

Housing Rehab Program

ENTITY: Countywide

PROJECT: Reconstruction of a single-family housing unit located at: 613 Church St. San Juan, Texas

FUNDING YEAR: Texas Department of Housing & Community Affairs Colonia Self-Help Program (TDHCA) #CSH24-0165

SYNOPSIS:

The family is being recommended for applicant approval under the Texas Department of Housing & Community Affairs Colonia Self-Help Program (TDHCA) #CSH24-0165. The applicant has met all of the program requirements for assistance under the TDHCA SHC #CSH24-0165 m. The following is a profile of the project

Ana M. & Cesar M Perez	Family of three (3)	
CW#85-26-05	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 - Disabled
	Number of Bedrooms:	2
	Square Feet:	982
	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 1984

RECOMMENDATION:

The UCP Staff recommends approval for assistance under the Texas Department of Housing & Community Affairs Colonia Self-Help Program (TDHCA) #CSH24-0165 by the County Commissioner's Court.



JUN 11 2026 AM 10:58

Texas Department of Housing and Community Affairs

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

Homeowner's Name:	Ana M. & Ceasar H. Perez
Street Address:	613 Church St
City, County, Zip:	San Juan TX 78589
Year built (per CAD):	1984
Lot size (OSSF only):	.1618
Local building code:	A1
Flood Zone designation:	480334 0425 C

Contract Administrator:	Hidalgo County
TDHCA Contract Activity #:	CSH 24-0165
Inspector's Name:	Raul Cervantes
Inspector's Email Address:	rcervantes@projectorazk
Date of the Inspection:	6/2/26
Weather Conditions:	Sunny / humid

NOTE:

- 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.
- Inspect and comment on EVERY ITEM. If the item doesn't apply or is not present, indicate "N/A".
- Digital color photos documenting every item in this report are required.
- Use graph sheets to sketch the layout and orientation of the structure.

Site Conditions	
	Is grade slope level, positive (sloping away from the structure) or negative (sloping towards the structure):
Comment:	Negative / level ground
	Are there trees or shrubs that are damaging the structure or presenting a hazard:
Comment:	Yes / neighbors tree hovers over the left side of home
	Are improperly stored garbage, trash, non-working vehicles, unused appliances, etc present:
Comment:	Yes / wood fence on side of home
	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:
Comment:	None
	Driveway, sidewalks – dimensions, material and condition:
Comment:	N/A
	Garage, carport, tool shed or other out buildings – type and condition:
Comment:	N/A
	Presence of LP gas or propane fuel tanks – location, size and condition, re-filled on-site or off-site?
Comment:	N/A
Water Service	
	Type – private well or public:
Comment:	N/A
	Location of water meter – size of supply line,? What is the tested water pressure?:
Comment:	Front yard
	Interior distribution - material type, condition and location (in slab, crawl space or attic?):
Comment:	wood frame / crawl space
	Exterior hose bibs – backflow preventers present? Sealed wall penetrations?:
Comment:	N/A
	Any evidence or report of leakage? 30 minute test result for system leakage? Any water hammer sounds? :
Comment:	None

Waste, Drains & Sewer	
Comment:	Type of Sewer Service: public, OSSF (aerobic, gravity/field lines, cesspool): <i>Public sewer system</i>
Comment:	Condition of OSSF, age, permitted? Last inspection date or cleaning?: <i>N/A</i>
Comment:	If an aerobic system, when was the system installed? Is a service contract in place?: <i>N/A</i>
Comment:	Are interior drains functioning properly (tested?): <i>Yes</i>
Comment:	Is the waste and drain system properly vented?: <i>Yes</i>
Electric Service	
IMPORTANT WARNING: ONLY A TRAINED PROFESSIONAL SHOULD REMOVE THE COVER OF AN ELECTRICAL PANEL	
Comment:	Where is the service panel (entrance panel) located? Where are subpanels (if any) located? <i>In a bedroom wall</i>
Comment:	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? <i>Yes three wires</i>
Comment:	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. <i>NO</i>
Comment:	Do overhead service wires maintain the minimum clearances? <i>Yes</i>
Comment:	Are service conductors and their sheathing intact or are any wires worn or damaged? <i>Yes</i>
Comment:	Do service conductors enter the weatherhead through separate holes of an insulating bushing? Is there a drip loop? <i>Yes</i>
Comment:	Is the service mast upright or leaning? <i>Up right</i>
Comment:	Is the meter sealed? Is conduit fitting to the meter base watertight? <i>Yes</i>
Comment:	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)? <i>Yes</i>
Comment:	Is there enough clearance to quickly get away from the panel should a mishap occur? <i>Yes</i>
Comment:	What is the general level of workmanship? Does it look professionally done or makeshift? <i>Poor</i>
Comment:	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? <i>Poor / Sag</i>
Comment:	Is there a main breaker outside the house that can be accessed in an emergency? <i>None</i>
Comment:	What is the capacity of the main disconnect breakers or fuses in the main panel? <i>There is none</i>
Comment:	Is there room in the entrance panel to add circuits? 100 amp capacity is the minimum. <i>Yes</i>
Comment:	Is the entrance panel a Federal Pacific or Zinsco brand? If so, it should be replaced. <i>Needs to be replaced</i>
	Are there unused openings in the panel face or open knockouts around the sides, top and bottom of the panel box?

