



**STATE OF SOUTH CAROLINA**  
**RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT**  
**INSTRUCTIONS TO PROPERTY OWNERS**

1. South Carolina Code of Laws Ann., Title 27, Chapter 50, Article 1 requires that an owner of residential real estate (single-family homes and buildings with up to four dwelling units) shall provide to a purchaser this property condition disclosure statement which must be completed prior to signing a contract of sale. This disclosure statement must be provided in connection with the sale, exchange, option and sale under a lease with an option to purchase. This disclosure statement is not required for some transactions. A complete list of exemptions may be found in S.C. Code Ann., Section 27-50-30.
2. You must check one of the boxes for each of the questions on this form.
  - a. If you check "Yes" for any question, you must explain the problem or attach a descriptive report from an engineer, contractor, pest control operator, or other expert or public agency. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in the report as long as you were not grossly negligent in obtaining or transmitting the information.
  - b. If you check "No" for any question, you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misrepresentation.
  - c. If you check "No Representation" for any question, you are stating that you are making no representation regarding the conditions or characteristics of the property, but you may have a duty to disclose even if you know, or should have known, of them. Please consult with an attorney to determine any potential liability you may have for checking this answer.
  - d. If you check "Yes" or "No" for any question and, subsequently, something happens to the property to render your statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly provide the purchaser a corrected statement or you may correct the problem.
3. If you are assisted in the sale of your property by a licensed real estate broker or salesperson, you remain solely responsible for completing and delivering this statement to the purchaser. The broker or salesperson must disclose any material facts about your property which he/she knows, or reasonably should know, regardless of your responses on this statement. You are to complete this form yourself and answer all questions truthfully and as fully as possible. Please consult with your attorney if you have any questions. By signing below you acknowledge that the failure to disclose known material information about the property may result in liability.
4. You must provide the completed statement to the purchaser prior to the time you and the purchaser sign a contract to purchase your property or as the contract otherwise provides. You should provide the purchaser a copy of this statement containing your signature and keep a copy signed by the purchaser for your records.

Property Address: 3385 Mockingbird Lane, Lancaster, SC 29720

Tax Map Number: \_\_\_\_\_

Initials/Date: Seller(s)

AM

2.11.11

Buyer(s)

\_\_\_\_\_

\_\_\_\_\_

**AS SELLER OF THE PROPERTY IDENTIFIED HEREIN, DO YOU HAVE KNOWLEDGE OF ANY PROBLEM (MALFUNCTION OR DEFECT) OR CONDITION/CHARACTERISTIC WITH ANY OF THE FOLLOWING:**

- |   | Yes*                     | No                                  | No Representation        |
|---|--------------------------|-------------------------------------|--------------------------|
| 1. Foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck, walkways, or other structural components including any modifications?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Siding: masonry <input type="checkbox"/> wood <input type="checkbox"/> composition/hardwood <input type="checkbox"/> vinyl <input checked="" type="checkbox"/> synthetic stucco <input type="checkbox"/> stucco <input type="checkbox"/> aluminum <input type="checkbox"/> masonite <input type="checkbox"/> cement-plank <input type="checkbox"/> other _____ |                          |                                     |                          |
| b. Approximate age of structure <u>23 yrs 1992</u>  |                          |                                     |                          |
| 2. Roof and gutters (leakage or other problem)?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Approximate age of roof covering <u>7</u>  |                          |                                     |                          |
| b. Are you aware of any leaks during your ownership (or within the past 3 years if your ownership exceeds 3 years)?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Water seepage, leakage, dampness or standing water or water intrusion from any source in any area of the structure?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Electrical system (outlets, wiring, panel, switches, fuses, circuit breakers, fixtures, etc)?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Plumbing system (pipes, fixtures, water heater, etc.)?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Heating and/or air conditioning? Approximate Age <u>5 yrs</u>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| a. Heat source: furnace <input type="checkbox"/> heat pump <input checked="" type="checkbox"/> baseboard <input type="checkbox"/> solar <input type="checkbox"/> other _____  |                          |                                     |                          |
| b. Cooling source: central <input checked="" type="checkbox"/> wall/window unit(s) <input type="checkbox"/> other _____   |                          |                                     |                          |
| c. Fuel source: electricity <input checked="" type="checkbox"/> natural gas <input type="checkbox"/> propane <input type="checkbox"/> oil <input type="checkbox"/> solar <input type="checkbox"/> other _____   |                          |                                     |                          |

\*\*\*If there is more than one system please answer questions again on a separate page\*\*\*

