

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.

roperty Address (including unit # or identifier) 725 Grace Ave., Aiken, 50 29801-4942
Owner: (Ş) () Purchaser () () acknowledge receipt of a copy of this page which is page 1 of 5.
REV: 11/2019

Water supply Water quality Water pressure Sanitary sewage disposal system for any waste water	Yes	No	No Representation
A. Describe water supply County City Private Corporate Community] \	Nell [Other
B. Describe water disposal Septic Sewer Private Corporate Government	O	ther	
C. Describe water pipes PEX Copper PVC/CPVC Polybutylene Steel	())ther/Ui	nknown
5. Roof system See inspection	Yes	No	No Representation
deck, walkways, fencing, or other structural components including modifications	X		
A. Approximate year that current roof covering was installed or modified: Approximate year structure.		e was b	uilt: <u>1928</u>
B. During your ownership, describe any known roof system leaks and repairs: See attached ->			
III. PLUMBING, ELECTRICAL, HEATING, COOLING, AND OTHER MECHANICAL SYSTEMS - SEE A	N TI	CHE	D medicinal contracts
	les 💮	No	No Representation
	X		
·	X		
•	X		
11. Built-in systems and fixtures (fans, irrigation, pool, security, lighting, A/V, other)[X	
12. Mechanical systems (pumps, garage door opener, filtration, energy equipment, safety, other)		\mathbf{X}	
13. Heating system(s) (HVAC components) See attached			
14. Cooling system(s) (HVAC components) * All duets removed -			
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	Ke	mave	2019
B. Describe Heating System	Re	move	ا عمام
			d 2019
D. Describe HVAC system approximate age and any other HVAC system(s): See attached			
IV. PRESENT OR PAST INFESTATION OF WOOD DESTROYING INSECTS OR ORGANISMS OR DRY ROT O	ים בווו	ייכווכ ז	rur namaer rona
WHICH HAS NOT BEEN REPAIRED SEE ATTACHED	JK rui	<u> </u>	HE DAMAGE FROM
A. Describe any known present wood problems caused by termites, insects, wood destroying organisms, dr	ry rot o	r fungu	··
Please see Home Inspection Report.	y 10: 0	I luliyu	5.
• •			
B. Describe any termite/pest treatment, coverage to property, name of provider, and termite bond (if any): Termite treatment will be performed done — and under war	* A man 4	L./-	
	. Lair	7	
C. Describe any known present pest infestations:			
		···	
V. THE ZONING LAWS, RESTRICTIVE COVENANTS, BUILDING CODES, AND OTHER LAND USE RESTRIC	CTION	~ arrr/	
PROPERTY, ANY ENCROACHMENTS OF THE REAL PROPERTY FROM OR TO ADJACENT REAL PROPERT	CTIUN: [Y. AN	S AFFEG D NOTIC	CTING THE KEAL OF FROM A
GOVERNMENTAL AGENCY AFFECTING THIS REAL PROPERTY	77		the Actorian
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:			
As owner, do you have any actual knowledge or notice concerning the following:	Yes	No	No Representation
As owner, do you have any actual knowledge or notice concerning the following: 15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits	Yes	No	No Representation
As owner, do you have any actual knowledge or notice concerning the following: 15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property	Yes		No Representation
As owner, do you have any actual knowledge or notice concerning the following: 15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property 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	Yes	No	No Representation
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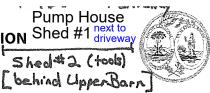
VI. BURIED, UNBURIED, OR COVERED PRESENCE OF THE FOLLOWING: LEAD BASED PAINT, LEAD HAZARDS, ASBESTOS, RADON GAS, METHANE GAS, STORAGE TANKS, HAZARDOUS MATERIALS, TOXIC MATERIALS, OR ENVIRONMENTAL CONTAMINATION
A. Describe any known property environmental contamination problems from construction, repair, 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 OR NATURAL GAS SERVICE TO THE PROPERTY
A. Describe any utility company financed or leased property on the real property: N/A
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
*If 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
- SEE ATTACHED ADDENDUM-
Owner: (﴿) () Purchaser () () acknowledge receipt of a copy of this page which is page 4 of 5.

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 ☐ Leased ☐ Foreclosure ☐ Estate	✓ Vacant (How long vacant? ○ Other:) 3 years -
A Residential Property Condition Disclosure Statement Addendun should be attached if the property is subject to covenants, conditi	n is is is not completed ons, restrictions, bylaws, rules, or	and attached. This addendum r is a condominium.
Owner acknowledges having read, completed, and received a copy before signing and that all information is true and correct as of th	ie date signed.	
Owner Signature:	Date: 17 Sept 2021	O Time: 3:00 pm
S 113 O.		·
Owner Signature:	Date:	Time:
Owner Printed Name:		
Purchaser acknowledges prior to signing this disclosure:		
• Receipt of a copy of this disclosure	• This disclosure is not a warranty	by the owner
Purchaser has examined disclosure	Representations are made by the	e owner and not by the owner's
Purchaser had time and opportunity for legal counsel	 agents or subagents Purchasers have sole responsibility 	ity for obtaining inspection reports
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	from licensed home inspectors, s qualified professionals	surveyors, engineers, or other
Purchaser Signature:	Date:	Time:
Purchaser Printed Name:		
Purchaser Signature:		
Purchaser Printed Name:		
Page 5	of 5.	



RESIDENTIAL PROPERTY CONDITION Pump House Shed #1 next to drivewa DISCLOSURE STATEMENT



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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.

