

Housing Rehab Program

ENTITY: Countywide

PROJECT: Reconstruction of a single-family housing unit located at: 4309 Monreal Rd
Edinburg Texas

FUNDING YEAR: HOME 2025

SYNOPSIS:

The family is being recommended for applicant approval under the Owner-Occupied Housing Rehabilitation Program. The applicant has been on the waitlist since October 2019 and has met all of the program requirements for assistance under the Owner-Occupied Housing Rehabilitation Program. The following is a profile of the project

Javier & Sandra	Family of three (3)	
Vargas	Does applicant meet	
CW#85-26-07	Deferred Loan Requirements:	Yes
	Title Search:	No Abstract or Liens
	Flood Zone:	No – Zone X
	Insurance:	N/A
	Structures:	1
	Taxes:	current
	Assets & Deposits:	N/A
	Debt to Income Ratio:	N/A
	Payback	No - Deferred Loan - Elderly
	Number of Bedrooms:	3
	Square Feet:	1032
	Does total annual household income exceed limits:	No
	HUD Income Limits:	\$ 60,300.00
	Deferred Loan - Elderly	

Existing Dwelling: 3 bedrooms frame home, built in 1985

RECOMMENDATION:

The UCP Staff recommends approval for assistance under the Owner-Occupied Housing Rehabilitation Program by the County Commissioner's Court.

INITIAL INSPECTION

Date: June 17, 2026 City: Edinburg

If County Wide, Precinct #:

Name of Applicant: Javier Vargas

Inspector: Eric Gonzales

Address: 4309 Monreal Rd. Edinburg Tx 78541

Year House was built: 1985

EXTERIOR

1. **Foundation Condition:** Good [☐] Repair [☒] Replace [☐]
Foundation Type: Piers [☒] Concrete [☐]
Is the foundation sound and free from hazards? No

Notes: The Foundation is made up of pier and beam. The foundation needs to be replaced due to severe deterioration and is uneven.

Dimensions: 30'x25'

Estimated Cost \$ 5,160

2. **Exterior Walls:** Good [☐] Repair [☐] Replace [☒]
Are the exterior surfaces sound and free from hazards? No

Notes: The exterior wall siding is in bad shape. There are many areas where the wood siding has deteriorated due to moisture or termites. Wood siding needs to be replaced and sealed to prevent future deterioration.

Dimensions

Estimated Cost \$ 3,000

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

Notes: The windows appear to be single pane and broken

Qty. 16

Estimated Cost \$11,200

4. **Doors:** Good [☐] Repair [☐] Replace [☒]
What are the conditions of the exterior doors? No

Notes: The front and rear exterior doors need to be replaced. The door frames is damaged and cracked due to the shifting of the house.

Qty.2

Estimated Cost \$ 1,500

5. **Overhang / Trim:** Good ☐ Repair ☐ Replace ☒
What are the conditions of the overhand and trim?

Notes: The overhang is in bad shape. There are many areas where the overhang has deteriorated due to moisture or termites. Overhang needs to be replaced and sealed to prevent future deterioration. The trim needs to be replaced due to deterioration.

Estimated Cost \$ 2,322.00

6. **Roof:** Good ☐ Repair ☐ Replace ☒
Front Porch Roof Good ☐ Repair ☐ Replace ☒
Rear Porch Roof Good ☐ Repair ☐ Replace ☒

Is the roof sound and free from hazards? No

Notes: The roofing shingles and paper felt need to be replaced. The plywood decking needs to be inspected for deterioration due to severe water stains in the house.

Estimated Cost \$ 5,160

7. **Other Exterior Structural Observations (stairs, rails, ramps, etc.):**

Notes: The Side porch and steps need to be replaced.

Estimated Cost \$ 500

8. **Sewer Connected to City Main Line? Yes**
Yard Line: Good ☒ Repair ☐ Replace ☐

Notes:

Dimension Estimated Cost \$ 0

9. **Septic Tank:** N/A Good ☐ Repair ☐ Replace ☐
Sewage Connected to Septic System? No
of years with current Septic System: N/A

Is plumbing free from sewer back up? Yes

Yard Line & Drain Field: City Sewer

Notes:

Estimate Cost \$ 0

10. **Water Line:** Good ☒ Repair ☐ Replace ☐

Is water pressure good? Yes

Notes:

Estimated Cost \$ 0

11. **Gas Line:** Good ☒ Repair ☐ Replace ☐

LP Gas Line & Tank to Code: yes

Relocate ☐ Replace ☐

Notes:

Estimated Cost \$ 0

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

Plumbing is exposed throughout the entire home; vent pipes not above roof line.

