

STATE OF SOUTH CAROLINA RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT



The South Carolina Code of Laws (Title 27, Chapter 50, Article 1) requires that an owner of residential real property (single family dwelling unit or a single transaction involving transfer of four dwelling units or less) shall provide to a purchaser this completed and signed disclosure statement prior to forming a real estate contract. This disclosure must be provided in connection with any sale, exchange, installment land sale, and lease with an option to purchase contract. This disclosure statement is not required in connection with transactions listed and exempted by South Carolina Code Section § 27-50-30.

Owners should answer the questions fully, honestly, and appropriately by attaching documents, checking a box for each check box question, and writing in the blanks on this disclosure statement.

If a question is answered "yes" or asks for a description, then owner must explain or describe the issue or attach a descriptive report from an engineer, contractor, pest control operator, expert, or public agency. If owner attaches a report, owner shall not be liable for inaccurate or incomplete information in the report unless owner was grossly negligent in obtaining or transmitting the information. If owner fails to check "yes" or make a disclosure and owner knows there is a problem, owner may be liable for making an intentional or negligent misrepresentation and may owe the purchaser actual damages, court costs, and attorney fees. If a question is answered "no" for any question, the owner is stating that owner has no actual knowledge of any problem.

If a question is answered "no representation" for any question, owner is stating that owner is making no representation regarding the conditions or characteristics of the property, but owner still may have a duty to disclose information that is known or should have been known.

If a question is answered and subsequently new information is obtained or something changes to render the owner's answer incorrect, inaccurate, or misleading (example: roof begins to leak), owner must promptly correct the disclosure. In some situations, the owner may notify the purchaser of the correction. In some situations, the owner may correct or repair the issue.

If owner is assisted in the sale of property by a real estate licensee, owner remains solely responsible for completing and delivering this disclosure statement to the purchaser. The real estate licensee must disclose material adverse facts about the property if actually known by the licensee about the issue, regardless of owner responses on this disclosure. Owner is solely responsible to complete this disclosure as truthfully and fully as possible. Owner and purchasers are solely responsible to consult with their attorneys regarding any disclosure issues. By signing below, owners acknowledge their duties and that failure to disclose known material information about the property may result in owner liability.

Owner must provide the completed disclosure statement to the purchaser prior to the time the owner and purchaser sign a real estate contract unless the real estate contract states otherwise. Owner should provide a signed copy to the purchaser and keep a copy signed by the purchaser.

A real estate contract, not this disclosure, controls what property transfers from owner to purchaser.

Property Address (including unit # or identifier) 183 Bridle Creek Trl, Alken, Sc 29803

Owner: () () Purchaser () () ac	knowledge receipt of a copy of this page which is page 1 of 5.
REV: 4/	2021

Apply this question below and the three answer choices to the numbered issues (1-14) on this disclosure. As owner, do you have any actual knowledge of any problem(s)* concerning? *Problem includes present defects, malfunctions, damages, conditions, or characteristics.

I. WATER SUPPLY AND SA	NITARY SEW	AGE DISPOSA	L SYSTEM		Y	es No	No Representation
1. Water supply					L	JU	
2. Water quality					L		
3. Water pressure					L	JU	
4. Sanitary sewage disposal	system for any	waste water _			[
A. Describe water supply	County	City	[] Private	Corporate	[] Community	Well	[] Other
B. Describe water disposal	Septic	Sewer	Private	Corporate	[] Government	t [_] Other	
C. Describe water pipes	[1]PEX	Copper		VC [_] Polybuty	lene [_] Steel	[] Other	/Unknown

II. ROOF. CHIMNEYS. FLOORS. FOUNDATION. BASEMENT. AND OTHER STRUCTURAL COMPONENTS AND MODIFICATIONS OF THESE STRUCTURAL COMPONENTS

	Yes	No	No Representation
5. Roof system	\Box	L	
6. Gutter system	ப	\Box	4
7. Foundation, slab, fireplaces, chimneys, wood stoves, floors, basement, windows, driveway, storm windows/screens, doors, ceilings, interior walls, exterior walls, sheds, attached garage, carport, patio, deck, walkways, fencing, or other structural components including modifications	ப	Ly -	L
A. Approximate year that current roof covering was installed: 2020. Approximate year structure of the second structure of the	ucture was	built:	2020 - July
B. During your ownership, describe any known roof system leaks, repairs and/or modifications with date(s): _		None	· ·

