

## 704-528-0364

## STATE OF SOUTH CAROLINA RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT



The South Carolina Code of Laws (Title 27, Chapter 50, Article I) 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 falls 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 demages, 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 facts about the property if the real estate licensee knows or reasonably should have known 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 alterneys 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 unless the real estate contract utilizes otherwise. Owner should provide a signed copy to the purchaser and keep a copy signed by the purchaser.

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Apply this question below and the three enswer choices to the numbered issues (1-14) on this di As owner, do you have any actual knowledge of any problem(s)* concerning? "Froblem includes present defects, malfunctions, demages, conditions, or characteristics.	BCİDBUI	Acceptable Acceptable and acceptable accepta	
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 Representation  C  C
A. Describe water supply			
C. Describe water pipes PEX Copper PVC/CPVC Polybutylene Steel			
II. ROOF, CHIMNEYS, FLOORS, FOUNDATION, BASEMENT, AND OTHER STRUCTURAL COMPONENTS  5. Roof system 6. Gutter system 7. Foundation, alab, 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:  B. During your ownership, describe any known roof system leaks and repairs:  TEFFC		(nctrice man	
III. PLUMBING, ELECTRICAL, HEATING, COOLING, AND OTHER MECHANICAL SYSTEMS  8. Plumbing system (pipes, fixtures, water hoster, disposal, softener, plumbing components)  9. Electrical system (wiring, panel, fixtures, AV wiring, outlets, switches, electrical components)  10. Appliances (range, stove, ovens, dishwesher, refrigerator, washer, dryer, other appliances)  11. Built-in systems and fixtures (fans, irrigation, pool, security, lighting, AV, other)  12. Mechanical systems (pumps, garage door opener, filtration, anargy equipment, safety, other)  13. Heating system(s) (HVAC components)  14. Cooling system(s) (HVAC components)	Yas III III IIII		No Representation
Owner: BS C5 Purchaser: ()() acknowledge receipt of a copy of the	is page	which is	page 2 of 5.

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B. Describe Heating System	Contral	Ductless	Heat Pump	☐ Fumace			(大小小小八八) (大學 - 18 - 18 - 18 - 18 - 18 - 18 - 18 - 1	
C. Describe HVAC Power	□ oii	Gas	[ Electric	Solar			<u>^~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~</u>	
D. Describe HVAC system app								
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YI. 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, deaning, furnishing, intrusion, operating, toxic mold, methamphetamine production, lead based paint, lead hazerds, esbestos, radon gas, methane gas, formaldehyde, corrosion-causing shedrock, storage tanks, hazardous materials, toxic materials, environmental contamination, or other: 100006
YIL EXISTENCE OF A 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 tenent 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.  B. Describe known delinquent charges for real property's gas, electric, water, sewer, and garbage:
IX. PLEASE USE THE SPACE BELOW FOR "YES" ANSWER EXPLANATIONS AND ATTACH ANY ADDITIONAL SHEETS OR RELEVANT DOCUMENTS AS NEEDED
Owner: BS CS Purchaser: ( )( ) acknowledge receipt of a copy of this page which is page 4 of 5.

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This disclosure does not limit the obligation of the purchaser to inspect the property and improvements which are the autient of the real estate contract. Purchaser is solely responsible for conducting their own off site conditions and psychologically effected 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.acstatehouse.gov or other websites).

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