Property Address (including unit # or identifier) 534- Marion St. SE, Aiken, SC 29801-4942
Owner: (Ş-) () Purchaser () () acknowledge receipt of a copy of this page which is page 1 of 5.
REV: 11/2019

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.	ATT	A CHI	
. Pump House only- (Well)			
I. WATER SUPPLY AND SANITARY SEWAGE DISPOSAL SYSTEM 1. Water supply 2. Water quality 3. Water pressure 4. Sanitary sewage disposal system for any waste water	· 🗀	No X	No Representation
A. Describe water supply County City Private Corporate Community	X	Well	Other
B. Describe water disposal Septic Sewer Private Corporate Government		Other	
C. Describe water pipes PEX Copper PVC/CPVC Polybutylene Steel		Other/l	Jnknown
II. ROOF, CHIMNEYS, FLOORS, FOUNDATION, BASEMENT, AND OTHER STRUCTURAL COMPONENTS AND MODIFICATIONS OF THESE STRUCTURAL COMPONENTS — SEE ATTACH 5. Roof system	Yes	No □ ⊠	No Representation
Trigation lines: for fields 2014 – for yards 2020. III. PLUMBING, ELECTRICAL, HEATING, COOLING, AND OTHER MECHANICAL SYSTEMS – SEE A New 2014 Pump-well – 8. Plumbing system (pipes, fixtures, water heater, disposal, softener, plumbing components)	Yes	No O	No Representation
Owner: (Purchaser () () acknowledge receipt of a copy of t	his pag	e whic	h is page 2 of 5.

A. Describe Cooling System	N/z	!		
B. Describe Heating System	N/A			
C. Describe HVAC Power Oil Gas Electric Solar Other N/A				
D. Describe HVAC system approximate age and any other HVAC system(s): N/A				
•				
IV. PRESENT OR PAST INFESTATION OF WOOD DESTROYING INSECTS OR ORGANISMS OR DRY ROT O	AD EIIA	CUC T	HE DAMACE FROM	
WHICH HAS NOT BEEN REPAIRED - SEE ATTACHED -	JN FUN	1003, 1	HE DAMAGE PROM	
A. Describe any known present wood problems caused by termites, insects, wood destroying organisms, dr	y rot o	r fungus	:	
	······································			
B. Describe any termite/pest treatment, coverage to property, name of provider, and termite bond (if any):				
C. Describe any known present pest infestations:				
V. THE ZONING LAWS, RESTRICTIVE COVENANTS, BUILDING CODES, AND OTHER LAND USE RESTRIC	CTIONS	. AEEE	TING THE DEAL	
PROPERTY, ANY ENCROACHMENTS OF THE REAL PROPERTY FROM OR TO ADJACENT REAL PROPERT				
GOVERNMENTAL AGENCY AFFECTING THIS REAL PROPERTY				
Apply this question below and the three answer choices to the numbered issues (15-25)) on th	nis disc	dosure.	
As owner, do you have any actual knowledge or notice concerning the following:				
As owner, do you have any actual knowledge of notice concerning the following.				
	Yes	No	No Representation	
15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits	Yes	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		X	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	Yes		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		X	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		X	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		X	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			No Representation	
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15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property			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			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			No Representation	
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15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property			No Representation	

METHANE GAS, STORAGE TANKS, HAZARDOUS MATERIALS, TOXIC MATERIALS, OR ENVIRONMENT	TAL CON	<u>TAMIN</u>	<u>NOITA</u>
A. Describe any known property environmental contamination problems from construction, repair, cleaning toxic mold, methamphetamine production, lead based paint, lead hazards, asbestos, radon gas, methane sheetrock, storage tanks, hazardous materials, toxic materials, environmental contamination, or other:	gas, for	maldehy	de, corrosion-causing
VII. EXISTENCE OF A RENTAL, RENTAL MANAGEMENT, VACATION RENTAL, OR OTHER LEASE CONTR	RACT AN	ΤΙζΙΡΔΊ	FD TO RE IN PLACE ON
THE PROPERTY AT THE TIME OF CLOSING	inci nii	TICH A	ED TO DE INTERCE ON
A. Describe the lease terms and any leasing problems, if any: — None-		*****	
B. State the name and contact information for any property management company involved (if any): N.	01 42		
C. Describe known outstanding charges owed by tenant for gas, electric, water, sewer, and garbage: $oldsymbol{\mathbb{N}}$	on-e-	•	
VIII. THE EXISTENCE OF A METER CONSERVATION CHARGE, AS PERMITTED BY SECTION 58-37-50 1 NATURAL GAS SERVICE TO THE PROPERTY	THAT AP	PLIES T	O ELECTRICITY OR
A. Describe any utility company financed or leased property on the real property: No - does not	t appl	y .	
B. Describe known delinquent charges for real property's gas, electric, water, sewer, and garbage: No.			
IX. WHETHER THE PROPERTY IS SUBJECT TO GOVERNANCE OF A HOMEOWNERS ASSOCIATION WHICH COBLIGATIONS THAT MAY LIMIT THE USE OF THIS PROPERTY AND INVOLVE FINANCIAL OBLIGATIONS	ARRIES	CERTAIN	RIGHTS AND
	Yes*	No	No Representation
*If <u>YES</u> , owner must complete the attached Residential Property Disclosure Statement Addendum.		X	
X. PLEASE USE THE SPACE BELOW FOR "YES" ANSWER EXPLANATIONS AND ATTACH ANY ADDITION AS NEEDED	AL SHEI	ETS OR	RELEVANT DOCUMENTS
- See attached - "Outbuildings Addendum for 1	lidde	rst	Lles "
Owner: (R-) () Purchaser () () acknowledge receipt of a copy of the	nic nane	which	is name 4 of 5

VI. BURIED, UNBURIED, OR COVERED PRESENCE OF THE FOLLOWING: LEAD BASED PAINT, LEAD HAZARDS, ASBESTOS, RADON GAS,

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Current status of property or factors which may affect the closing	:	
☐ Owner occupied☐ Short sale☐ Bankruptcy☐ Leased☐ Foreclosure☐ Estate		acant?)
A Residential Property Condition Disclosure Statement Addendun should be attached if the property is subject to covenants, condition	n- is is is is not complete is not complete is in its interest is in its interest in its int	eted and attached. This addendum es, or is a condominium.
Owner acknowledges having read, completed, and received a copy before signing and that all information is true and correct as of the	e date signed.	
Owner Signature:	Date: 17 S. t	2020 Time: 3:00 m
Owner Printed Name: S ++ T P:		•
Owner Signature:	Date:	Time:
Owner Printed Name:		
Purchaser acknowledges prior to signing this disclosure:		
Receipt of a copy of this disclosure	• This disclosure is not a war	• •
 Purchaser has examined disclosure Purchaser had time and opportunity for legal counsel 	 Representations are made agents or subagents 	by the owner and not by the owner's
 This disclosure is not a warranty by the real estate licensees 	 Purchasers have sole respo 	nsibility for obtaining inspection reports
 This disclosure is not a substitute for obtaining inspections of on site and off site conditions 	from licensed home inspec qualified professionals	tors, surveyors, engineers, or other
Purchaser Signature:	Date:	Time:
Purchaser Printed Name:		
Purchaser Signature:	Date:	Time:
Purchaser Printed Name:		
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STATE OF SOUTH CAROLINA RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

- GREEN HOUSE -

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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.