III. PLUMBING, ELECTRICAL, HEATING, COOLING, AND OTHER MECHANICAL SYSTEMS

	Yes	No	No Representation
8. Plumbing system (pipes, fixtures, water heater, disposal, softener, plumbing components)	\Box	LL/	L
9. Electrical system (wiring, panel, fixtures, AV wiring, outlets, switches, electrical components)	\Box	LL .	
10. Appliances (range, stove, ovens, dishwasher, refrigerator, washer, dryer, other appliances)	\Box	4	
11. Built-in systems and fixtures (fans, irrigation, pool, security, lighting, A/V, other)		IV .	
12. Mechanical systems (pumps, garage door opener, filtration, energy equipment, safety, other)		14	
13. Heating system(s) (HVAC components)		IT	
14. Cooling system(s) (HVAC components)		1	

Owner: (_____) (____) Purchaser (_____) (_____) acknowledge receipt of a copy of this page which is page 2 of 5.

A. Describe Cooling System [Central] Ductless]] Heat Pump [] Window [] Other
B. Describe Heating System [Central] Ductless [_] Heat Pump [_] Furnace [_] Other
C. Describe HVAC Power [] Oil [] Gas [Electric [] Solar [] Other
D. Describe HVAC system approximate age and any other H	VAC system(s):

IV. PRESENT OR PAST INFESTATION OF WOOD DESTROYING INSECTS OR ORGANISMS OR DRY ROT OR FUNGUS. THE DAMAGE FROM WHICH HAS NOT BEEN REPAIRED

A. Describe any known present wood problems caused by termites, insects, wood destroying organisms, dry rot or fungus:

None

B. Describe any termite/pest treatment, coverage to property, name of provider, and termite bond (if any):

.

QuarterThy	DEST SERVICE	-	TERMINITE	INSDUCTION + TREDS	Donk
C. Describe any known present	$ o \neq ZoZl$ t pest infestations:			/ / / /	
	Nor	R			

V. THE ZONING LAWS. RESTRICTIVE COVENANTS. BUILDING CODES. AND OTHER LAND USE RESTRICTIONS AFFECTING THE REAL PROPERTY, ANY ENCROACHMENTS OF THE REAL PROPERTY FROM OR TO ADJACENT REAL PROPERTY, AND NOTICE FROM A **GOVERNMENTAL AGENCY AFFECTING THIS REAL PROPERTY**

Apply this question below and the three answer choices to the numbered issues (15-25) on this disclosure. As owner, do you have any actual knowledge or notice concerning the following: No Depresentation

Vaa

Ma

	169	NO	No Representation
15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits			
or other land use restrictions affecting the real property	\Box	L	\Box
16. Designation as a historic building, landmark, site or location within a local historic or other restrictive			
district, which may limit changes, improvements or demolition of the property	\Box	5	\Box
17. Easements (access, conservation, utility, other), party walls, shared private driveway, private roads,			
released mineral rights, or encroachments from or to adjacent real property	\square	5	
18. Legal actions, claims, foreclosures, bankruptcies, tenancies, judgments, tax liens, other liens,			
insurance issues, or governmental actions that could affect title to the property	\Box	Ľ	
19. Room additions or structural changes to the property during your ownership	\Box	LL .	
20. Problems caused by fire, smoke, or water to the property during your ownership	\square	LL/	
21. Drainage, soil stability, atmosphere, or underground problems affecting the property	\Box	L'	
22. Erosion or erosion control affecting the property	\Box	5	
23. Flood hazards, wetlands, or flood hazard designations affecting the property	\Box	LL/	
24. Flood insurance covering the property	\Box	M	
25. Federal Emergency Management Agency (FEMA) claims filed on the property If yes to number 25, please list the dates of all claims:	\Box	5	
A. Describe any green energy, recycling, sustainability or disability features for the property:	Ne		
B. Describe any Department of Motor Vehicles titled manufactured housing on the property:	lonk		
Owner: () () Purchaser () () acknowledge receipt of a copy	/ of this p	bage whi	ch is page 3 of 5.