Estimated Cost \$

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

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

Yes ☒

No ☐

Location(s): electrical riser /service entrance

Notes:

Estimated Cost \$ 500

INTERIOR

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

The flooring for the entire house needs to be replaced. In several areas in the house the VCT has come unglued and or worn down to the subfloor.

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

Is Floor Repairable

Yes ☐

No ☒

Notes:

Sq' Feet: 1,032

Estimated Cost \$ 3,096

15. **Condition of Kitchen Cabinets:** Good [] Repair [] Replace [X]
Are the kitchen cabinets in good shape and are they serving their purpose? No

Notes: The kitchen cabinets are in need to be replaced.

Dimension: 7' x 2'

Estimated Cost \$ 1,750

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

Notes: The ceiling coverings have cracks around the perimeter walls due to foundation movement. There are several areas where water damage has stained the ceiling. There are also signs of termites and rodent infestation. Mold is present in several areas of the house.

Dimension: 30'x 25'

Estimated Cost \$ 2,580

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

Notes: The wall coverings and trim are in need of repair. There are holes in walls and cracks due to foundation movement. Door frames and trims are broken and do not close properly. There are also signs of termites and rodent infestation.

Dimension:

Estimated Cost \$5,160

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

Notes:

Estimated Cost \$ 800

Plumbing: Good [] Repair [] Replace [X]
Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water? yes

Notes:

Estimated Cost \$ 1,400

19. **Insulation:** Good [] Repair [] Replace [X]

Are the attic and walls appropriately insulated for regional conditions? No

Notes: There is no insulation in the attic, the insulation in the walls appears to have mold per inspection.

Estimated Cost \$ 1,548.00

20. **Lead Base Paint Assessment**

Required [] Not Required [X]

Estimated Cost \$0

21. **Infestation** – Is the unit free from rats or severe infestation by mice or vermin?

Yes [] No [X]

Notes: signs of vermin or insects observed in time of inspection

Estimated Cost \$ 500

22. **Electrical Hazards** are the rooms free from electrical hazards?

Yes [X] No []

Location(s): Throughout the house

Notes: There were several plugs throughout the house that were not working. Several ceiling light fixtures in the house were also not working. Electrical needs to be inspected for electrical shorts.