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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.

Property Address (including unit # or identifier) 534	Marion St. SE., Aiken, SC 29801-4942
Owner: () acknowledge receipt of a copy of this page which is page 1 of 5. REV: 11/2019

I. WATER SUPPLY AND SANITARY SEWAGE DISPOSAL SYSTEM 1. Water supply	Yes	No X X X X	No Representation
A. Describe water supply County City Private Corporate Community		Well [Other
B. Describe water disposal Septic Sewer Private Corporate Government		ther	
C. Describe water pipes PEX Copper PVC/CPVC Polybutylene Steel		Other/U	nknown
II. ROOF, CHIMNEYS, FLOORS, FOUNDATION, BASEMENT, AND OTHER STRUCTURAL COMPONENTS AND MODIFICATIONS OF THESE STRUCTURAL COMPONENTS			
	Yes	No	No Representation
5. Roof system	X		
6. Gutter system		\times	
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	\mathbf{X}		
A. Approximate year that current roof covering was installed or modified: Approximate year st	tructu	re was b	uilt: 1970's
B. During your ownership, describe any known roof system leaks and repairs:			
III. PLUMBING, ELECTRICAL, HEATING, COOLING, AND OTHER MECHANICAL SYSTEMS	V	Al _	N. D.
8. Plumbing system (pipes, fixtures, water heater, disposal, softener, plumbing components)	Yes	No	No Representation
9. Electrical system (wiring, panel, fixtures, A/V wiring, outlets, switches, electrical components)	N N		
10. Appliances (range, stove, ovens, dishwasher, refrigerator, washer, dryer, other appliances)		X N	
11. Built-in systems and fixtures (fans, irrigation, pool, security, lighting, A/V, other)	X		/ / [_]
12. Mechanical systems (pumps, garage door opener, filtration, energy equipment, safety, other)		X	
13. Heating system(s) (HVAC components). See woods have remarks.	X		
14. Cooling system(s) (HVAC components)		N N	<u> </u>
Owner: (\$\frac{\fir}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac}\frac{\far\f{\frac{\fin}}}}}{\firac{\frac{\fir}{\firac{\fir}\firac{\fir}{\firighta}}}}{			

A. Describe Cooling System	-No	1e-	
B. Describe Heating System	ooW	dsto	H.
C. Describe HVAC Power Oil Gas Electric Solar Other_	N	A	
D. Describe HVAC system approximate age and any other HVAC system(s):			
	55,5110,765,765		
IV. PRESENT OR PAST INFESTATION OF WOOD DESTROYING INSECTS OR ORGANISMS OR DRY ROT OF WHICH HAS NOT BEEN REPAIRED	OR FUN	IGUS, T	HE DAMAGE FROM
A. Describe any known present wood problems caused by termites, insects, wood destroying organisms, di	ry rot o	r fungus	:
B. Describe any termite/pest treatment, coverage to property, name of provider, and termite bond (if any): Aiken Pest Control - under warrenty - copy of contract atta	ched	-	
C. Describe any known present pest infestations: None Known - constructed of plexi and aluminum frame	<u>ne -</u>		
V. THE ZONING LAWS, RESTRICTIVE COVENANTS, BUILDING CODES, AND OTHER LAND USE RESTRICTIVE PROPERTY, ANY ENCROACHMENTS OF THE REAL PROPERTY FROM OR TO ADJACENT REAL PROPERTY GOVERNMENTAL AGENCY AFFECTING THIS REAL PROPERTY Apply this question below and the three answer choices to the numbered issues (15-25)	ΓY, AN	D NOTIC	E FROM A
As auman da you have any actual browledge as notice consequing the fall and a			
As owner, do you have any actual knowledge or notice concerning the following:	.,		11 B
15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits	Yes	No ⊠	No Representation
	Yes		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		×	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		×	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			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			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			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			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			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			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			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			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			
15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property			

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: ______ - None Fnown-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: - No -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: N/A VIII. THE EXISTENCE OF A METER CONSERVATION CHARGE, AS PERMITTED BY SECTION 58-37-50 THAT APPLIES TO ELECTRICITY OR **NATURAL GAS SERVICE TO THE PROPERTY** A. Describe any utility company financed or leased property on the real property: - None-B. Describe known delinquent charges for real property's gas, electric, water, sewer, and garbage: None 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 No Representation X *If 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 - SEE ATTACHED ADDENDUM: "Outbuildings for Hidden Stobles" -· Roof has some loose panels. · No representation to fixtures, overhead misters or heat lamps · Water spigot is available and in working order-Owner: () Purchaser () acknowledge receipt of a copy of this page which is page 4 of 5.

VI. BURIED, UNBURIED, OR COVERED PRESENCE OF THE FOLLOWING: LEAD BASED PAINT, LEAD HAZARDS, ASBESTOS, RADON GAS,

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	y:	
☐ Owner occupied ☐ Short sale ☐ Bankruptcy ☐ Leased ☐ Foreclosure ☐ Estate	• • • • • • • • • • • • • • • • • • • •	vacant?)
A Residential Property Condition Disclosure Statement Addendur should be attached if the property is subject to covenants, condit	m □ is □ i s not comp tions, restrictions, bylaws, ru	leted and attached. This addendum Hes, or is a condominium.
Owner acknowledges having read, completed, and received a copbefore signing and that all information is true and correct as of the	he date signed.	
Owner Signature: S. Alivino	Date: 17 Sep.	1 2020 Time: 3:00pm
Owner Printed Name: SeatLD. Rivière -	F	ŧ
Owner Signature:	Date:	Time:
Owner Printed Name:		
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 	 agents or subagents Purchasers have sole respectively 	erranty by the owner e by the owner and not by the owner's onsibility for obtaining inspection reports ectors, surveyors, engineers, or other
Purchaser Signature:	Date:	Time:
Purchaser Printed Name:		
Purchaser Signature:		
Purchaser Printed Name:		
Page	5 of 5.	