VI. BURIED. UNBURIED. OR COVERED PRESENCE OF THE FOLLOWING: LEAD BASED PAINT. LEAD HAZARDS. ASBESTOS. RADON GAS. METHANE GAS. STORAGE TANKS. HAZARDOUS MATERIALS. TOXIC MATERIALS. OR ENVIRONMENTAL CONTAMINATION

A. Describe any known property environmental contamination problems from construction, repair, cleaning, furnishing, intrusion, operating, toxic mold, methamphetamine production, lead based paint, lead hazards, asbestos, radon gas, methane gas, formaldehyde, corrosion-causing sheetrock, storage tanks, hazardous materials, toxic materials, environmental contamination, or other:

VII. EXISTENCE OF A RENTAL RENTAL MANAGEMENT. VACATION RENTAL, OR OTHER LEASE CONTRACT ANTICIPATED TO BE IN PLACE ON THE PROPERTY AT THE TIME OF CLOSING

A. Describe the lease terms and any leasing problems, if any:
B. State the name and contact information for any property management company involved (if any):
C. Describe known outstanding charges owed by tenant for gas, electric, water, sewer, and garbage:
VIII. THE EXISTENCE OF A METER CONSERVATION CHARGE. AS PERMITTED BY SECTION 58-37-50 THAT APPLIES TO ELECTRICITY OF NATURAL GAS SERVICE TO THE PROPERTY
A. Describe any utility company financed or leased property on the real property:
B. Describe known delinquent charges for real property's gas, electric, water, sewer, and garbage:
IX. WHETHER THE PROPERTY IS SUBJECT TO GOVERNANCE OF A HOMEOWNERS ASSOCIATION WHICH CARRIES CERTAIN RIGHTS AND OBLIGATIONS THAT MAY LIMIT THE USE OF THIS PROPERTY AND INVOLVE FINANCIAL OBLIGATIONS Yes* No No Representation I I YES, owner must complete the attached Residential Property Disclosure Statement Addendum.
X. PLEASE USE THE SPACE BELOW FOR "YES" ANSWER EXPLANATIONS AND ATTACH ANY ADDITIONAL SHEETS OR RELEVANT DOCUMENTS AS NEEDED

-) Purchaser (_____) (_____) acknowledge receipt of a copy of this page which is page 4 of 5.

Owner:

This disclosure does not limit the obligation of the purchaser to inspect the property and improvements which are the subject of the real estate contract. Purchaser is solely responsible for conducting their own off site conditions and psychologically affected property inspections prior to entering into a real estate contract. The real estate licensees (acting as listing or selling agents, or other) have no duty to inspect the on site or off site conditions of the property and improvements. Purchasers should review all applicable documents (covenants, conditions, restrictions, bylaws, deeds, and similar documents) prior to entering into any legal agreements including any contract. The South Carolina Code of Laws describes the Residential Property Condition Disclosure Statement requirements and exemptions at § 27-50-10 (and following) which can be read online (www.scstatehouse.gov or other websites).

Current status of property or factors which may affect the closing:

Owner occupied	[] Short sale	Bankruptcy	[Vacant (How long vacant?)	1 mouth	- August Zla
Leased	Foreclosure	Estate	[] Other		left

A Residential Property Condition Disclosure Statement Addendum [1] is not completed and attached. This addendum should be attached if the property is subject to covenants, conditions, restrictions, bylaws, rules, or is a condominium.

Owner acknowledges having read, completed, and received a copy of this Residential Property Condition Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Esca	Date:	9/25/2021	Time: 1:45pm P8
Owner Printed Name: Shawn Egide			
Owner Signature:MICHULE LEGAD	Date: 9	125/21	TIME: L'OPPST
Owner Printed Name: Michelle Egide MICUUL FCard	- 7	1	

Purchaser acknowledges prior to signing this disclosure:

- Receipt of a copy of this disclosure
- Purchaser has examined disclosure
- Purchaser had time and opportunity for legal counsel
- This disclosure is not a warranty by the real estate licensees
- This disclosure is not a substitute for obtaining inspections of on site and off site conditions
- This disclosure is not a warranty by the owner
- Representations are made by the owner and not by the owner's agents or subagents
- Purchasers have sole responsibility for obtaining inspection reports from licensed home inspectors, surveyors, engineers, or other qualified professionals

Purchaser Signature:	Date:	Time:
Purchaser Printed Name:		
Purchaser Signature:	Date:	Time:
Purchaser Printed Name:		

Page 5 of 5.

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STATE OF SOUTH CAROLINA RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT ADDENDUM



Prior to signing contract, owner shall provide this disclosure addendum to the purchaser if the property is subject to a homeowners association, a property owners association, a condominium owners association, a horizontal property regime, or similar organizations subject to covenants, conditions, restrictions, bylaws or rules (CCRBR). These organizations are referred to herein as an owners association.