Comment:	None	Are cable wires protected with bushings and/or strain relief clamps where they enter panel box holes or openings?
Comment:	No	Is the panel properly grounded?
Comment:	NO	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:	Yes 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	

Exterior		
		Foundation type and condition? Evidence of cracks in foundations or interior/exterior walls? Presence of trees or tree roots near the foundation?:
Comment:	Wood Frame / poor	If pier and beam foundation, are termite shields present and adequate:
Comment:	No	Foundation venting and insulation of crawlspace – type and condition:
Comment:	No insulation	Vermin and/or subterranean termite infestation or evidence of damage:
Comment:	NA	Foundation skirting - type and condition:
Comment:	None	Are hose bibs with backflow preventers present? Wall penetration sealed? Location(s):
Comment:	No	Exterior walls – type and condition:
Comment:	wood siding / poor	Windows – type, screens present, condition of exterior trim:
Comment:	Aluminum / No / poor	Security bars on windows – are code compliant locking mechanisms present:
Comment:	No	Exterior doors – location, type (insulated metal or fiberglass, wood), width, hardware, condition:
Comment:	Front entry / metal / 36" / Fair	Storm/Screen/security doors – code compliant type of locking mechanism, condition:
Comment:	Screen door / No / poor	
		Porches, decks, patios, stairs, ramps, landings, handrails – material type and condition – height above grade:
Comment:	Porch / wood frame / poor	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:	4/12 slope / 3 tab shingles / poor / Yes / decking in process	Chimney - flashing – chimney cap/spark arrestor - condition:
Comment:	NA	Soffit, fascia, venting, gutters, downspouts, splash blocks or means of diverting water at least five feet away from structure:
Comment:	Soffit missing / fascia needs replacing / No means of diverting water	

Living Room
From structure

	Room Dimensions, including ceiling height:
Comment:	12x13/8 ft ceiling
	Ceiling material, water stains? condition:
Comment:	Dry wall / yes / poor
	Wall material, paint? condition:
Comment:	Dry wall / poor
	Floor covering material, condition:
Comment:	Vinyl flooring / poor
	Subfloor material, condition:
Comment:	Ply wood / N/A
	Interior door(s) dimensions, hardware, condition:
Comment:	N/A
	Window(s) dimensions, condition:
Comment:	3' 5" / poor
	Number and location of 120V electrical receptacles, condition:
Comment:	4 / poor
	Ceiling light fixture present, switched at a wall, condition:
Comment:	No / just have exposed wires at fixture
	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
Dining Room	
	Room Dimensions, including ceiling height:
Comment:	12x14/8 ft ceiling
	Ceiling material, water stains? condition:
Comment:	Dry wall / poor
	Wall material, paint? condition:
Comment:	Dry wall / poor
	Floor covering material, condition:
Comment:	None
	Subfloor material, condition:
Comment:	Ply wood / poor
	Interior door(s) dimensions, hardware, condition:
Comment:	N/A
	Window(s) dimensions, condition:
Comment:	3' 3" / poor
	Number and location of 120V electrical receptacles, condition:
Comment:	2
	Ceiling light fixture present, switched at a wall, condition:
Comment:	Yes / good
	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
Hallways	
	Room Dimensions, including ceiling height:
Comment:	N/A
	Ceiling material, water stains? condition:
Comment:	N/A
	Wall material, paint? condition:
Comment:	N/A

Comment:	Floor covering material, condition: N/A
Comment:	Subfloor material, condition: N/A
Comment:	Interior door(s) dimensions, hardware, condition: N/A
Comment:	Window(s) dimensions, condition: N/A
Comment:	Number and location of 120V electrical receptacles, condition: N/A
Comment:	Ceiling light fixture present, switched at a wall, condition: N/A
Comment:	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?: N/A
Comment:	Source of space heating and cooling, condition: N/A
Comment:	Is there an attic access located in the hallway? Dimensions, type and condition: N/A
Master Bedroom	
Comment:	Room Dimensions, including ceiling height: 10'x10'x8' ft ceiling
Comment:	Ceiling material, water stains? condition: Dry wall
Comment:	Wall material, paint? condition: Dry wall / poor
Comment:	Floor covering material, condition: None
Comment:	Subfloor material, condition: Poor
Comment:	Interior door(s) dimensions, hardware, condition: 32" wide / poor
Comment:	Window(s) dimensions, security bars, emergency egress compliant, condition: 3'5" / No / Yes / poor
Comment:	Number and location of 120V electrical receptacles, condition: 4 / good
Comment:	Ceiling light fixture present, switched at a wall, condition: No
Comment:	Ceiling fan present, with or without working light kit, switched at a wall, condition: No
Comment:	Source of space heating and cooling, condition: N/A
Comment:	Closets, closet doors and hardware, clothes rods and shelves, light fixture, condition: None
Comment:	Is there a hardwired or wireless interconnected smoke alarm in this bedroom? condition: No
Master Bathroom	
Comment:	Room Dimensions, including ceiling height: 7'x7' / 8' ceiling
Comment:	Ceiling material, water stains? condition: Dry wall / fair

