

Housing Rehab Program

ENTITY: Countywide

PROJECT: Reconstruction of a single-family housing unit located at: 807 Water St., San Juan, Texas

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

SYNOPSIS:

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

Veronica Macias	Family of five (5)
CW#85-26-06	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
	Number of Bedrooms: 3
	Square Feet: 1092
	Does total annual household income exceed limits: No
	HUD Income Limits: \$ 68,600.00
	Deferred Loan

Existing Dwelling: 3 bedrooms frame home, built in 2005

RECOMMENDATION:

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



RE: Reconstruction Recommendation – 807 Water Street San Juan, TX 78589 - Veronica Macias

To Whom It May Concern:

Proyecto Azteca respectfully submits this letter in support of the reconstruction of the residence located at 807 Water Street, San Juan, Texas, under the Texas Department of Housing and Community Affairs (TDHCA) Colonia Self-Help Center Program.

On May 28, 2026, Proyecto Azteca Construction Director Raul Cervantes conducted an inspection of the home to assess its current condition and determine whether reconstruction assistance is warranted. The inspection identified deficiencies affecting several major components of the residence, including a roof in poor condition with worn and missing shingles, deteriorated soffit and fascia, exterior siding repairs, interior drywall repairs, plumbing fixture deficiencies, electrical corrections associated with the water heater installation, and water damage in bathroom areas. The homeowner also reported a history of significant wall cracking throughout the home prior to recent cosmetic improvements.

Although some repairs and cosmetic improvements have been completed over the years, the home continues to exhibit conditions that impact its long-term durability and overall useful life. The residence, constructed in 2005, has multiple building components requiring attention and would benefit from a comprehensive housing solution that addresses both current deficiencies and future housing needs.

Proyecto Azteca has determined that reconstruction of the existing residence represents the most appropriate course of action under the activities authorized by the Colonia Self-Help Center Program. Reconstruction will provide the Macias household with a safe, decent, and sanitary dwelling that meets current building standards and provides a long-term housing solution for the family.

Based on the inspection findings and our professional assessment, Proyecto Azteca recommends approval of reconstruction assistance for the residence located at 807 Water Street, San Juan, Texas.

Should you have any questions or require additional documentation, please do not hesitate to contact our office.

Sincerely,

/s Oliver De La Garza
Executive Director
Proyecto Azteca

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>Veronica Macias</u>	Address: <u>807 Walter St. San Juan TX 78389</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: \$.	☐
Household composition presents an overcrowding issue creating a safety issue	☐
House has extensive moisture damage, mold and/or toxicity, cost estimate for this repair: \$.	☐
House has deterioration of structural infrastructure, cost estimate for this repair: \$.	☐
House has extensive damage to the foundation, cost estimate for this repair: \$.	☐
House has extensive damage to roofing, cost estimate for this repair: \$.	☒
House has extensive damage to floor and sub floor, cost estimate for this repair: \$.	☐
House needs complete electrical rewire, cost estimate for this repair: \$.	☐
House needs complete plumbing including waste supply and fixtures, cost estimate for this repair: \$.	☐
Rehabilitation estimate (\$.) of the entire house exceeds house value (\$.).	☐
Other:	☐

Summary Statement:

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

Raul J
Signature

7/14/26
Date

Raul Cervantes Jr. Construction Director
Printed Name and Title



Texas Department of Housing and Community Affairs

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

Homeowner's Name: Veronica Macias
Street Address: 807 Water St.
City, County, Zip: San Juan TX 78589
Year built (per CAD): 2005
Lot size (OSSF only): 1580
Local building code: A1
Flood Zone designation: 480334 0425 C

Contract Administrator: Hidalgo
TDHCA Contract Activity #: CSH 24-0665
Inspector's Name: Raul Cervantes
Inspector's Email Address: rcervantes@proyectoazteca.org
Date of the Inspection: 6/2/26
Weather Conditions: Sunny humid