Purchasers should review the applicable documents (covenants, conditions, restrictions, bylaws, deeds, condominium master deed, and similar documents), all related association issues, and investigate the owners association prior to entering into any legal agreements including a contract. Owners association charges include any dues, fees, assessments, reserve charges, or any similar charges. Purchasers are solely responsible to determine what items are covered by the owners association charges.

Property Address: 183 Bridle Creek Tri, Alken, Sc 29803	-		
Describe owners association charges: \$/ SZOPer	Rat		_(month/year/other)
What is the contact information for the owners association? <u>Jocus</u>	i ford oc	ffice	@gnash
As owner do you have any actual knowledge of answers to the following questions? Please check the appropriate box to answer the questions below.			
	Yes	No	No Representation
1. Are there owners association charges or common area expenses?	L	П.	\Box
2. Are there any owners association or CCRBR resale or rental restrictions?	\Box	5	\Box
3. Has the owners association levied any special assessments or similar charges?	\Box	L	
I. Do the CCRBR or condominium master deed create guest or visitor restrictions?	Ly -	\Box	
5. Do the CCRBR or condominium master deed create animal restrictions?		\Box .	
b. Does the property include assigned parking spaces, lockers, garages or carports?	\Box	4	
7. Are keys, key fobs or access codes required to access common or recreational areas ?	M		
3. Will any membership other than owner association transfer with the properties?	4		
9. Are there any known common area problems?		Y	
10. Is property or common area structures subject to South Carolina Coastal Zone Management Act? .		4	
11. Is there a transfer fee levied to transfer the property?*		14	

Explain any yes answers in the space below and attach any additional sheets or relevant documents as needed:

Owner signature: Shawn Egide Owner signature:	Date: <u>9/25/22</u> Date://35/2/	Time: 1: 50 pm
Michelle Egide () Purchaser signature:	Date:	Time:
Purchaser signature:	Date:	Time:

183 Bridle Creek



ANALYTICAL REPORT

CLIENT:

Southern Environmental & Well, LLC 433 Sawyer Rd. Monetta, SC 29105 ATTN: LeAnn Day

PROJECT:

183 Bridle Creek Aiken SC

REPORT DATE:

09.02.21

REPORT APPROVED BY:

Bryant W. Boyd Laboratory Manager bryant@axs-inc.com

Any questions related to this report should be directed to Access Analytical, Inc. via phone at 803.781.4243 or via email at the address listed above.

- South Carolina DHEC state lab certification #:
- Florida DOH national NELAP lab accreditation #: E

32571001 E871145



Access Analytical, Inc. 15 Thames Valley Rd. ~ Irmo, SC 29063 PHONE: 803.781.4243 ~ FAX: 803.781.4303 ~ WEB: <u>www.axs-inc.com</u>



Client ID #:

Report of Analysis

Lab ID #:	37581-001	Matrix:	Drinking Water
Project:	183 Bridle Creek Aiken SC	Collected:	8/30/2021 @ 10:00
Sample Name:	183 Bridle Creek	Date Received:	8/30/2021 @ 15:34

Parameter	Result	MRL *	Units	Method Reference	Data Flag *	Date/Time of Analysis	Analyst
E. Coli P/A	Absent	None	P/A	SM 9223 B-2004		8/30/2021 16:43	JD
Lead	<1.00	None	ug/l	EPA 200.8		9/1/2021 12:09	#98016
Nitrate + Nitrite by Calculation	0.459	None	mg/L	EPA 300.0		8/30/2021 17:26	PMM
Total Coliform P/A	Absent	None	P/A	SM 9223 B-2004		8/30/2021 16:43	JD
Turbidity	<0.500	0.5	NTU	SM2130 B-2011		8/30/2021 16:25	MML



Laboratory Endorsement / Definitions

Sample analysis was performed in accordance with approved methodologies provided by the Environmental Protection Agency, Standard Methods or other recognized agencies.