STATE OF SOUTH CAROLINA RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT



- UPPER BARN -

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.

Property Address (including unit # or identifier) 534 Marion St. SE., Aiken SC 29801-4942
Owner: (ᠫৄ-) () Purchaser () () acknowledge receipt of a copy of this page which is page 1 of 5.
REV: 11/2019

I. WATER SUPPLY AND SANITARY SEWAGE DISPOSAL SYSTEM	Yes	No	No Representation
1. Water supply			
2. Water quality		X	[]
3. Water pressure		X	
4. Sanitary sewage disposal system for any waste water	3	X	
,	LJ	Kai	L
A. Describe water supply County City Private Corporate Community	X v	Well [Other
B. Describe water disposal Septic Sewer Private Corporate Government	□ 0	ther	Manual Control of the
C. Describe water pipes PEX Copper X PVC/CPVC Polybutylene Steel		Other/U	nknown galvanized
Well water can be found next to Upper Barn at Polebarn hydr	ant.		·
II. ROOF, CHIMNEYS, FLOORS, FOUNDATION, BASEMENT, AND OTHER STRUCTURAL - SEE AT	TACH	ED-	
COMPONENTS AND MODIFICATIONS OF THESE STRUCTURAL COMPONENTS	V.		N. B.
F. Doof system	Yes	No	No Representation
5. Roof system			
6. Gutter system 2014	\boxtimes		
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			
A. Approximate year that current roof covering was installed or modified: Approximate year		e was b	uilt: /928
B. During your ownership, describe any known roof system leaks and repairs:			
Signal of the state of the stat			***************************************
	0-10-00 No. 10 ps 100 5		
III. PLUMBING, ELECTRICAL, HEATING, COOLING, AND OTHER MECHANICAL SYSTEMS - See a	ttach	ed fe	or improvements—
- New hydrants - 2019 -	Yes	No	No Representation
8. Plumbing system (pipes, fixtures, water heater, disposal, softener, plumbing components)	\boxtimes		
9. Electrical system (wiring, panel, fixtures, A/V wiring, outlets, switches, electrical components)	\boxtimes		
10. Appliances (range, stove, ovens, dishwasher, refrigerator, washer, dryer, other appliances)			
11. Built-in systems and fixtures (fans) irrigation, pool, security, lighting, A/V, other)	X		
12. Mechanical systems (pumps, garage door opener, filtration, energy equipment, safety, other) N/A		X	
13. Heating system(s) (HVAC components)		X	
14. Cooling system(s) (HVAC components)		X	
Owner: (Receipt of a copy of the contract of a copy of the copy o	is page	e which	is page 2 of 5.

A. Describe Cooling System	N	A	
B. Describe Heating System	N/A		
C. Describe HVAC Power Oil Gas Electric Solar Other_	N/A		
D. Describe HVAC system approximate age and any other HVAC system(s):	•		
	•		
	6.0000000000		
IV. PRESENT OR PAST INFESTATION OF WOOD DESTROYING INSECTS OR ORGANISMS OR DRY ROT O WHICH HAS NOT BEEN REPAIRED — SEE ATTACHED —	R FUN	GUS, T	HE DAMAGE FROM
A. Describe any known present wood problems caused by termites, insects, wood destroying organisms, dry	v rot or	· funaus	:
See inspection report - Aiken Pest Control-			•
B. Describe any termite/pest treatment, coverage to property, name of provider, and termite bond (if any): Aiken Pest Control - warrenty contract - Sentricos			
C. Describe any known present pest infestations: Not at this time-			
V. THE ZONING LAWS, RESTRICTIVE COVENANTS, BUILDING CODES, AND OTHER LAND USE RESTRIC			
PROPERTY, ANY ENCROACHMENTS OF THE REAL PROPERTY FROM OR TO ADJACENT REAL PROPERTY	Y, AND	NOTIC	E FROM A
GOVERNMENTAL AGENCY AFFECTING THIS REAL PROPERTY - SEE ATTACHED -			
Apply this question below and the three answer choices to the numbered issues (15-25) As owner, do you have any actual knowledge or notice concerning the following:	on th	is disc	losure.
ns owner, at you have any actual knowledge of notice concerning the following:			
	Yes	No	No Representation
15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits	Yes	No X	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			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	Yes		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			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			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			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			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			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			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			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			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			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			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			
15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property			

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

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 ☐ Leased ☐ Foreclosure ☐ Estate	✓ Vacant (How long vac	cant?) 6 months -
A-Residential Property Condition Disclosure Statement Addendun should be attached if the property is subject to covenants, conditi	a is is is not comple ions, restrictions, bylaws, rule	eted and attached. This addendumes, or is a condominium. N/A
Owner acknowledges having read, completed, and received a copy before signing and that all information is true and correct as of th	ne date signed.	
Owner Signature: Sand Kirian	Date: 17 Sept	2020 Time: 3:00 pm
Owner Printed Name: Scatt D. Rivière		•
Owner Signature:	Date:	Time:
Owner Printed Name:		
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 	agents or subagentsPurchasers have sole respon	anty by the owner by the owner and not by the owner's dissibility for obtaining inspection reports dors, surveyors, engineers, or other
Purchaser Signature:	Date:	Time:
Purchaser Printed Name:		The state of the s
Purchaser Signature:		
Purchaser Printed Name:		
Page 5	5 of 5.	



STATE OF SOUTH CAROLINA RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT



- Carriage House -

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.

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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.