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	
	Is grade slope level, positive (sloping away from the structure) or negative (sloping towards the structure):
Comment:	<u>Positive</u>
	Are there trees or shrubs that are damaging the structure or presenting a hazard:
Comment:	<u>NO</u>
	Are improperly stored garbage, trash, non-working vehicles, unused appliances, etc present:
Comment:	<u>Yes</u>
	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:	<u>NO</u>
	Driveway, sidewalks – dimensions, material and condition:
Comment:	<u>Driveway 40X50 /</u>
	Garage, carport, tool shed or other out buildings – type and condition:
Comment:	<u>N/A</u>
	Presence of LP gas or propane fuel tanks – location, size and condition, re-filled on-site or off-site?
Comment:	<u>N/A</u>
Water Service	
	Type – private well or public:
Comment:	<u>public</u>
	Location of water meter – size of supply line,? What is the tested water pressure?:
Comment:	<u>Front yard</u>
	Interior distribution - material type, condition and location (in slab, crawl space or attic?):
Comment:	<u>Crawl space below structure / PVC</u>
	Exterior hose bibs – backflow preventers present? Sealed wall penetrations?:
Comment:	<u>Yes / No / No</u>
	Any evidence or report of leakage? 30 minute test result for system leakage? Any water hammer sounds? :
Comment:	<u>None</u>

Waste, Drains & Sewer	
	Type of Sewer Service: public, OSSF (aerobic, gravity/field lines, cesspool):
Comment:	public
	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:	N/A
Electric Service	
IMPORTANT WARNING: ONLY A TRAINED PROFESSIONAL SHOULD REMOVE THE COVER OF AN ELECTRICAL PANEL	
	Where is the service panel (entrance panel) located? Where are subpanels (if any) located?
Comment:	Kitchen
	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:	Yes
	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:	Yes
	Do service conductors enter the weatherhead through separate holes of an insulating bushing? Is there a drip loop?
Comment:	Yes / Yes
	Is the service mast upright or leaning?
Comment:	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:	professionally
	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:	covered / adequately supported
	Is there a main breaker outside the house that can be accessed in an emergency?
Comment:	None
	What is the capacity of the main disconnect breakers or fuses in the main panel?
Comment:	N/A
	Is there room in the entrance panel to add circuits? 100 amp capacity is the minimum.
Comment:	Yes
	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?
	No

Comment:	None	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:	NO	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:	Concrete / good	
		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:	None	
		Foundation skirting - type and condition:
Comment:	N/A	
		Are hose bibs with backflow preventers present? Wall penetration sealed? Location(s):
Comment:	NO	
		Exterior walls – type and condition:
Comment:	ply wood / Fair	
		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 & rear / metal	
		Storm/Screen/security doors – code compliant type of locking mechanism, condition:
Comment:	None	
		Porches, decks, patios, stairs, ramps, landings, handrails – material type and condition – height above grade:
Comment:	porch / good	
		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 / missing / poor	
		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 / poor condition	
Living Room		

Room Dimensions, including ceiling height:
 Comment: 13'x16' / 8 ft walls
 Ceiling material, water stains? condition:
 Comment: Dry wall / None
 Wall material, paint? condition:
 Comment: Dry wall / Good
 Floor covering material, condition:
 Comment: Floor tile / Good
 Subfloor material, condition:
 Comment: Concrete / N/A
 Interior door(s) dimensions, hardware, condition:
 Comment: Wood Hollow core / Good
 Window(s) dimensions, condition:
 Comment: 3'x4' / Good
 Number and location of 120V electrical receptacles, condition:
 Comment: 4
 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: Yes / with / Yes / Good
 Source of space heating and cooling, condition:
 Comment: AC system / Good

Dining Room

Room Dimensions, including ceiling height:
 Comment: 6'x12' / 8ft ceiling
 Ceiling material, water stains? condition:
 Comment: Dry wall / None / Good
 Wall material, paint? condition:
 Comment: Dry wall / Yes Good
 Floor covering material, condition:
 Comment: Floor tile / good
 Subfloor material, condition:
 Comment: Concrete / N/A
 Interior door(s) dimensions, hardware, condition:
 Comment: wood hollow core / good
 Window(s) dimensions, condition:
 Comment: N/A
 Number and location of 120V electrical receptacles, condition:
 Comment: 3 / 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: None
 Source of space heating and cooling, condition:
 Comment: A/C unit system