	Wall material, paint? condition:
Comment:	Dry wall
	Floor covering material, condition:
Comment:	Laminate Floor / poor
	Subfloor material, condition:
Comment:	Ply wood / poor
	Interior door(s) dimensions, hardware, condition:
Comment:	32" good
	Bath tub, shower, dimensions, faucets, shower head, shower wand, condition:
Comment:	Shower / 3' x 5' / good
	Wall hung or pedestal lavatory or vanity sink, dimensions, faucet, condition:
Comment:	wall hung / good
	Toilet, seat height, tank capacity, round or elongated, condition:
Comment:	Toilet / elongated / good
	Grab bars present, number, dimension, location, condition:
Comment:	Yes / 4 / 36" / (2) in shower ; (2) by toilet
	Window(s) dimensions, location, safety glass, condition:
Comment:	3'3" / No / poor
	Number and location of 20 amp, GFCI protected electrical receptacles, condition:
Comment:	N/A
	Ceiling light fixture present, switched at a wall, condition:
Comment:	Yes / good
	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:	None
	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

Bathroom #2

	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
	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, switched at a wall, exhausted to exterior, insulated duct in attic, CFM, GFCI protected on 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
Bedroom #2	
	Room Dimensions, including ceiling height:
Comment:	10'x10' / 8 ft ceiling
	Ceiling material, water stains? condition:
Comment:	Dry wall / Poor
	Wall material, paint? condition:
Comment:	Dry wall / poor
	Floor covering material, condition:
Comment:	None
	Subfloor material, condition:
Comment:	Ply wood / poor
	Interior door(s) dimensions, hardware, condition:
Comment:	32" / poor
	Window(s) dimensions, security bars, emergency egress compliant, condition:
Comment:	3'5" / No / poor
	Number and location of 120V electrical receptacles, condition:
Comment:	4 / good
	Ceiling light fixture present, switched at a wall, condition:
Comment:	Yes / Yes / good
	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	No
	Source of space heating and cooling, condition:
Comment:	N/A
	Closets, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	None
	Is there a hardwired or wireless interconnected smoke alarm in this bedroom? condition:
Comment:	No
Bedroom #3	
	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
Bedroom #4	
	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
Kitchen	
	Room Dimensions, including ceiling height:
Comment:	12'x14' / 8 ft ceiling
	Ceiling material, water stains? condition:
Comment:	Dry wall / poor
	Wall material, paint? condition:
Comment:	Dry wall / poor

	Floor covering material, condition:
Comment:	None
	Subfloor material, condition:
Comment:	Plywood / poor
	Interior door(s) dimensions, hardware, condition:
Comment:	N/A
	Window(s) dimensions, condition:
Comment:	N/A
	Kitchen sink and faucet, water supply lines and valves, drain and P-trap, condition:
Comment:	Kitchen sink, faucet supply lines in poor condition
	Refrigerator - type, size, age, condition, on a dedicated circuit:
Comment:	Free standing refrigerator / fair condition / does not have a dedicated circuit
	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:	N/A Range / electric / NO / good
	Cooktop - fuel source, age, condition:
Comment:	N/A
	Range vent hood, vented to the exterior, duct work in attic properly insulated, CFMs? condition:
Comment:	N/A
	Wall oven - fuel source, age, condition:
Comment:	N/A
	Microwave - location, condition, on a dedicated circuit
Comment:	N/A
	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:	N/A
	Wall cabinets, doors, hardware, total linear feet, condition:
Comment:	N/A
	GFCI protected receptacles above the countertop, number, location, amperage, condition:
Comment:	N/A

Laundry/Utility Room

	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
Garage/Carport	
	Is the garage or carport attached to the home or detached? Condition:
Comment:	N/A
	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:	N/A
Space Heating/Cooling	
	Central heating and cooling system – electric, natural gas or propane heating, tonnage or BTUs, age, condition,
Comment:	N/A
	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:	Window units / 5K BTU / Fair / Electric / No
	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
Insulation	
	Exterior Walls – type and amount in inches or R-value, condition:
Comment:	None
	Attic - type and amount in inches or R-value, condition:
Comment:	None
	Attic access location, dimension, ladder present, insulated - type & amount in inches or R-value, condition:
Comment:	None
	Weatherstripping on doors and windows, condition:
Comment:	No

Raul Cervantes

Construction Director for Proyecto Azteca

Property Address: 613 Church St., San Juan Tx. 78589

Inspection Finding:

A home inspection was conducted on May 28, 2026 by Raul Cervantes and the following items were noted.