Property Address (including unit # or identifier) 534 Marion St. SE., Aiken, SC 29801-4942
Owner: (—) Purchaser () () acknowledge receipt of a copy of this page which is page 1 of 5.
REV: 11/2019

I. WATER SUPPLY AND SANITARY SEWAGE DISPOSAL SYSTEM	Yes	No	No Representation
1. Water supply		\boxtimes	
2. Water quality		X	
3. Water pressure		X	
4. Sanitary sewage disposal system for any waste water		X	
A. Describe water supply County City Private Corporate Community		Well [Other
B. Describe water disposal Septic Sewer Private Corporate Government	□ 0	ther	
C. Describe water pipes 🔀 PEX 🔀 Copper 🔀 PVC/CPVC 🗌 Polybutylene 🗌 Steel		ther/U	nknown
			-
II. ROOF, CHIMNEYS, FLOORS, FOUNDATION, BASEMENT, AND OTHER STRUCTURAL — SEE AS COMPONENTS AND MODIFICATIONS OF THESE STRUCTURAL COMPONENTS	TACI	HED.	
COMPONENTS AND MODIFICATIONS OF THESE STRUCTURAL COMPONENTS	Yes	No	No Representation
5. Roof system	\boxtimes		
6. Gutter system		\boxtimes	
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			X
A. Approximate year that current roof covering was installed or modified: 2019. Approximate year s	tructur	e was b	uilt: <u>/928</u>
B. During your ownership, describe any known roof system leaks and repairs: No known leak	<u> </u>		
III. PLUMBING, ELECTRICAL, HEATING, COOLING, AND OTHER MECHANICAL SYSTEMS — SEE A	TAZI	JED:	
The state of the s	Yes	No	No Representation
8. Plumbing system (pipes, fixtures, water heater, disposal, softener, plumbing components)	X		
9. Electrical system (wiring, panel, fixtures, A/V wiring, outlets, switches, electrical components)	X		
10. Appliances (range, stove, ovens, dishwasher, refrigerator, washer, dryer, other appliances)		\boxtimes	
11. Built-in systems and fixtures (fans, irrigation, pool, security, lighting, A/V, other)	X		
12. Mechanical systems (pumps, garage door opener, filtration, energy equipment, safety, other)		X	
13. Heating system(s) (HVAC components)			\boxtimes
14. Cooling system(s) (HVAC components)			\boxtimes
Owner: (🛠 -) () Purchaser () () acknowledge receipt of a copy of th	ic nan		s is name 2 of 5
owners () actioner () action describe of a copy of the	ıs payı	. WHILL	1 13 paye & VI J.

A. Describe Cooling System	(Y/A_	
B. Describe Heating System		J/A	
C. Describe HVAC Power Oil Gas Electric Solar Other_		I/A	
D. Describe HVAC system approximate age and any other HVAC system(s):		•	
IV. PRESENT OR PAST INFESTATION OF WOOD DESTROYING INSECTS OR ORGANISMS OR DRY ROT OF WHICH HAS NOT BEEN REPAIRED — See ATTACHED —	R FUN	IGUS, T	HE DAMAGE FROM
A. Describe any known present wood problems caused by termites, insects, wood destroying organisms, dr - None	,	r tungus	S:
B. Describe any termite/pest treatment, coverage to property, name of provider, and termite bond (if any): Aiken Pest Control-under contract > see attached—		4+3 falenna	
C. Describe any known present pest infestations:			
-None-			
V. THE ZONING LAWS, RESTRICTIVE COVENANTS, BUILDING CODES, AND OTHER LAND USE RESTRICTIVE PROPERTY, ANY ENCROACHMENTS OF THE REAL PROPERTY FROM OR TO ADJACENT REAL PROPERTY			
GOVERNMENTAL AGENCY AFFECTING THIS REAL PROPERTY	i, au	DIVOIN	CL I NOM A
Apply this question below and the three answer choices to the numbered issues (15-25)	on tl	his disc	closure.
As owner, do you have any actual knowledge or notice concerning the following:			
45 Walating and the fall of the state of the fall of the state of the fall of the state of the s	Yes	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		\boxtimes	
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			
17. Easements (access, conservation, utility, other), party walls, shared private driveway, private roads, released mineral rights, or encroachments from or to adjacent real property			П
18. Legal actions, claims, foreclosures, bankruptcies, tenancies, judgments, tax liens, other liens,	LI		
insurance issues, or governmental actions that could affect title to the property		X	
19. Room additions or structural changes to the property during your ownership		\boxtimes	
20. Problems caused by fire, smoke, or water to the property during your ownership		\boxtimes	
21. Drainage, soil stability, atmosphere, or underground problems affecting the property		X	
22. Erosion or erosion control affecting the property		\boxtimes	
23. Flood hazards, wetlands, or flood hazard designations affecting the property		\boxtimes	
24. Flood insurance covering the property		\mathbf{X}	
25. Federal Emergency Management Agency (FEMA) claims filed on the property		\mathbf{X}	
	لــا	9-2	November
If yes to number 25, please list the dates of all claims:		•	ss-LED fixtures
	ress	•	ss-LED fixtures

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: — No knowledge—
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: None
VIII. THE EXISTENCE OF A METER CONSERVATION CHARGE, AS PERMITTED BY SECTION 58-37-50 THAT APPLIES TO ELECTRICITY OR NATURAL GAS SERVICE TO THE PROPERTY A. Describe any utility company financed or leased property on the real property:
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 *If 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 — See attached addendum for repairs and further information—
Owner: () () Purchaser () () acknowledge receipt of a copy of this page which is page 4 of 5.

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).

Curr	ent status of prope	rty or f	actors which r	nay affo	ect the closing:	1			
	Owner occupied Leased		Short sale Foreclosure		Bankruptcy Estate				
	esidential Property uld-be-attached if-tl								ttached. This addendum ondominium.
befo	ore signing and tha	t all inf	ormation is tr	ue and	correct as of th	e date sig	jned.	•	Disclosure Statement
0wn	ner Signature:	حمكة	à Mirie				Date: 175ep	t.2020	Time: 3:00 pm
	ner Printed Name:								
0wr	ner Signature:						_Date:		Time:
0wr	ner Printed Name:								
Pur	chaser acknowledg	es prio	to signing th	is disclo	sure:				
 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 					ensees	 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 			
Purc	:haser Signature:						_Date:		Time:
Purc	chaser Printed Name:								
Puro	:haser Signature:	·-···	***************************************				_Date:		Time:
Puro	chaser Printed Name:	***************************************							
					Page :	5 of 5.			