Hallways

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
Master Bedroom	
	Room Dimensions, including ceiling height:
Comment:	12' x 14' / 8ft ceiling
	Ceiling material, water stains? condition:
Comment:	Dry wall / None / Good
	Wall material, paint? condition:
Comment:	Dry wall / Yes / Good
	Floor covering material, condition:
Comment:	Ceramic tile / Good
	Subfloor material, condition:
Comment:	Concrete / N/A
	Interior door(s) dimensions, hardware, condition:
Comment:	wood hollow core / Good
	Window(s) dimensions, security bars, emergency egress compliant, condition:
Comment:	3' x 4' / No / Good
	Number and location of 120V electrical receptacles, condition:
Comment:	4 / Good
	Ceiling light fixture present, switched at a wall, condition:
Comment:	No
	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	Yes / with / Yes / Good
	Source of space heating and cooling, condition:
Comment:	A/C system / Good
	Closets, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	3' x 3' / wood hollow core / Yes / No light / Good
	Is there a hardwired or wireless interconnected smoke alarm in this bedroom? condition:
Comment:	No
Master Bathroom	
	Room Dimensions, including ceiling height:
Comment:	7'-6" x 7' / 8ft ceiling
	Ceiling material, water stains? condition:
Comment:	Dry wall / None / Good

Wall material, paint? condition:
 Comment: Dry wall / Yes / poor / water damage near shower

Floor covering material, condition:
 Comment: Ceramic tile / good

Subfloor material, condition:
 Comment: Concrete / N/A

Interior door(s) dimensions, hardware, condition:
 Comment: wood hollow core / good

Bath tub, shower, dimensions, faucets, shower head, shower wand, condition:
 Comment: tub 30" X 5' / Good

Wall hung or pedestal lavatory or vanity sink, dimensions, faucet, condition:
 Comment: vanity sink / 24" / Good

Toilet, seat height, tank capacity, round or elongated, condition:
 Comment: round / good

Grab bars present, number, dimension, location, condition:
 Comment: None

Window(s) dimensions, location, safety glass, condition:
 Comment: None

Number and location of 20 amp, GFCI protected electrical receptacles, condition:
 Comment: 1 GFI / Good

Ceiling light fixture present, switched at a wall, condition:
 Comment: Yes / 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: Yes / without / Yes / Yes / Yes / good

Source of space heating and cooling, condition:
 Comment: A/C system / good

Are a medicine cabinet and/or mirror and towel bars present; condition:
 Comment: No

Linen closet, closet doors and hardware, clothes rods and shelves, light fixture, condition:
 Comment: No

Bathroom #2

Room Dimensions, including ceiling height:
 Comment: 5' X 8' / 8ft ceiling

Ceiling material, water stains? condition ;
 Comment: Drywall / None / Good

Wall material, paint? condition:
 Comment: Drywall / Yes / needs repairs

Floor covering material, condition:
 Comment: ceramic tile / good / needing additional work near tub

Subfloor material, condition:
 Comment: concrete / N/A

Interior door(s) dimensions, hardware, condition:
 Comment: wood hollow core / good

Bath tub, shower, dimensions, faucets, shower head, shower wand, condition:
 Comment: 30" X 5' / missing drain spout / poor

Wall hung or pedestal lavatory or vanity sink, dimensions, faucet, condition:
 Comment: vanity sink / good

Toilet, seat height, tank capacity, round or elongated, condition:
 Comment: round / good

