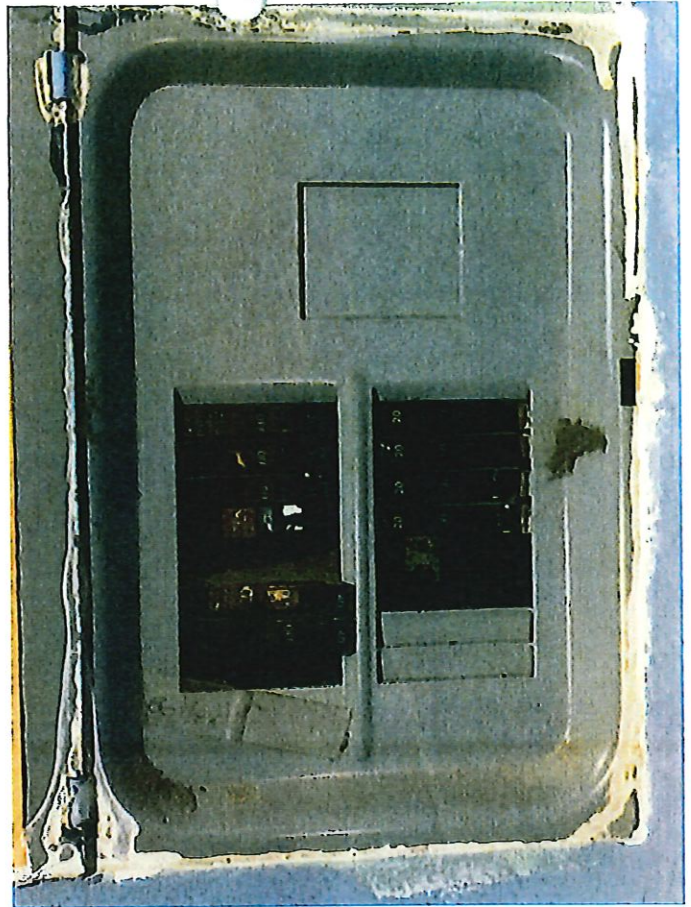
floor and wall separation  
Due to foundation movement