- |  |                          |                                     |                          |
|--|--------------------------|-------------------------------------|--------------------------|
| 7. Water supply (water quality, quantity, water pressure)?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. water supply is: city/county <input type="checkbox"/> community system <input type="checkbox"/> private well <input checked="" type="checkbox"/> other _____  |                          |                                     |                          |
| b. water pipes are: copper <input type="checkbox"/> galvanized <input type="checkbox"/> PVC/CPVC <input type="checkbox"/> polybutelene <input type="checkbox"/> combination <input checked="" type="checkbox"/> other <u>UNKNOWN</u> |                          |                                     |                          |
| 8. Sewer/Septic system?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| a. Type system: septic tank <input checked="" type="checkbox"/> community system <input type="checkbox"/> other _____  |                          |                                     |                          |
| connected to city/county system <input type="checkbox"/> city/county system available <input type="checkbox"/> other _____   |                          |                                     |                          |
| b. Does the system require a sewage lift pump? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>   |                          |                                     |                          |
| c. Has the septic system been serviced/pumped during your ownership? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>   |                          |                                     |                          |
| 9. Appliances (range/oven, attached microwave, hood/fan, dishwasher, disposal, icemaker, etc- contract may control what transfers)   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Present infestation, or damage <b>WHICH HAS NOT BEEN REPAIRED</b> from past infestation of wood destroying insects or organisms or dry rot or fungus? <u>803-432-5556</u>  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is there a termite bond or warranty? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>   |                          |                                     |                          |
| Name of organization that treats property for organisms: <u>Morris Pest Control</u>  |                          |                                     |                          |
| If there is a termite bond or warranty, please provide/describe: expiration date <u>APRIL 2016</u>   |                          |                                     |                          |
| transferable <input type="checkbox"/> amount of transfer fee <u>100</u> What does bond/warranty cover? _____   |                          |                                     |                          |
| Is it a repair bond? <u>yes</u> Is it a retreatment bond only (i.e. no repair)? _____ other info: <u>includes barn up to 250.00</u>  |                          |                                     |                          |

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Initials/Date: Seller(s) AM 2.11.17 Buyer(s) \_\_\_\_\_

11. Drainage, grading or stability of soil or retaining structure? ☐ ☒ ☐  
 a. Are you aware of any underground tanks or voids? ☐ ☒ ☐  
 b. Are you aware of any soil drains on the property? ☐ ☒ ☐  
 c. Are you aware of any sump pumps on the property? ☐ ☒ ☐  
 d. Are you aware of significant fill material on or below ground? ☐ ☒ ☐

If yes, describe tanks/voids or drains or pumps or material/amount: \_\_\_\_\_

12. Other built-in systems and fixtures ☐ ☒ ☐

Mark below for any systems that have malfunctions or defects.

See contract to determine if any systems below convey to new owner.

central vacuum ☐ pool ☐ hot tub ☐ spa ☐ attic fan ☒ exhaust fan ☒ ceiling fan ☒ sump pump ☐  
 irrigation system ☐ cable tv wiring or satellite dish ☒ security system ☐ fountain ☐ storage building  
☒ water filtration ☐ solar panels ☐ or other systems \_\_\_\_\_

13. During your ownership, or within the past five (5) years if ownership exceeds five years, have there been any individual repairs in excess of \$500.00 (Five Hundred Dollars) to any item checked in Questions 1-12?

Explain: \_\_\_\_\_

**REGARDING THE PROPERTY IDENTIFIED HEREIN, INCLUDING THE LOT, OTHER IMPROVEMENTS, AND FIXTURES LOCATED THEREON, DO YOU HAVE KNOWLEDGE OF ANY:**

14. Room additions or other structural changes made during your ownership?

Yes\* ☒ No ☐ No Representation ☐

15. Environmental hazards (substances, materials or products) ☐ ☒ ☐  
 including asbestos, formaldehyde, radon gas, methane gas, lead-based paint, underground storage tank, fuel oil, paint, PCBs, lead hazards, toxic mold, methamphetamine, methamphetamine byproducts, or other hazardous or toxic material (whether encapsulated or buried or covered), any contaminated soil or water, or other environmental contamination of property?

16. Nuisances (noise, odor, smoke, etc.) affecting the property? ☐ ☒ ☐

Explain: \_\_\_\_\_

17. Previous damage caused by fire or smoke or water? ☐ ☒ ☐

Violations or variances of building codes, restrictive covenants, other land use restrictions or zoning ordinances that are applicable to the property? ☐ ☒ ☐

Explain: \_\_\_\_\_

19. Restrictions to property use? (covenants, conditions, or deed) ☐ ☐ ☐

If yes, are copies attached? \_\_\_\_\_

If there is a regime fee or similar fee, who do you pay? \_\_\_\_\_

Explain: \_\_\_\_\_

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20. Utility or other easements, shared driveways, party walls, ☐ ☒ ☐  
Erosion control (seawalls, rip-rap, etc), or encroachments from or on adjacent property?
21. Lawsuits, foreclosures, bankruptcy, tenancies, judgments, tax ☐ ☒ ☐  
or other liens, proposed assessments or insurance issues, notice from any  
governmental agency, individual(s), or organization(s) that could affect title to the property?