Estimated Cost \$ 1,200

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

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

Total Rehab Estimated Cost \$ 47,376.00

Current Value of Structure \$ 47,678.00

50% Value \$ 23,839.00

Inspector

Date

Division Manager Approval

Date

4309 Monreal Rd Edinburg Tx 78541

Front Elevation



Rear Elevation



Left Elevation



Right Elevation

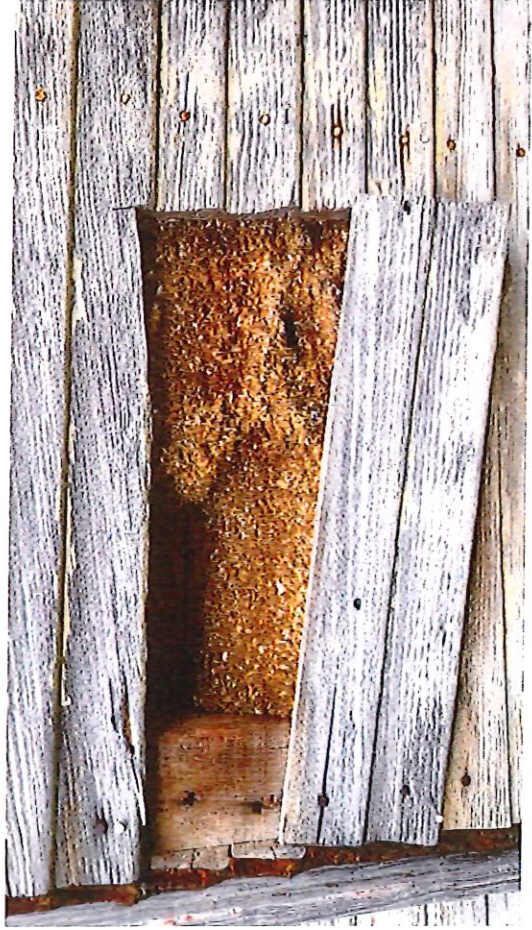


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Roof Soffit and Fascia



Exterior Siding

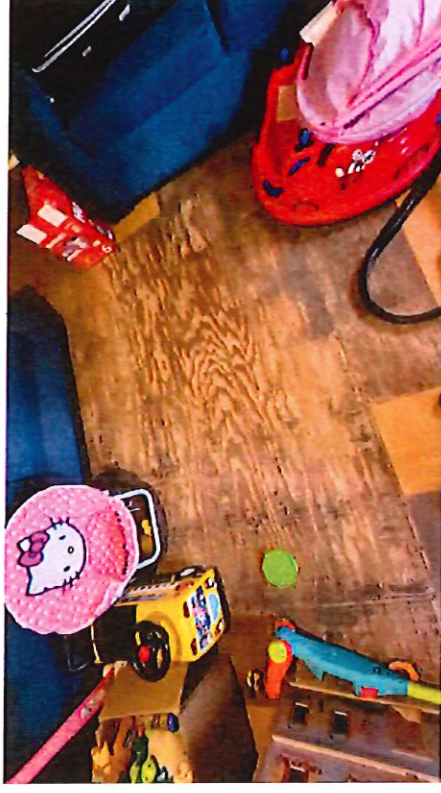


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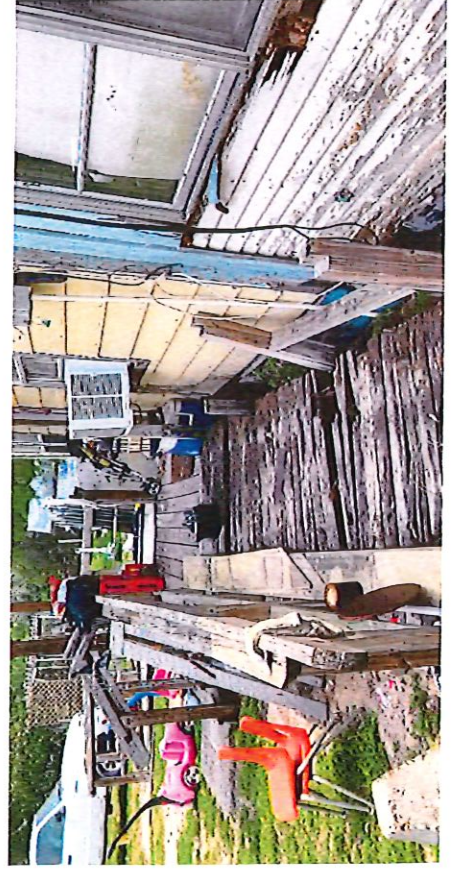
Exterior doors do not close properly.