STATE OF SOUTH CAROLINA Wash Rack - RESIDENTIAL PROPERTY CONDITION - Pavilion - 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.

Property Address (including unit # or identifier) 534 M	arion St. SE, Aiken, SC 29801-4942
	cknowledge receipt of a copy of this page which is page 1 of 5.

I. WATER SUPPLY AND SANITARY SEWAGE DISPOSAL SYSTEM — SEE ATT ACHED — 1. Water supply		No 	No Representation
A. Describe water supply County City Private Corporate Community	X	Well	Other
B. Describe water disposal Septic Sewer Private Corporate Government		Other	
C. Describe water pipes PEX Copper PVC/CPVC Polybutylene Steel		Other/U	nknown
II. ROOF, CHIMNEYS, FLOORS, FOUNDATION, BASEMENT, AND OTHER STRUCTURAL COMPONENTS AND MODIFICATIONS OF THESE STRUCTURAL COMPONENTS SEE ATTACHE	D —		
	Yes	No	No Representation
5. Roof system	\boxtimes		
6. Gutter system 2014	X		
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			×
A. Approximate year that current roof covering was installed or modified: 2019. Approximate year	structu	ıre was l	ouilt: <u>198</u> 5
B. During your ownership, describe any known roof system leaks and repairs: See attached	•		
III. PLUMBING, ELECTRICAL, HEATING, COOLING, AND OTHER MECHANICAL SYSTEMS SEE AT	TTA へ Yes	HED- No	No Representation
8. Plumbing system (pipes, fixtures, water heater, disposal, softener, plumbing components)			
9. Electrical system (wiring, panel, fixtures, A/V wiring, outlets, switches, electrical components)	-		
10. Appliances (range, stove, ovens, dishwasher, refrigerator, washer, dryer, other appliances)		\mathbf{X}	
11. Built-in systems and fixtures (fans, irrigation, pool, security, lighting, A/V, other)			
12. Mechanical systems (pumps, garage door opener, filtration, energy equipment, safety, other)		\mathbf{X}	
13. Heating system(s) (HVAC components)	L		
14. Cooling system(s) (HVAC components)		\boxtimes	
Owner: (> C) Purchaser () () acknowledge receipt of a copy of the	nis pag	je whic	h is page 2 of 5.

A. Describe Cooling System Central Ductless Heat Pump Window Other_		s/A	
B. Describe Heating System		V/A	
C. Describe HVAC Power Oil Gas Electric Solar Other			
D. Describe HVAC system approximate age and any other HVAC system(s):			
IV DDECENT OD DACT INJECTATION OF WOOD DECTROVING INCLUTE OR ODG ANIGME OF DRY DOT	00 FIII	ICUC T	THE DAMAGE FROM
IV. PRESENT OR PAST INFESTATION OF WOOD DESTROYING INSECTS OR ORGANISMS OR DRY ROT WHICH HAS NOT BEEN REPAIRED SEE ATTACHED	<u>UK FUN</u>	<u>IGUS, I</u>	HE DAMAGE FRUM
A. Describe any known present wood problems caused by termites, insects, wood destroying organisms, d	rv rot o	r funaus	ς•
Aiken Pest Control - under warranty. *			
B. Describe any termite/pest treatment, coverage to property, name of provider, and termite bond (if any):			
C. Describe any known present pest infestations:			
See attached -> Past inspections attached -		···	
W THE TOWNS I AWG DESTRUCTIVE COVENANTS DUMINING CODES AND OTHER LANDING DESTRU	CTION	C AFFF.	
V. THE ZONING LAWS, RESTRICTIVE COVENANTS, BUILDING CODES, AND OTHER LAND USE RESTRIPROPERTY, ANY ENCROACHMENTS OF THE REAL PROPERTY FROM OR TO ADJACENT REAL PROPER			
GOVERNMENTAL AGENCY AFFECTING THIS REAL PROPERTY	II, AN	אוטווע	CL FROM A
Apply this question below and the three answer choices to the numbered issues (15-25	i) on tl	his disa	closure.
As owner, do you have any actual knowledge or notice concerning the following:	,		
	Yes	No	No Representation
15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits		nematri	
or other land use restrictions affecting the real property		X	
16. Designation as a historic building, landmark, site or location <u>within a local historic</u> or other restrictive <u>district</u> , which may limit changes, improvements or demolition of the property	X		
17. Easements (access, Conservation utility, other), party walls, shared private driveway, private roads,			
released mineral rights, or encroachments from or to adjacent real property	X		
18. Legal actions, claims, foreclosures, bankruptcies, tenancies, judgments, tax liens, other liens,		rte—sath	
insurance issues, or governmental actions that could affect title to the property		\boxtimes	
19. Room additions or structural changes to the property during your ownership		X	
20. Problems caused by fire, smoke, or water to the property during your ownership		X	
- 24 Double	1 1	X	
21. Drainage, soil stability, atmosphere, or underground problems affecting the property			
22. Erosion or erosion control affecting the property		X	
22. Erosion or erosion control affecting the property			
 22. Erosion or erosion control affecting the property		X	
 22. Erosion or erosion control affecting the property			
 22. Erosion or erosion control affecting the property			
 22. Erosion or erosion control affecting the property 23. Flood hazards, wetlands, or flood hazard designations affecting the property 24. Flood insurance covering the property 25. Federal Emergency Management Agency (FEMA) claims filed on the property If yes to number 25, please list the dates of all claims: 			= C, LED lighting, level
 22. Erosion or erosion control affecting the property	dhot		C, LED lighting, level

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: None
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:None
VIII. THE EXISTENCE OF A METER CONSERVATION CHARGE, AS PERMITTED BY SECTION 58-37-50 THAT APPLIES TO ELECTRICITY OR NATURAL GAS SERVICE TO THE PROPERTY A. Describe any utility company financed or leased property on the real property:
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 *If 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 . See attached for repairs, any issues, and improvements -
Owner: () () Purchaser () acknowledge receipt of a copy of this page which is page 4 of 5.