Foundation:

The existing pier and beam foundation has extensive damage to the floor joist and plywood decking. Contributing factors are poor structural build up, water damage in the bathroom and a poor envelope (exterior wall siding) which allow for moisture damage.

Walls:

Exterior walls look to be poorly constructed, and the exterior finish of the home (the siding) is very poorly done (poor workmanship) with damaged and missing siding in some areas of the home. Plumbing and electrical penetrations do not look to have been sealed properly. All of these are contributing factors to the structural failure of the home.

Roofing:

The roof of the home is found to be in poor condition. Shingles are worn out and missing in some areas, the roof decking is rotted in some areas, the Facia is damaged and missing on some areas of the home and there is no soffit though out the home.

Electrical:

The electrical work on the home is noted as deficiency. There are several electrical wires hanging outside the walls and ceiling. Some outlets are being overloaded with the use of extension cords to power adjacent living areas. Lack of GFI outlets near water fixtures pose an electrical hazard.

Plumbing:

The home does not have any running hot water. A water heater and water heater closet is needed. Most plumbing was done poorly.

Overview:

This home looks to be in very poor conditions and any attempt to repair this home to make it a safe, structurally sound home would likely result in spending an excessive amount of money. I would highly recommend this home be demolished and reconstructed.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS
 COLONIA SELF-HELP CENTER PROGRAM



Reconstruction – Form 9	
Colonia Self Help Center: <u>Hidalgo County</u>	Colonia: <u>Gonzalez Zamora</u>
Household Name: <u>Ana M. & Cesar H. Perez</u>	Address: <u>613 Church St San Juan TX 78589</u>

Instructions: This form serves as the work write up and cost estimate to justify the need for reconstruction. An initial inspection is not required when a governmental entity has condemned the unit; or Colonia Self Help Center (SHC) staff has identified the unit as a Manufactured Housing Unit (MHU) that will not be rehabilitated.

- Color photos to support each major system deficiency listed below are required.
- If site built home, plans must be submitted for review.

Cost Estimate	Please check ALL applicable items
Manufactured Housing Unit that will not be rehabilitated, cost estimate for the entire rehabilitation: \$.	<input checked="" type="checkbox"/>
Household composition presents an overcrowding issue creating a safety issue	<input type="checkbox"/>
House has extensive moisture damage, mold and/or toxicity, cost estimate for this repair: \$.	<input type="checkbox"/>
House has deterioration of structural infrastructure, cost estimate for this repair: \$.	<input checked="" type="checkbox"/>
House has extensive damage to the foundation, cost estimate for this repair: \$.	<input checked="" type="checkbox"/>
House has extensive damage to roofing, cost estimate for this repair: \$.	<input checked="" type="checkbox"/>
House has extensive damage to floor and sub floor, cost estimate for this repair: \$.	<input checked="" type="checkbox"/>
House needs complete electrical rewire, cost estimate for this repair: \$.	<input type="checkbox"/>
House needs complete plumbing including waste supply and fixtures, cost estimate for this repair: \$.	<input type="checkbox"/>
Rehabilitation estimate (\$.) of the entire house exceeds house value (\$.).	<input type="checkbox"/>
Other:	<input type="checkbox"/>