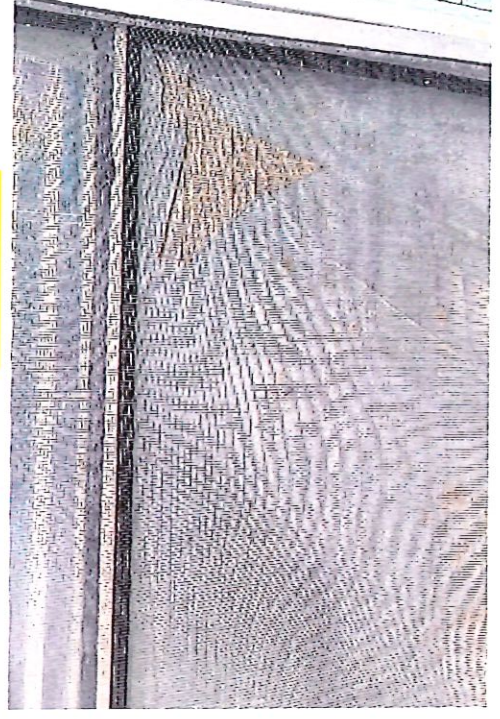
Subfloor exposed in 90% of the home



Ramp needs to be replaced



Broken windows

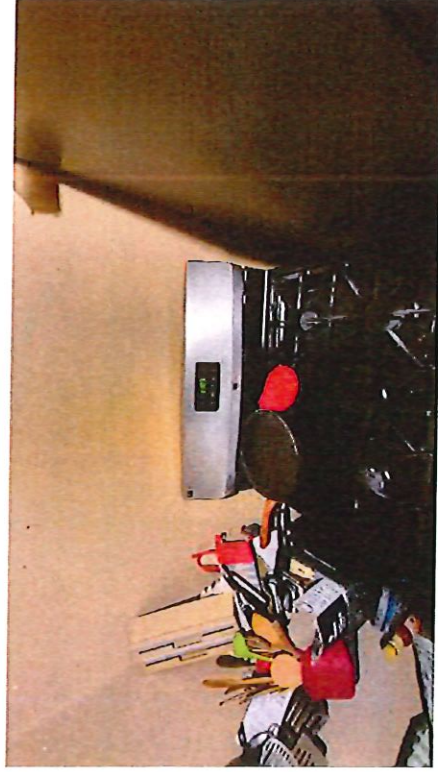
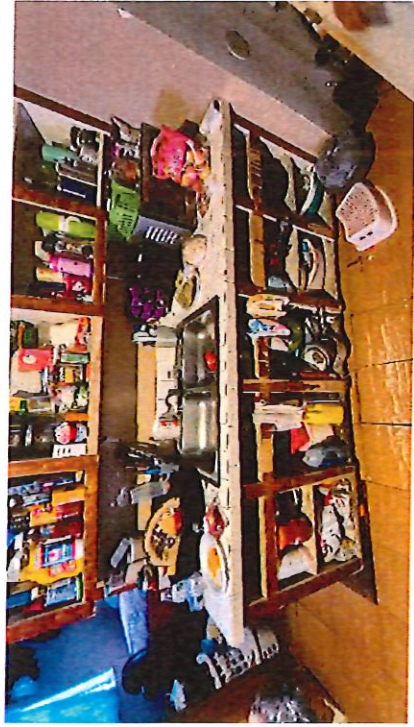


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Interior walls & Ceiling Deficiencies