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 r	nay affect the closing:		
☐ Owner occupied ☐ Short sale ☐ Leased ☐ Foreclosure	☐ Bankruptcy ☐ Estate	5	vacant?) 6 months -
A-Residential Property Condition Disclosure should be attached if the property is subject	Statement Addendum I to covenants, conditio	is is is not component is is is not component is is is is not component in the component is not component is not component in the component in the component is not	pleted and attached. This addendumules, or is a condominium: N/A
Owner acknowledges having read, complete before signing and that all information is tr	ue and correct as of the	e date signed.	
Owner Signature: Sand Rivia		Date: 175 ap	-2020 Time: 3:00 pm
Owner Printed Name: Seatt D. R.	vière -		•
Owner Signature:		Date:	Time:
Owner Printed Name:			
Purchaser acknowledges prior to signing th	is disclosure:		
 Receipt of a copy of this disclosure Purchaser has examined disclosure Purchaser had time and opportunity for legal This disclosure is not a warranty by the real of this disclosure is not a substitute for obtaining and off site conditions 	l counsel estate licensees	agents or subagentsPurchasers have sole res	rarranty by the owner de by the owner and not by the owner's ponsibility for obtaining inspection reports pectors, surveyors, engineers, or other
Purchaser Signature:		Date:	Time:
Purchaser Printed Name:			
Purchaser Signature:		Date:	Time:
Purchaser Printed Name:			
Canada de la constitución de la			
	Page 5	of 5.	



STATE OF SOUTH CAROLINA - Cottage 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.

Property Address (including unit # or identifier) 534 Marion St. SE, Aiken SC 29801-4942
Owner: (Ş) () Purchaser () () acknowledge receipt of a copy of this page which is page 1 of 5.
REV: 11/2019

I. WATER SUPPLY AND SANITARY SEWAGE DISPOSAL SYSTEM—SEE ATTACHED— 1. Water supply	Yes	No X X X	No Representation
A. Describe water supply County City Private Corporate Community		Well [Other
B. Describe water disposal Septic Sewer Private Corporate Government	□ 0	ther	
C. Describe water pipes 🔀 PEX 🔀 Copper 🗌 PVC/CPVC 🗌 Polybutylene 🔲 Steel)ther/Ui	nknown
II. ROOF, CHIMNEYS, FLOORS, FOUNDATION, BASEMENT, AND OTHER STRUCTURAL —SEE ATT COMPONENTS AND MODIFICATIONS OF THESE STRUCTURAL COMPONENTS	TACH	底) 一	
	Yes	No	No Representation
5. Roof system	\times		
6. Gutter system	X		
7. Foundation, slab, fireplaces, himneys wood stoves, floors, basement, windows, driveway, storm	see i	ATTAC	HED-
windows/screens_doors_ceilings_interior walls> exterior walls, sheds, attached garage, carport, patio/deck, walkways_fencing, or other structural components including modifications			
A. Approximate year that current roof covering was installed or modified: Approximate year st	tructur	re was b	uilt: <u>/928'</u>
B. During your ownership, describe any known roof system leaks and repairs:			•
,			
III. PLUMBING, ELECTRICAL, HEATING, COOLING, AND OTHER MECHANICAL SYSTEMS — SEE ATT	ACH:	ED —	No Representation
8. Plumbing system (pipes fixtures water heater) disposal, softener, (plumbing components)	X		
9. Electrical system (wiring, panel, fixtures, A/V wiring, outlets, switches, electrical components)	X		\Box
10. Appliances (range, stove, ovens, dishwasher, refrigerator, washer, dryer, other appliances)A.L	X		\Box
11. Built-in systems and fixtures (fans, rrigation pool) security, lighting A/V, other)	X		
12. Mechanical systems (pumps, garage door opener, filtration, energy equipment, safety, other)			П
13. Heating system(s) (HVAC components)	X		
14. Cooling system(s) (HVAC components)	X		
Owner: (えー) () Purchaser () () acknowledge receipt of a copy of thi	is page	e which	is page 2 of 5.

A. Describe Cooling System 🔀 Central 🔲 Ductless 🔲 Heat Pump 🔲 Window 🔲 Other_	 		
B. Describe Heating System $\ \square$ Central $\ \square$ Ductless $\ igotimes$ Heat Pump $\ \square$ Furnace $\ \square$ Other_	Si	EE AT	TACHED-
. Describe HVAC Power 🔲 Oil 🔲 Gas 🔀 Electric 🔲 Solar 📋 Other_			
D. Describe HVAC system approximate age and any other HVAC system(s):			
V. PRESENT OR PAST INFESTATION OF WOOD DESTROYING INSECTS OR ORGANISMS OR DRY ROT (NHICH HAS NOT BEEN REPAIRED — SEE ATTACHED —	OR FUN	IGUS, T	HE DAMAGE FROM
Describe any known present wood problems caused by termites, insects, wood destroying organisms, de See prigued termite inspection attached	ry rot oi	r fungus	:
Describe any termite/pest treatment, coverage to property, name of provider, and termite bond (if any): Aiken Pest Control - Aug. 2019, under warranty			
Describe any known present pest infestations: None of this time-			
/. THE ZONING LAWS, RESTRICTIVE COVENANTS, BUILDING CODES, AND OTHER LAND USE RESTRI			
PROPERTY, ANY ENCROACHMENTS OF THE REAL PROPERTY FROM OR TO ADJACENT REAL PROPERTY	TY, ANI	NOTIC	CE FROM A
GOVERNMENTAL AGENCY AFFECTING THIS REAL PROPERTY			
pply this question below and the three answer choices to the numbered issues (15-25) on th	nic dica	·leauve
	•	115 4151	liosure.
s owner, do you have any actual knowledge or notice concerning the following:			
	Yes	No	No Representation
s owner, do you have any actual knowledge or notice concerning the following: 15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property			
15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property	Yes		
5. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property	Yes		
15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property	Yes		
5. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property	Yes ⊠	No	
5. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property	Yes ⊠		
5. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits r other land use restrictions affecting the real property	Yes X	No	
5. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property	Yes	No O	
5. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property	Yes X	No O	
5. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits r other land use restrictions affecting the real property	Yes	No O	
5. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property	Yes	No O	
5. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property	Yes	No O	
15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property	Yes	No O	
15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits	Yes	No O	
5. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property	Yes		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	Yes		No Representation

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: None have been discovered / no representation 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: Lease agreement with Form manager/caretaker 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: None -VIII. THE EXISTENCE OF A METER CONSERVATION CHARGE, AS PERMITTED BY SECTION 58-37-50 THAT APPLIES TO ELECTRICITY OR 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 No No Representation X *If **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 Owner: (5-) () Purchaser () acknowledge receipt of a copy of this page which is page 4 of 5.