panel box located in Second  
Bedroom



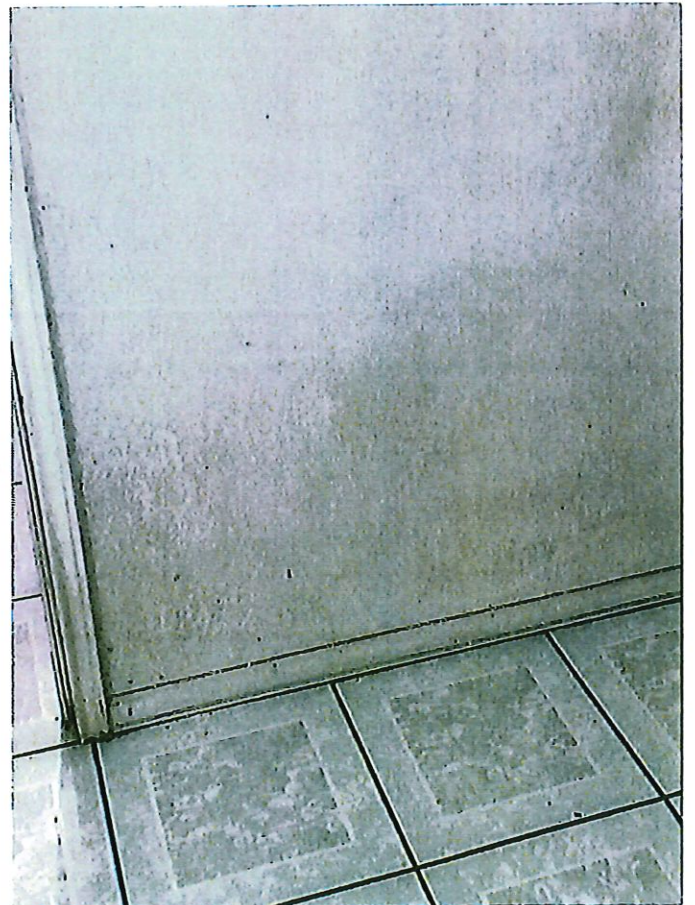
Separation of Floor and wall



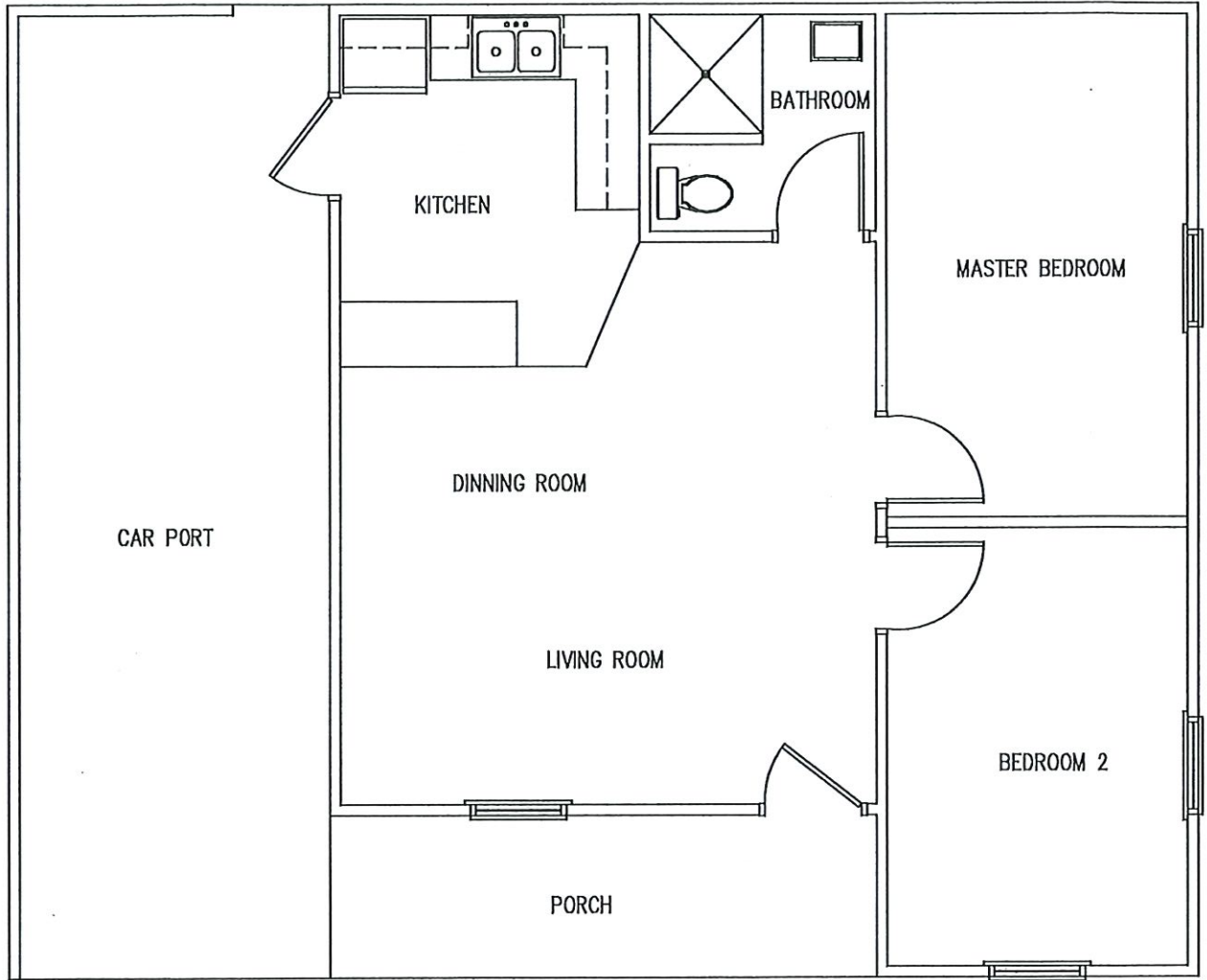
panel box, outdated



Water damage to door of Bedroom.



water damage to wall



EX. FLOOR PLAN





APPROXIMATE SCALE  
2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

**HIDALGO  
COUNTY,  
TEXAS**  
(UNINCORPORATED AREA)

PANEL 400 OF 525  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY PANEL NUMBER  
480334 0400 C

MAP REVISED:  
NOVEMBER 16, 1982



federal emergency management agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.fema.gov](http://www.fema.gov)