If you choose to volunteer information about nearby issues that may or may not be in the public record yet,  
please report here: \_\_\_\_\_

22. If there is a dock, dam, retaining wall, or other structure requiring inspections, permits, etc., have such  
requirements been complied with in full? ☐ ☒ ☐  
Are the documents attached? \_\_\_\_\_
23. If property includes a manufactured home, has it been legally converted to real property and the DMV title  
retired? ☐ ☐ ☐  
Are the documents attached? \_\_\_\_\_  
Explain: N/A

24. Flood hazards or that the property is in a federally-designated ☐ ☒ ☐  
flood plain?  
If there is flood insurance for the property, what is the amount, time period, and coverage? \_\_\_\_\_

Please describe any erosion and erosion control measures. \_\_\_\_\_

25. Rental, rental management, vacation rental or other lease contracts ☐ ☒ ☐  
in place on the property at the time of closing?  
If there is a management company, please provide name and contact information: \_\_\_\_\_

26. Any outstanding charges owed by for gas, electric, ☐ ☒ ☐  
water, sewerage, or garbage services provided to the property that are delinquent?  
Explain: \_\_\_\_\_

**Answer any of the questions #27-40 which are applicable to this property.**

- |  | Yes*                     | No                       | No Representation        | N/A                      |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| 27. Owners association fees or common area expenses/assessments?                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 28. Are there any resale or rental restrictions?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 29. Is Owners Association involved in current or anticipated litigation?                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 30. Has Owners Association levied special or insurance assessments?                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 31. Guest, visitor, or animal restrictions?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 32. Does the property include assigned parking space(s)?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 33. Are keys required to access common or recreational areas?                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 34. Is a copy of the Master Deed and Bylaws attached?                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 35. Is a copy of the covenants, conditions, and restrictions attached?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 36. Is there a transfer fee levied to transfer the property?                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 37. What are the Ownership Association dues? \$ _____ per _____ (month/year/etc.)        |                          |                          |                          |                          |
| 38. What do the dues cover? _____ Is Insurance included? _____                           |                          |                          |                          |                          |
| 39. What is the name and contact information for the Owners Association? _____           |                          |                          |                          |                          |
| 40. Will any memberships transfer with the property? _____ Documentation attached? _____ |                          |                          |                          |                          |

Explain: \_\_\_\_\_

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**\*IF YOU ANSWERED "YES" TO ANY OF THE PREVIOUS QUESTIONS, PLEASE USE THE FOLLOWING SPACE FOR YOUR EXPLANATION AND ATTACH ANY RELEVANT PROFESSIONAL REPORTS OR ADDITIONAL INFORMATION.**

EDITION / GREAT ROOM / ADDED 2007.  
PERMITTED.

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Buyer(s)

To read the South Carolina Residential Property Condition Disclosure Act, (S.C. Code Ann. § 27-50-10 *et seq.*)  
please visit: <http://www.scstatehouse.gov/code/t27c050.php>

**This disclosure does not limit the obligation of the purchaser to inspect the physical condition of the property and improvements that are the subject of a sales agreement. The real estate licensee, whether acting as listing agent or selling agent, has no duty to inspect the onsite or offsite conditions of the property and any improvements.**

#### Owner(s) Acknowledgement

Property Address: 3385 Mockingbird Lane, Lancaster, SC 29720

The property is currently: owner-occupied ☒ leased ☐ in an estate ☐ in foreclosure ☐  
vacant ☐ (If vacant, how long? ) \_\_\_\_\_

Owner's Name(s): Gary W. Miller and Lois Miller

Owner(s) acknowledge having examined this statement before signing and that all information is true and correct as of the date signed.

\*If Owner is exempt, please circle the exemption(s) in S.C. Code Ann., Section 27-50-30 above and sign below.

Owner Signature:

Gary W. Miller

Time: 11:25 AM

Owner Signature:

Lois B. Miller

Time: 11:26 AM

#### Purchaser(s) Acknowledgement

Purchaser(s) acknowledge receipt of a copy of this disclosure statement; that he/she has examined it before signing; that he/she understands that this is not a warranty by owner or owner's agent; that it is not a substitute for any inspections he/she may wish to obtain; and that the representations are made by the owner and not the owner's agent(s) or subagent(s). Purchaser(s) are encouraged to obtain his/her own inspection by a licensed home inspector or other professional.

Purchaser Signature:

\_\_\_\_\_

Time: \_\_\_\_\_

Purchaser Signature:

\_\_\_\_\_

Time: \_\_\_\_\_

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Tax Map Number:

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AM L.M.

Buyer(s)