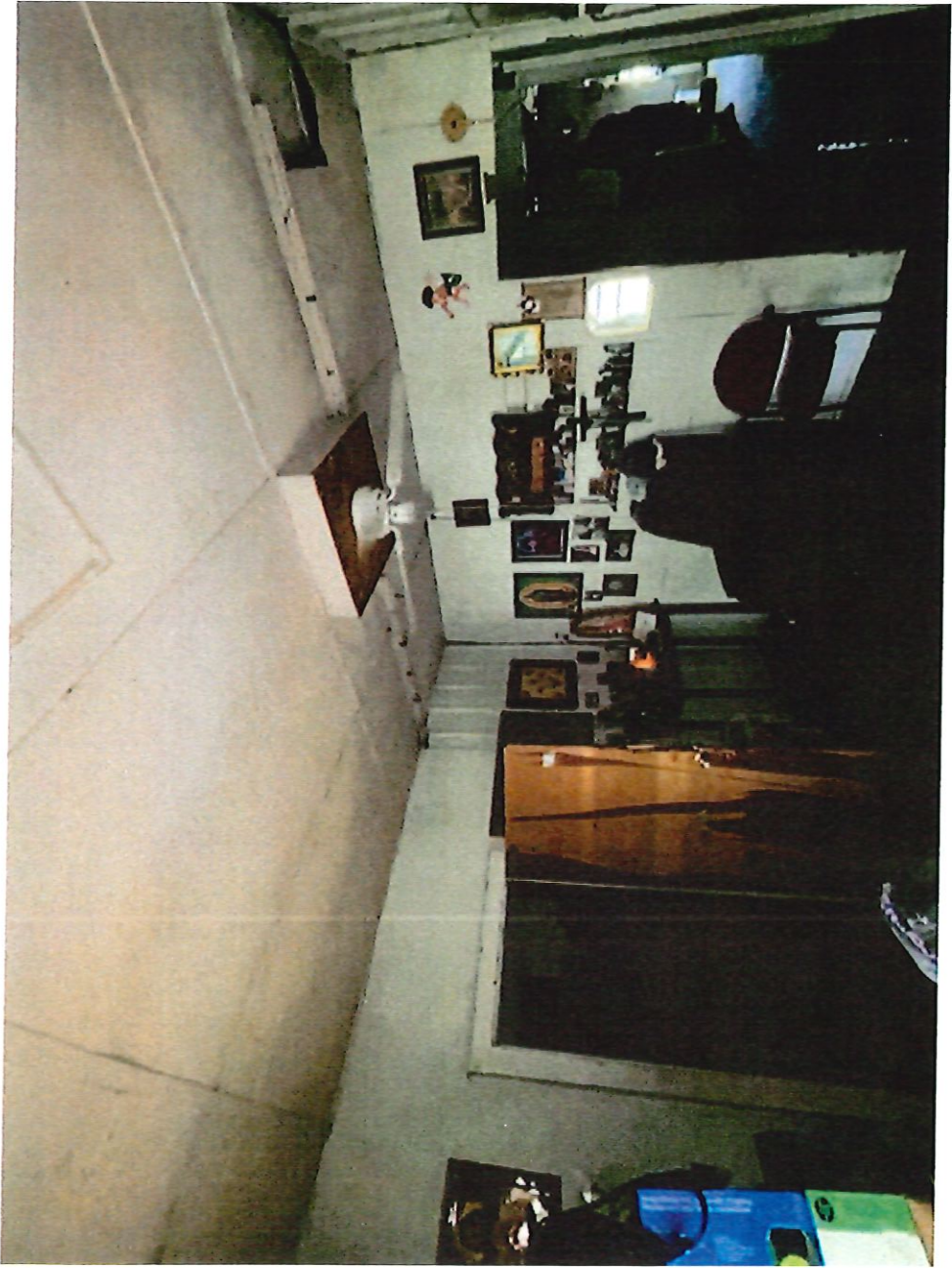
Summary Statement:

Colonia Self Help Center (SHC) staff has determined that the housing unit cannot be rehabilitated.