Grab bars present, number, dimension, location, condition:
 Comment: None

	Window(s) dimensions, location, safety glass, condition:
Comment:	None
	Number and location of 20 amp, GFCI protected electrical receptacles, condition:
Comment:	1 GFI / Good
	Ceiling light fixture present, switched at a wall, condition:
Comment:	Yes / Yes / missing cover
	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:	Yes / without / Yes / Yes / Good
	Source of space heating and cooling, condition:
Comment:	A/C system / Good
	Are a medicine cabinet and/or mirror and towel bars present; condition:
Comment:	No
	Linen closet, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	No
Bedroom #2	
	Room Dimensions, including ceiling height:
Comment:	10'x12' / ceiling 8'
	Ceiling material, water stains? condition:
Comment:	Dry wall / None / good
	Wall material, paint? condition:
Comment:	Dry wall / Yes / good
	Floor covering material, condition:
Comment:	Ceramic tile / good
	Subfloor material, condition:
Comment:	concrete / N/A
	Interior door(s) dimensions, hardware, condition:
Comment:	wood hollow core / good
	Window(s) dimensions, security bars, emergency egress compliant, condition:
Comment:	3'x5' metal frame / None / good
	Number and location of 120V electrical receptacles, condition:
Comment:	4 good
	Ceiling light fixture present, switched at a wall, condition:
Comment:	None
	Ceiling fan present, with or without working light kit, switched at a wall, condition:
Comment:	Yes / Yes with / Yes / good
	Source of space heating and cooling, condition:
Comment:	A/C system / good
	Closets, closet doors and hardware, clothes rods and shelves, light fixture, condition:
Comment:	4'x7-6" / 32" wood / Yes / Yes / good
	Is there a hardwired or wireless interconnected smoke alarm in this bedroom? condition:
Comment:	No
Bedroom #3	
	Room Dimensions, including ceiling height:
Comment:	10'x12 / 8' ceiling
	Ceiling material, water stains? condition:
Comment:	Dry wall / None / good
	Wall material, paint? condition:
Comment:	Dry wall / Yes / good
	Floor covering material, condition:
Comment:	Ceramic tile / good
	Subfloor material, condition:

Comment: Concrete / N/A
 Interior door(s) dimensions, hardware, condition:

Comment: Wood hollow core / good
 Window(s) dimensions, security bars, emergency egress compliant, condition:

Comment: 3'x5' / aluminum / good
 Number and location of 120V electrical receptacles, condition:

Comment: 4 / good
 Ceiling light fixture present, switched at a wall, condition:

Comment: No
 Ceiling fan present, with or without working light kit, switched at a wall, condition:

Comment: Yes
 Source of space heating and cooling, condition:

Comment: A/C system / good
 Closets, closet doors and hardware, clothes rods and shelves, light fixture, condition:

Comment: 4'x7-6" / 32" wood / Yes / good
 Is there a hardwired or wireless interconnected smoke alarm in this bedroom? condition:

Comment: NO

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: 5'x12' / 8ft ceiling
 Ceiling material, water stains? condition:

Comment: Dry wall / None / good
 Wall material, paint? condition:

Comment: Dry wall / Yes good

Floor covering material, condition:
 Comment: ceramic tile / good

Subfloor material, condition:
 Comment: concrete / N/A

Interior door(s) dimensions, hardware, condition:
 Comment: metal frame / missing trim / face

Window(s) dimensions, condition:
 Comment: 2'x3' / aluminum / good

Kitchen sink and faucet, water supply lines and valves, drain and P-trap, condition:
 Comment: sink & faucet good / supply lines good / good

Refrigerator - type, size, age, condition, on a dedicated circuit:
 Comment: over & under / good

Free-standing freezer - type, size, age, condition, on a dedicated circuit:
 Comment: None

Range/oven - fuel source, age, anti-tip mechanism installed, condition:
 Comment: oven / electric / good range / electric / 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: Base cabinets / 16' LF / good

Wall cabinets, doors, hardware, total linear feet, condition:
 Comment: wall cabinets / 16' LF / good

GFCI protected receptacles above the countertop, number, location, amperage, condition:
 Comment: N/A

Laundry/Utility Room

Room Dimensions, including ceiling height:
 Comment: 5'x7' / 8' ft ceiling

Ceiling material, water stains? condition:
 Comment: dry wall / good

Wall material, paint? condition:
 Comment: dry wall / needing repair / unfinished work