* Common abbreviations that may be utilized in this report:

- ND Indicates the result was Not Detected at the specified reporting limit
- "<" Indicated the result as less than the indicated amount
- MI Indicates the result was subject to Matrix Interference
- TNTC Indicates the result was Too Numerous to Count
- SUB Indicates the analysis was Sub-Contracted
- FLD Indicates the analysis was performed in the Field
- DL Detection Limit
- DF Dilution Factor
- MRL The minimum reporting limit (MRL) is defined as the minimum quantifiable concentration of a given analyte in a sample.
- MDL Calculated minimum detection limit
- PQL Practical Quantitation Limit
- RE Re-analysis

* Reporting flags that may be utilized in this report:

- J Indicates the result is between the MDL and MRL and considered to be an estimated result
- MB Indicates the analyte was detected in the associated Method Blank
- H Indicates the recommended holding time was exceeded
- * Indicates a non-compliant or not applicable QC recovery or RPD
- A BOD or CBOD GGA check value for this sample did not meet acceptance criteria.
- **B** BOD or CBOD blank depletion did not meet acceptance criteria.
- **C** Indicates the spike % recovery was not acceptable.
- D Indicates the duplicate % difference was not acceptable.
- **E** Toxicity is apparent in the sample.

Sample receipt at Access Analytical is documented through the attached chain of custody. In accordance with laboratory protocol, this report shall be reproduced only in full and with the written permission of Access Analytical, Inc.. The results contained within this report relate only to the samples reported. The documented results are presented within this report.

This report pertains only to the samples listed in the attached report and should be retained as a permanent record thereof. The results contained within this report are intended for the use of the client. Any unauthorized use of the information contained in this report is prohibited.



Sample Receipt

Were samples received on ice?	n/a
Were samples received within required temperature limits?	n/a
Are the number of samples the same as stated on the chain of custody?	YES
Are samples submitted with a correct and complete chain of custody?	YES
Are bottle caps tight and securely in place, coolers and samples intact?	YES
Are the correct sample containers provided?	YES
Were samples within the holding time for requested test(s)?	YES
Is the volume of sample submitted sufficient for the requested test(s)?	YES
Is there sufficient air space in bottle for bacteriological analysis?	YES
Were samples received with applicable preservative?	YES



Clienci: Southern Environmental & Well, LLC ettr: Le Ann Day didress: 433 5awyer Rd chr. Monetta sanse Nume: 133 Bridle Creek chr. Sanse Nume: chr. Moneta ab. D. Sanse Nume: chr. Moneta chr. Moneta chr. Moneta doit Moneta ab. D. Moneta chr. Moneta chr. Moneta doit Moneta doit Moneta ab. Moneta Moneta doit Moneta doit Moneta doit M	Preservatives (see codes): 5 2 0 Bottle Types (see codes): P P P		citati ol castoay necola
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Chrone: Monetta Sc Tare:		11 = Am	n.cf. 12 = Ascorbic Acid / HCL, 13 = EDA
Phone:: 803-645-7084 Fax: Registricture: southermenvironmental II:C@Rmail.cor Registruture: Le Ann Day sampled sylgepature): Le Ann Day Sampled sylgepature): Le Ann Day OLOI I333 Bridle Creek Biracle Creek OLOI 1333 Bridle Creek Syl30/21 /0::::::::::::::::::::::::::::::::::::	de: 29105 YSIS	*Matrix GW = gr	odes: und water, WW = waste water, DW = drinking water, SW = surface/storm wat
southermenvironmental life@email.com Regist Name: 133 Bridle Creek Aiken SC Sampled By (Signature): Le Ann Day 133 Bridle Creek Aiken SC Lab ID: Sample Name: Date Collected: Time collected: Date Collected: QOI 133 Bridle Creek 8/30/21 /0: 2: 0: G Dw QOI 133 Bridle Creek 8/30/21 /0: 2: 0: G Dw Auto Sample Name: Date Collected: 8/30/21 /0: 2: 0: G Dw Auto Sample Creek 8/30/21 /0: 2: 0: G Dw Auto Sample Creek 8/30/21 /0: 2: 0: G Dw Auto Sample Creek 8/30/21 /0: 2: 0: G Dw Auto Sample Creek 8/30/21 /0: 2: 0: G Dw Auto Sample Creek 8/30/21 /0: 2: 0: Br Dw Auto Sample Creek 8/30/21 /0: 2: 0: Br Dw Autor Br Dw Dr Dr Dr Autor Br Br Dw Dr Dr Date/Time Set On: Mo Br Dw Dr Date/Time Creek Po/set to criteri Relinquiti	<u>І</u> АИА (1	2 = 501,	L = studge, A = air, IW = industrial waste, O = other (specify in comments sections and the section of the sect
Project Manne: 133 Bridle Creek Aliken SC Sampled My Signature I: Le Ann Day	E LAB tooli	CVA= C	i vrea codes: lean Water Act (for wastewaters), SDWA = Safe Drinking Water Act (for drink second activities and second
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Turnaround Time Reguested: Project Location: Relinquis	Difference:		
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