

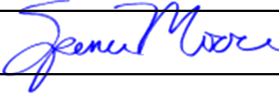
Property Condition Report

Case Number:	013-001409	Contract Area:	6A
Current Step:	1c-Ready to Show Condition	Address:	69 COUNTY RD 523
Step Date:	07/24/2026	City, St Zip:	ELBA, AL 36323-0000
HOC:	Atlanta		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	OK	HVAC tested and functional?:	No	System Incomplete Missing Components
--Heating/Furnace:	OK			
--HVAC System Duct:	OK			
Electrical Wiring:	OK	Electric supply tested and functional?:	No	Not tested due to outdated electrical (knob & tube)
--Other:	N/A			
--Other:	N/A			
Stove/Range/Oven:	OK	Built-in appliances tested and functional?:	No	Generator
--Kitchen Cabinets:	OK			
--Other:	N/A			
Plumbing:	OK	Water supply tested and functional?:	Yes	Pressure Test PASS
--Sink:	OK			
--Other:	N/A			
Water Heater:	OK	Water heater functional?:	Yes	Water heater visually inspected PASS
Sewer/Septic System:	OK	Sanitary & plumbing system functional?:	Yes	Pour water/antifreeze in drains PASS
--Toilet:	OK			
--Other:	N/A			
Roof:	OK	Roofing in acceptable condition?:	Yes	PASS - visually inspected peaks, valleys, ridge lines/caps, chimneys soffits, vents
--Other:	N/A			

**ENVIRONMENTAL COMPLIANCE RECORD
SINGLE FAMILY PROPERTY DISPOSITION**

FHA CASE NUMBER: 013-001409		
PROPERTY ADDRESS: 69 County Road 523, Elba, AL 36323		
COMPLIANCE FINDINGS		SOURCE DOCUMENTATION
1. HISTORIC PRESERVATION Property ☐ is ☒ is not listed on the National Register of Historic Places. Property ☐ is ☒ is not located in an Historical District. Note: An appropriate deed restriction will be required if property meets either of the foregoing conditions.		Checked National Register of Historical Places Checked National Register of Historical Places
2. FLOODPLAIN Property ☐ is ☒ is not located within the 100-year floodplain (Zones A & V). Note: Flood insurance may be required.		Panel #: Map #: 01031C0275D Date of Map: 05/02/2016
3. AIRPORT RUNWAY CLEAR ZONES (24 CFR 51D) Property ☐ is ☒ is not located within boundary of runway zones. If so, ** has the airport operator declined to acquire the property? ☐ Yes ☐ No ** a signed disclaimer is required (24 CFR Part 51D).		Property not within 3,000 feet of the runway clear zone.
4. SUMMARY Additional actions ☐ are ☒ are not required on the basis of the findings above. If additional actions are required, describe them in an attachment.		
NOTE: OTHER ENVIRONMENTAL STATUTES, EXECUTIVE ORDERS AND AUTHORITIES The remaining statutes and authorities cited at 24 CFR 50.4 do not require compliance because they are not relevant to property disposition actions which do not involve new construction.		
Preparer: 	Title:	Date: 08/07/2026
Supervisor:	Title:	Date:

Property Disclosure

Case Number: 013-001409

Property Address: 69 County Rd 523
Elba, AL 36323

Insurability: Insurable with Repair Escrow (IE)

MPR Property Repairs
Repair / Replace HVAC System (Missing Components)
Repair / Replace Electrical System (Knob & Tube)

Property Disclosures
Property has a Shed/ Storage Building
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 serviced by a Non-Public Utility: Septic Tank
Property serviced by a Non-Public Utility: Well
Property is listed as Insurable with Repair Escrow (IE): Less then \$10,000 in Estimated MPR Repairs - Final repair escrow amount to be determined by the buyer's appraisal

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 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.