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).

Curi	rent status of property	y or factors whi	ich may affe	ect the closing:))				
	Owner occupied Leased	Short sale Foreclosu		Bankruptcy Estate		Vacant (How long v Other: <u>60 de</u>	vacant?)	ite-	
A-Re sho	esidential Property Cor ould be attached if the p	ndition Disclos property is sul	ure Statemo vject to cove	ent-Addendum :nants, conditi	⊦	s is-not-comp rictions, bylaws, ru	Heted and at Hes, or is a co	ttached. This addendu ondominium. N/A	ስ
befo	ner acknowledges havi ore signing and that al	ll information i	is true and c	correct as of the	e date si	igned.			
0wn	ner Signature:	De Min	ière_			_Date: 17 Sept	12020	Time: 3:00 pm.	
	ner Printed Name: <u>See</u>								
	ner Signature:								
0wn	ner Printed Name:								
Pur	chaser acknowledges p	prior to signing	j this disclos	sure:					
•	Receipt of a copy of this of Purchaser has examined Purchaser had time and of This disclosure is not a way This disclosure is not a su and off site conditions	l disclosure opportunity for l varranty by the re	eal estate lice	ensees	RepragerPurc from	nts or subagents chasers have sole respo	e by the owner	owner r and not by the owner's obtaining inspection repo ors, engineers, or other	ts
Purc	:haser Signature:	Mil-Schmidt				_Date:		_Time:	
Purc	chaser Printed Name:	WWW.						***************************************	
	haser Signature:								
	chaser Printed Name:								_
									_
				Page 5	of 5.				



STATE OF SOUTH CAROLINA RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT



- LOW(ER) BARN -

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.

Property Address (including unit # or identifier) 534 Marion St. SE, Aiken, SC 29801-4942
Owner: (Purchaser () () acknowledge receipt of a copy of this page which is page 1 of 5.
REV: 11/2019

I. WATER SUPPLY AND SANITARY SEWAGE DISPOSAL SYSTEM 1. Water supply		No X X X	No Representation
A. Describe water supply			Other Inknownpart galvanized upply hydrants
II. ROOF, CHIMNEYS, FLOORS, FOUNDATION, BASEMENT, AND OTHER STRUCTURAL COMPONENTS AND MODIFICATIONS OF THESE STRUCTURAL COMPONENTS 5. Roof system	Yes Structu	No No In the was the	No Representation
8. Plumbing system (pipes, fixtures, water heater, disposal, softener, plumbing components)		No X	No Representation
Owner: (之) () Purchaser () () acknowledge receipt of a copy of the	ris pag	je whic	h is page 2 of 5.

			William
	Basa	eboar	d-electric-
D. Describe HVAC system approximate age and any other HVAC system(s):			
IV. PRESENT OR PAST INFESTATION OF WOOD DESTROYING INSECTS OR ORGANISMS OR DRY ROT O	R FUN	IGUS, T	HE DAMAGE FROM
WHICH HAS NOT BEEN REPAIRED - SEE ATTACHED -			
A. Describe any known present wood problems caused by termites, insects, wood destroying organisms, dry See attached inspection report and notations:	y rot o	r fungu:	5:
B. Describe any termite/pest treatment, coverage to property, name of provider, and termite bond (if any): Aiken Pest Control - Warranty contract; Sentricon - See	ttae	:hed	
C. Describe any known present pest infestations: None at this time-	M		
V. THE ZONING LAWS, RESTRICTIVE COVENANTS, BUILDING CODES, AND OTHER LAND USE RESTRIC PROPERTY, ANY ENCROACHMENTS OF THE REAL PROPERTY FROM OR TO ADJACENT REAL PROPERTY GOVERNMENTAL AGENCY AFFECTING THIS REAL PROPERTY Apply this question below and the three answer choices to the numbered issues (15-25) As owner, do you have any actual knowledge or notice concerning the following:	Y, ANI	D NOTIC	CE FROM A
•	Yes	A.I.	
	162	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		No ×	No Representation
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Z.

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): None		
C. Describe known outstanding charges owed by tenant for gas, electric, water, sewer, and garbage: None_		
VIII. THE EXISTENCE OF A METER CONSERVATION CHARGE, AS PERMITTED BY SECTION 58-37-50 THAT APPLIES TO ELECTRICITY OR NATURAL GAS SERVICE TO THE PROPERTY A. Describe any utility company financed or leased property on the real property:		
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 *If 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 All permits on file with the City. "See attached for improvements, repairs and issues being resolved."		
Owner: (﴿ () () Purchaser () () acknowledge receipt of a copy of this page which is page 4 of 5.		

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 clos	ing:	
☐ Owner occupied ☐ Short sale ☐ Bankruptcy☐ Leased ☐ Foreclosure ☐ Estate	Vacant (How long vacant?) 6 months - Other:	
A Residential Property Condition Disclosure Statement Addend should be attached if the property is subject to covenants, con	dum is is not completed and attached. This addendum iditions, restrictions, bylaws, rules, or is a condominium.	
before signing and that all information is true and correct as o	_	
Owner Signature:	Date: 17 Sept 2020 Time: 3:00 pm	
Owner Printed Name: Scott D. Rivière		
Owner Signature:	Date:Time:	
Owner Printed Name:		
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 stand 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:	Time:	
	Date:Time:	
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