Property Disclosure

Case Number: 043-742282
Insurability: Uninsurable (UI)
Property Address: 446 Canal St
Placerville, CA 95667

MPR Property Repairs
Repair / Replace Exterior Siding, Trim, Soffit and Fascia
Repair / Replace Deck Boards, Steps and Railings
Repair / Replace Pool, Equipment and Cover
Repair / Replace Water Heater - Seismic Strapping
Pest Removal

Property Disclosures
There is an ADU located on property and it is unknown if ADU is permitted. Buyer to complete their due diligence and gather all pertinent information regarding the property, including financing requirements, Insurability, condition, and any other factors that may impact their purchase decision.
Property is NOT located in a FEMA Special Flood Hazard Area. It is the buyers responsibility to verify additional information regarding flood zones and insurance.
Property does not have a Homeowners Association (HOA).
Property built before 1978 - Lead Based Paint addendum required
Property is being sold in As-Is condition, but if any personal property item is present it may or may not be removed prior to closing of sale.
Property serviced by a Non-Public Utility: Propane
Property has a Shed/ Storage Building
Possible Structural issues have been reported, a Structural inspection recommended to determine the extent, as well as the cost of needed repairs. Repairs to be addressed by the purchaser after closing at the purchaser's expense - Buyer to complete their due diligence and gather all pertinent information regarding the property that may impact their purchase decision
Structural inspection is recommended
Property is listed as Uninsurable: Estimated MPR Repairs Exceed $10,000

General Disclosures
All HUD Homes are sold in their AS-IS condition: HUD will not make any repairs nor allow the purchaser to complete any repairs prior to closing. **FOR YOUR PROTECTION GET A HOME INSPECTION**
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 AFTER 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.
Properties built prior to 1978 and being purchased with FHA insured financing will require a lead-based paint

General Disclosures

inspection and possible stabilization. Should the purchaser elect to change their financing to a type other than FHA insured AFTER the inspection and/or stabilization has begun, the purchaser will be responsible for reimbursing HUD for the cost of the inspection ,stabilization and clearance letter prior to closing.

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.