Floor covering material, condition:
 Comment: ceramic tile / good

Subfloor material, condition:
 Comment: concrete / N/A

Interior door(s) dimensions, hardware, condition:
 Comment: None / unfinished work

Window(s) dimensions, condition:
 Comment: None

Washer, location, properly plumbed and vented, condition:
 Comment: Washer / right side of closet / good

Dryer, location, fuel source, properly vented to the exterior, condition:

Comment:	left side of closet / electric / Yes / good
	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:	NO / NO / exterior of home / electric / No
	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:	electric / 3 ton / good
	Duct system - in conditioned or unconditioned space, properly sealed, condition:
Comment:	1/2" duct / unconditioned space / good
	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:	standard / good
	Fireplace, wood stove, chimney - condition:
Comment:	N/A
Insulation	
	Exterior Walls - type and amount in inches or R-value, condition:
Comment:	batt / R-13 / good
	Attic - type and amount in inches or R-value, condition:
Comment:	blown-in / 4" good
	Attic access location, dimension, ladder present, insulated - type & amount in inches or R-value, condition:
Comment:	LVR / 24" x 32" / Yes / No / good
	Weatherstripping on doors and windows, condition:
Comment:	good

Raul Cervantes

Construction Director for Proyecto Azteca

Property address: 807 Water 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:

No foundation damages were noticeable though out the home due to recent tile install though out the home. The homeowner mentioned that prior to the floor tile installation, the home had many large cracks the would extend to and up the walls. This could not be confirmed at the time of the inspection.

Walls:

Most of the walls looked like they were in good condition due to recent repairs / painting. Some areas of the home still need repairs, including painting. No cracks were visible even though the homeowner did mention that there were several cracks on the walls though out the home but due to recent repairs they were not visible and therefore could not be confirmed at the time of the inspection.

Roofing:

The roof of the home looked to be in poor condition. Shingles are worn out and missing in some areas. The soffit and Facia in some areas of the home need to be replaced.

Electrical.

The electrical work for the water heater needs to be done correctly. Installation of a disconnect is needed.

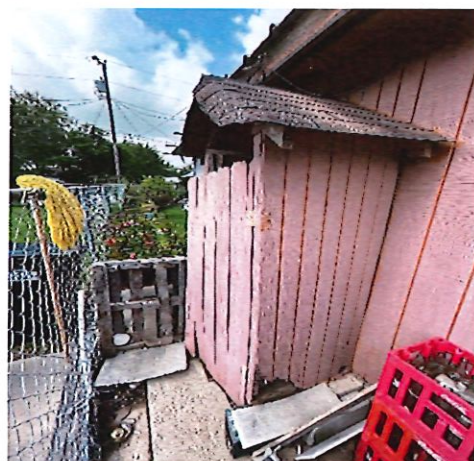
Plumbing:

Replacement of some water fixtures is needed. Water heater supply lines replaced.

Overview:

The home in in need of repairs to the exterior of the home (siding) and the interior of the home (drywall). The roof needs replacement. The home needs a complete installation of a water heater closet, including water heater and all supply line (both electrical and plumbing).