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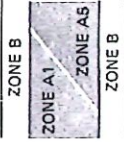
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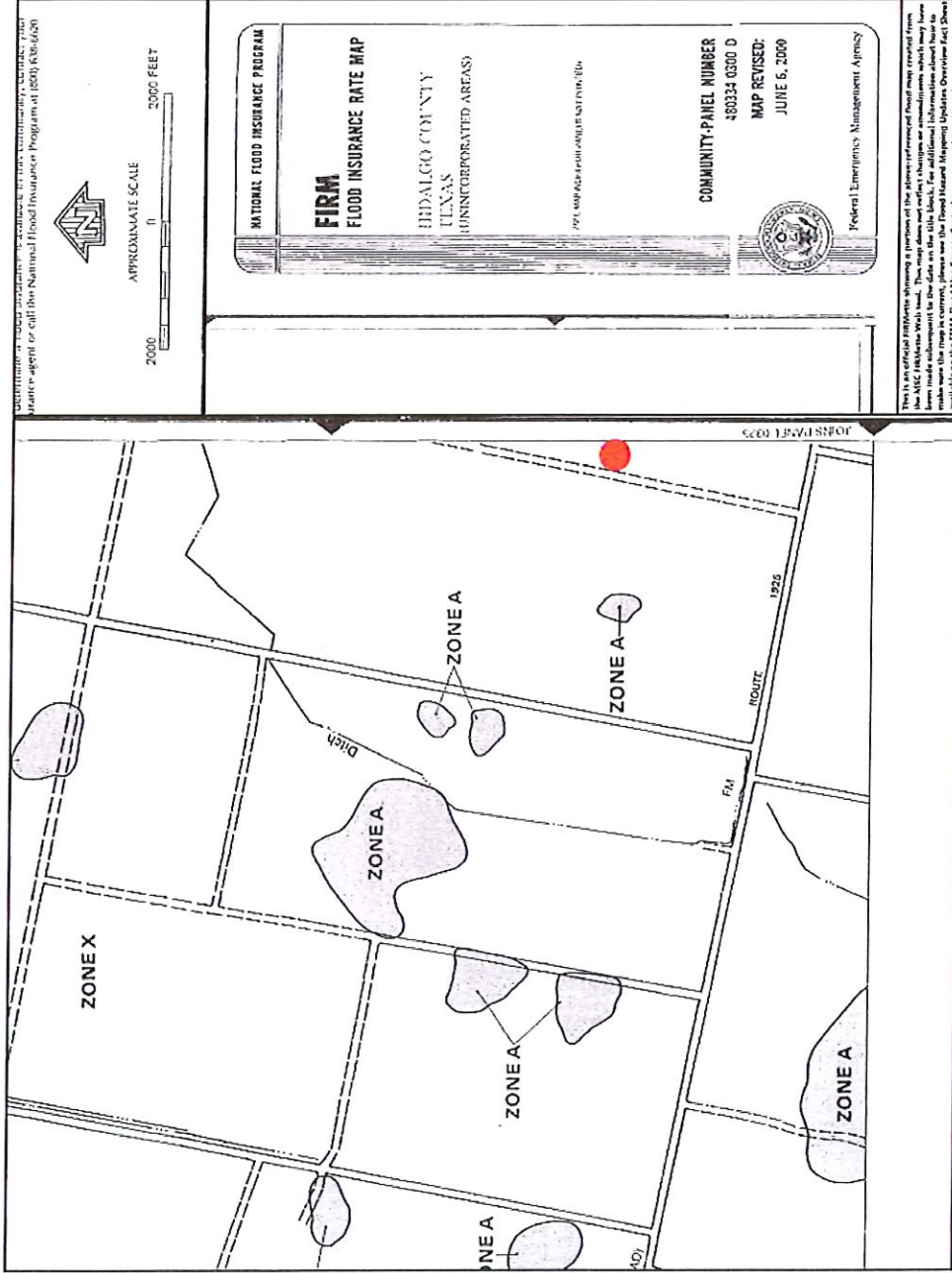
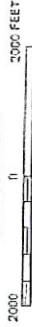
4309 Monreal Rd Edinburg Tx FIRM ZONE C

KEY TO MAP

- 500-Year Flood Boundary
- 100-Year Flood Boundary
- Zone Designations: With Date of Identification
- 100-Year Flood Boundary
- 500-Year Flood Boundary
- Base Flood Elevation Line With Elevation in Feet
- Base Flood Elevation in Feet Where Uniform Within Zone
- Elevation Reference Mark
- River Mile



APPROXIMATE SCALE



EXPLANATION OF ZONE DESIGNATIONS

- ZONE A** Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
- A0** Areas of 100-year flood; base flood elevations and flood hazard factors are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
- AH** Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations 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** Areas of 100-year flood; base flood elevations and flood hazard factors determined; protection system under construction.
- B** Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas not protected by levees from the base flood. (Medium shading)
- C** Areas of minimal flooding. (No shading)
- D** Areas of undetermined, but possible, flood hazards.
- V** Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
- V1-V30** Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard zones A and V may be protected by flood control structures. This map is for flood insurance purposes only. It does not necessarily show all areas subject to flooding in the community or all potential features outside special flood hazard areas. For additional map details, see separately printed Index To Map Panels.

INITIAL IDENTIFICATION
MAY 21, 1978

FLOOD HAZARD BOUNDARY MAP REVISIONS

FLOOD INSURANCE RATE MAP EFFECTIVE:
JAN/MAY 2, 2001

* FLOOD INSURANCE RATE MAP REVISIONS
NOVEMBER 12, 2002 is Change Effective. Limits to not new Special Flood Hazard Areas. To include Special Flood Hazard Areas to change Zone Designation. To add Base Flood Elevation to add Zone Boundary Line Designation. To add River Name, and to add Street

Project Site Location

SIMPATICO ACRES LOT 7

4309 Monreal Rd Edinburg TX 78541

