

# Property Disclosure and Repair Information

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**FHA Case Number:** 512-256340

**Insurability:** UI (Uninsurable)

**Property Address:** 16703 Lake Cir  
Conroe, TX 77302

<b>MPR Property Repairs</b>
Hvac system not functional per PCR
Repair HVAC
Electrical system damaged per PCR
Repair electrical
Plumbing system failed pressure test
Repair plumbing
Drywall damage throughout dwelling/+2 on lower interior walls due to water/flood damage was observed by the appraiser
Bathroom fixtures/toilet/vanity/sink/shower/tub missing due to flood damage
Defective paint/peeling paint/wood rot on small areas on exterior trim, eaves and soffit boards exposing wood
Peeling paint

<b>Property Disclosures</b>
Property is serviced by a septic
Recommended Inspections: HVAC, Electrical and Septic
ELECTRICITY CAN NOT BE ACTIVATED FOR INSPECTION per HUD Field Service Manager
WATER CAN NOT BE ACTIVATED FOR INSPECTION per HUD Field Service Manager
Uninsurable: Estimated MPR Repairs Exceed \$10,000

<b>General Disclosures</b>
<b>All HUD Homes are sold in their AS-IS condition:</b> HUD will not make any repairs nor allow the purchaser to complete any repairs prior to closing. <b>FOR YOUR PROTECTION GET A HOME INSPECTION</b>
Permission to activate utilities for purposes of the home inspection may be requested from the HUD Field Service Manager after the HUD-9548 sales contract is executed by the seller. Fees for activation may apply.
Properties being purchased with FHA insured financing will require a termite inspection and possible treatment. Should the purchaser elect to change their financing to a type other than FHA insured <b>AFTER</b> the inspection and/or treatment has begun, the purchaser will be responsible for reimbursing HUD for the cost of the inspection and treatment prior to closing.

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This information is accurate based on the data available at the time of listing, and is deemed reliable but not guaranteed. All information should be independently verified.