Raul Cervantes
 Signature

6/2/2026
 Date

Raul Cervantes Construction Director
 Printed Name and Title



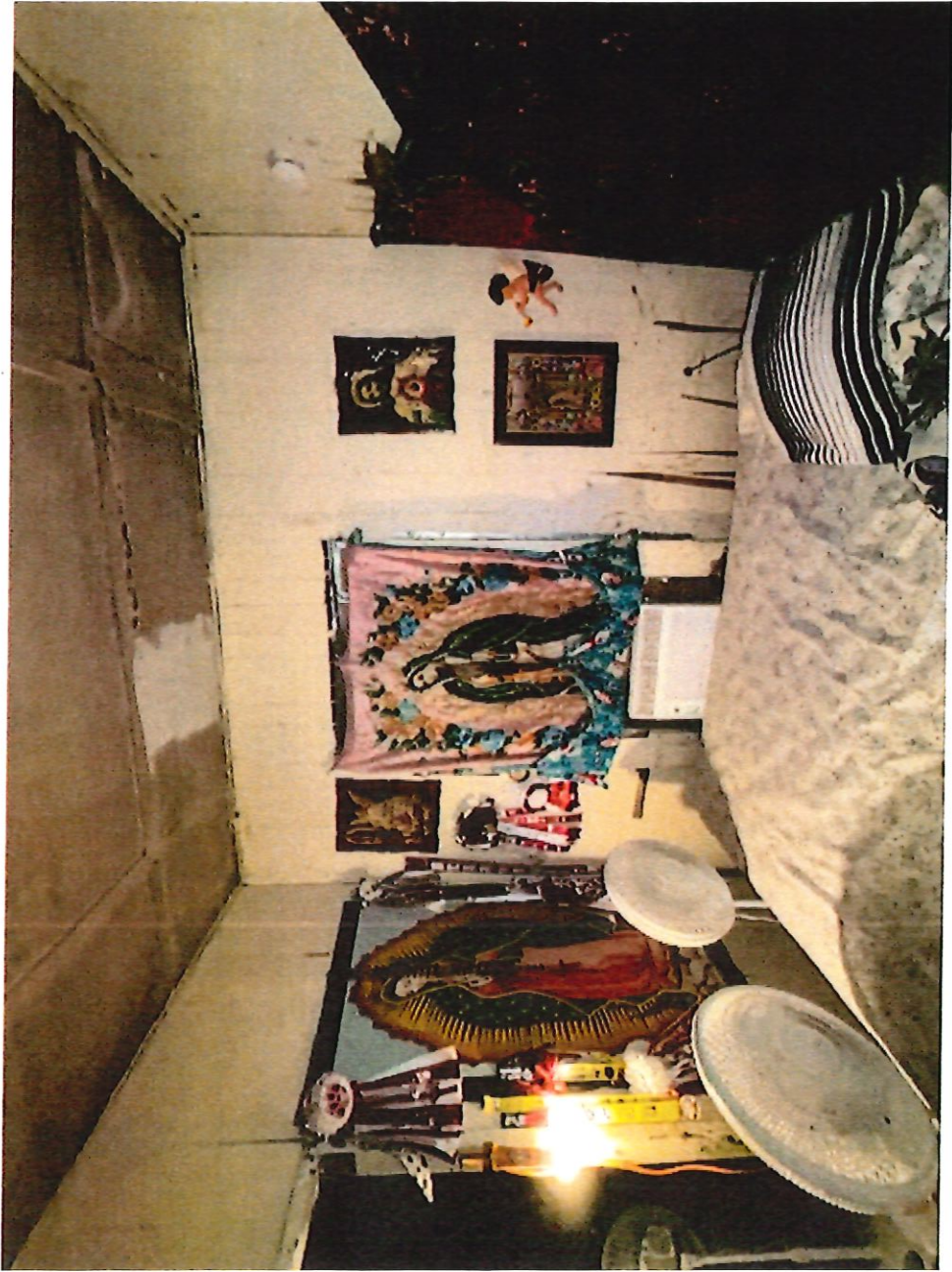






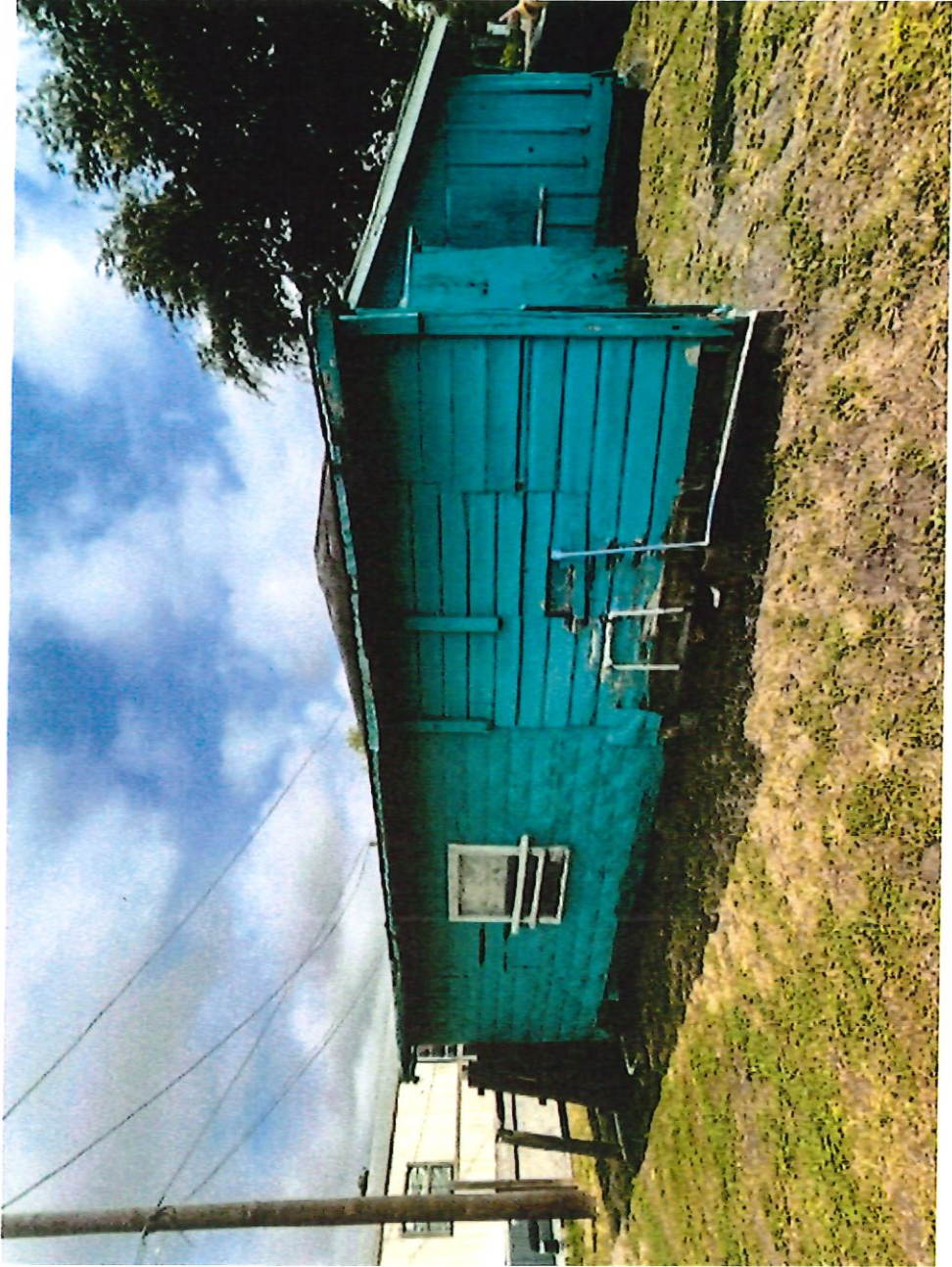




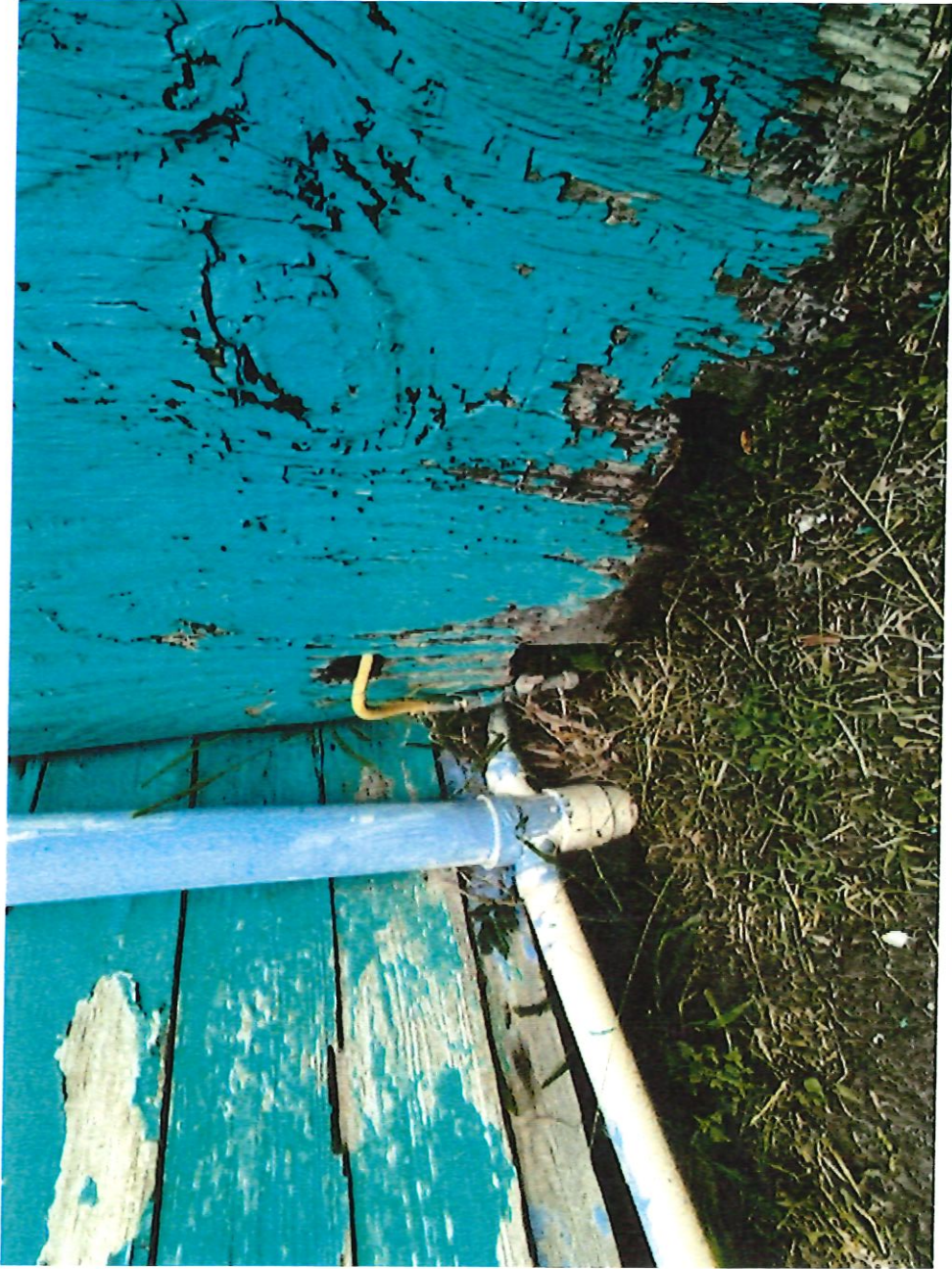








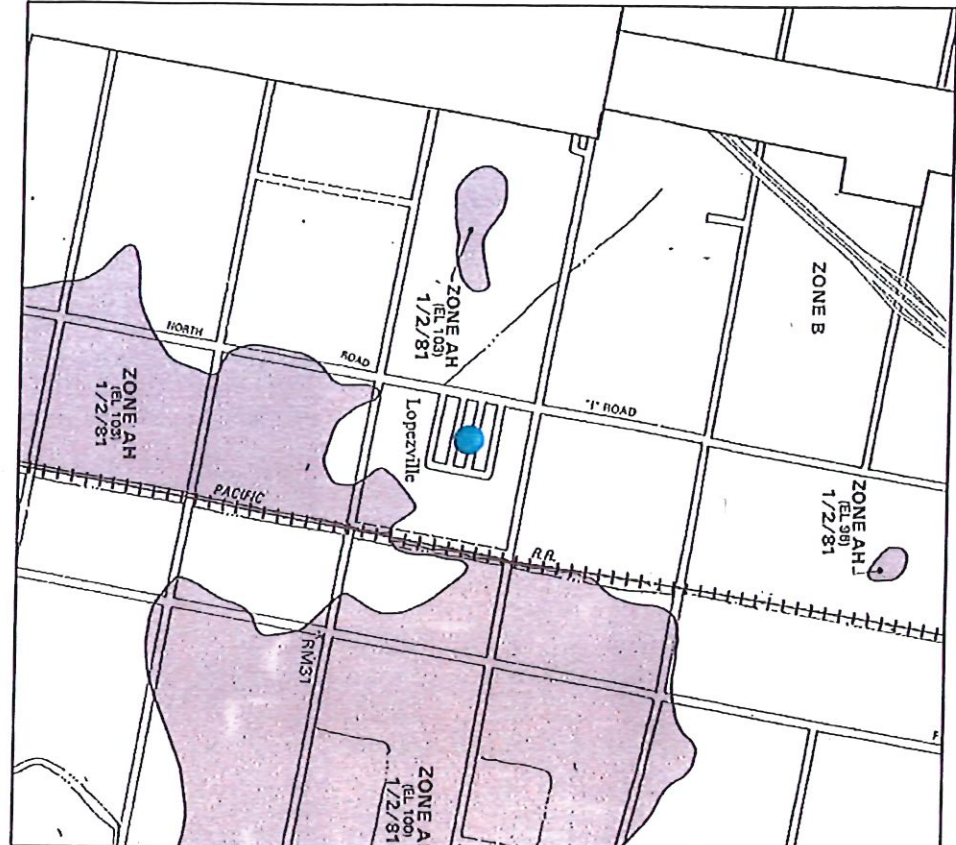








613 Church St. San Juan TX 78589
FIRM ZONE B



Contact your insurance agent, or call the National Flood Insurance Program at (800) 638-6620.



FIRM
FLOOD INSURANCE RATE MAP

Hidalgo County, Texas
 (UNINCORPORATED AREAS)

PANEL 425 OF 525
 DATE: NOVEMBER 15, 1982

COMMUNITY-PANEL NUMBER
 480334, 0425 C

MAP REVISION:
 NOVEMBER 15, 1982

Federal Emergency Management Agency

This is an official Flood Insurance Study... (Small text describing the map's purpose and data sources.)

KEY TO MAP

- 100-Year Flood Boundary