807 Water St. San Juan TX. 78589



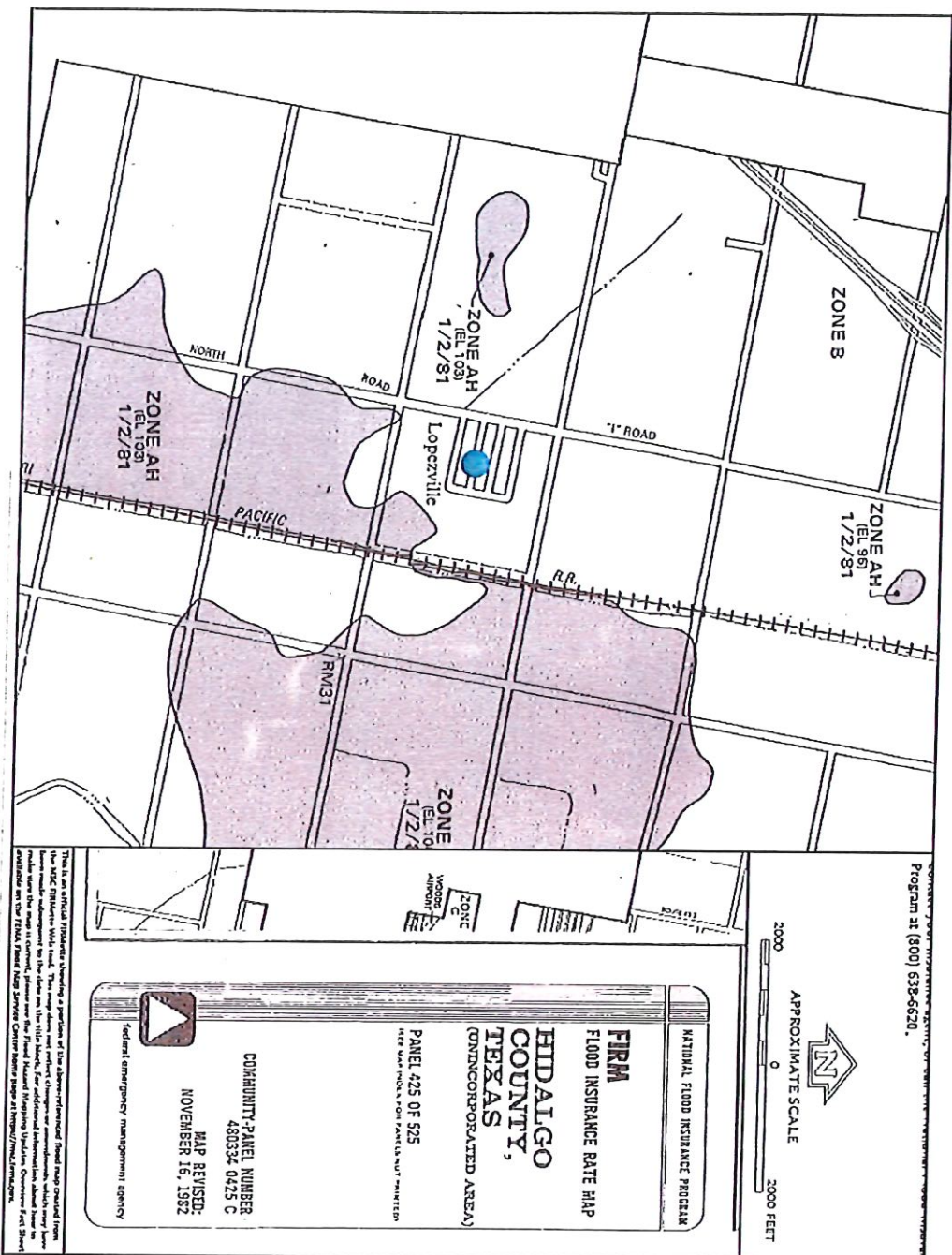
807 Water St. San Juan TX. 78589



807 Water St. San Juan TX. 78589



807 Water St. San Juan Tx 78589 FIRM ZONE B



Program at (800) 638-6520.



FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREA)

PANEL 425 OF 525
SEE MAP FOR PANEL 426

COMMUNITY PANEL NUMBER
480334 0425 C

MAP REVISED:
NOVEMBER 16, 1982

Federal Emergency Management Agency

This is an official Flood Insurance Rate Map (FIRM) showing a portion of the community's flood hazard. It is based on the National Flood Insurance Program (NFIP) data. The map is subject to change without notice. For more information, contact the Federal Emergency Management Agency (FEMA) at (800) 638-6520.

KEY TO MAP

500-Year Flood Boundary	ZONE B
100-Year Flood Boundary	ZONE A1
Zone Designation with Date of Identification	ZONE A5
100-Year Flood Boundary	ZONE B
500-Year Flood Boundary	ZONE B

Base Flood Elevation in Feet
Where Flood Elevation is 100
Where Uniform Within Zone

Base Flood Elevation in Feet
Where Flood Elevation is 100
Where Uniform Within Zone

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