- Zone Designations with Date of Identification
- 500-Year Flood Boundary
- Base Flood Elevation Line with Elevation in Feet
- Base Flood Elevation in Feet (E.L. 987)
- Elevation Reference Mark
- River Mile
- RM7X
- M1.5

EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Area of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Area of 100-year shallow flooding where depths of inundation are shown, but no flood hazard factors are determined.
AH	Area of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Area of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Area between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flood-line inundation, but not subject to 500-year flood-line inundation; contributing drainage areas are shown where the area is protected by levees from the base flood, (Floodway Shading)
C	Area of unshaded flooding (No shading)
D	Area of undetermined, but possible, flood hazards
V	Area of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Area 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 A-3 or V may be protected by flood control structures.

This map is for flood insurance purposes only; it does not indicate safety zones or areas subject to flooding in the community or administrative boundaries outside special flood hazard areas.

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

INITIAL IDENTIFICATION
 MAY 21, 1978

FLOOD HAZARD BOUNDARY MAP REVISIONS

FLOOD INSURANCE RATE MAP REVISIONS:
 JANUARY 2, 1981

REVISIONS TO THE FIRM MAP REVISIONS... (Small text describing map updates.)

Subject Property Location

Lot 29 Block 2 Gonzalez-Zamora Subdivision/613 Church St., San Juan Texas, 78589, Hidalgo County

