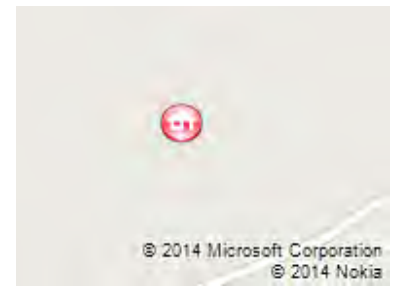


## ALL FIELDS DETAIL



<b>MLS #</b>	1274691	<b># of Bedrooms</b>	4
<b>Class</b>	Residential	<b># of Full Baths</b>	4
<b>Type</b>	Single Family	<b># of Half Baths</b>	1
	-Detached	<b># of Stories</b>	Two
<b>Area</b>	033	<b>Approx Age</b>	11-20
<b>Subdivision</b>	None	<b>Garage Type</b>	Attached Garage
<b>Listing Price</b>	\$450,000	<b>Garage Capacity</b>	Two
<b>Address</b>	344 WORKMAN Road		
<b>City</b>	Woodruff		
<b>State</b>	SC		
<b>Zip</b>	29388		
<b>Status</b>	Active		
<b>Sale/Rent</b>	For Sale		



## DIRECTIONS

Take Woodruff Rd to 417 to right on Hwy 101 to left on Workman Rd and home is on the left.

## GENERAL

<b>SQFT Finished and Heated</b>	4600-4799	<b>Showing</b>	Call Specified Appointment Center
<b># of Bedrooms Main Level</b>	2	<b>Detailed Showing Inst</b>	Call the appointment center at (864) 467-0000
<b># Full Baths on Main Lvl</b>	2	<b>Contact # for Appts</b>	(864) 467-0000
<b># of Rooms Below Grade</b>	0	<b>Enable Schedule-It (Y/N)</b>	No
<b># of Fireplaces</b>	1	<b>Agent</b>	<a href="#">SUNIL VARGHESE - Cell: (864) 525-7449</a>
<b>Approx Year Built</b>	1996	<b>Listing Office 1</b>	<a href="#">Wham AARE, LLC - Main: (864) 801-9468</a>
<b>County</b>	Spartanburg	<b>Days On Market</b>	216
<b>Tax ID Number</b>	4060006000	<b>Cumulative DOM</b>	216
<b>Legal Lot Number</b>	15 & 16	<b>Agent Hit Count</b>	201
<b>Approx # of Acres</b>	5.55	<b>Client Hit Count</b>	103
<b>Elementary School</b>	<a href="#">Woodruff Primary</a>	<b>Listing Type</b>	Exclusive Right to Sell
<b>Middle School</b>	<a href="#">Woodruff</a>	<b>Agency Relationship</b>	Buyer Agent
<b>High School</b>	<a href="#">Woodruff</a>	<b>BA</b>	3%
<b>Associated Document Count</b>	3	<b>SA</b>	0%
<b>LeadBased Paint Disc Req?</b>	No	<b>Variable Rate Com</b>	N
<b>Res. Property Disc. Req?</b>	Yes	<b>Original Price</b>	\$500,000
<b>IDX Include</b>	Yes	<b>Listing Date</b>	2/25/2014
<b>VOW Include</b>	Yes	<b>Input Date</b>	2/26/2014 9:22 AM
<b>VOW Address</b>	Yes	<b>Price Date</b>	9/25/2014
<b>VOW Comment</b>	Yes	<b>Status Date</b>	8/13/2014
<b>VOW AVM</b>	Yes	<b>Update Date</b>	9/25/2014
<b>Picture</b>	25	<b>HotSheet Date</b>	9/25/2014

## ROOM DIMENSIONS

<b>Dining Rm Size</b>	17x14	<b>Breakfast Room Size</b>	12x12
<b>Kitchen Size</b>	16x11	<b>Great Room Size</b>	20x20
<b>Den Size</b>	18x10	<b>Bonus/Rec Rm Size</b>	24x21
<b>Master Bedroom Size</b>	25x14	<b>Bedroom #2 Size</b>	17x12
<b>Bedroom #3 Size</b>	19x17	<b>Bedroom #4 Size</b>	19x13
<b>Other Room 1</b>	Office/Study	<b>Other Room 1 Size</b>	16x12
<b>Other Room 2</b>	Pool House	<b>Other Room 2 Size</b>	36x18
<b>Other Room 3</b>	Barn	<b>Other Room 3 Size</b>	65x40
<b>Laundry Size</b>	10x9	<b>Screened Porch Size</b>	30x10
<b>Deck Size</b>	16x16	<b>Living Room (Y/N)</b>	N
<b>Dining Room (Y/N)</b>	Y	<b>Breakfast Room (Y/N)</b>	Y
<b>Kitchen (Y/N)</b>	Y	<b>Great Room (Y/N)</b>	Y
<b>Den (Y/N)</b>	Y	<b>Bonus/Rec Room (Y/N)</b>	Y
<b>Master Bedroom (Y/N)</b>	Y	<b>Bedroom #2 (Y/N)</b>	Y
<b>Bedroom #3 (Y/N)</b>	Y	<b>Bedroom #4 (Y/N)</b>	Y
<b>Laundry (Y/N)</b>	Y	<b>Florida Room (Y/N)</b>	N
<b>Screened Porch (Y/N)</b>	Y	<b>Deck (Y/N)</b>	Y

## FEATURES

STYLE	INTERIOR FEATURES	APPLIANCES	STORAGE SPACE
Cape Cod	Attic Stairs Disappearing	Cook Top-Smooth	Attic
<b>EXTERIOR FINISH</b>	Bookcase	Dishwasher	Garage
Brick Veneer-Full	Ceiling Fan	Disposal	Out Building
<b>LOT DESCRIPTION</b>	Ceiling Cathedral/Vaulted	Microwave	Other

---

**FEATURES**

Fenced Yard  
Level  
Pasture  
Some Trees  
Underground Utilities

**FOUNDATION**

Crawl Space

**BASEMENT**

None

**EXTERIOR FEATURES**

Deck  
Hot Tub  
Pool-In Ground  
Porch-Front  
Porch-Screened  
Sprklr In Grnd-Partial Yd  
Tilt Out Windows  
Barn/Stall  
Riding Area

**ROOF**

Architectural

**GARAGE FEATURES**

Door Opener  
Side/Rear Entry  
Workshop

Ceiling Smooth  
Ceiling Trey  
Central Vacuum  
Countertops Granite  
Tub-Jetted  
Walk In Closet  
In-Law Suite

**MRBED FEATURES**

Double Sink  
Full Bath  
Master on Main Lvl  
Shower-Separate  
Tub-Jetted  
Walk-in Closet

**SPECIALTY ROOM**

Exercise Room  
Laundry  
Office/Study  
Workshop  
Bonus Room/Rec Room  
2nd Kitchen/Kitchenette

**LAUNDRY LOCATION**

1st Floor  
Walk-in

Oven-Electric

**FIREPLACE**

Gas Logs

**HEATING SYSTEM**

Forced Air  
Propane Gas

**COOLING SYSTEM**

Central Forced  
Electric

**FLOORS**

Carpet  
Ceramic Tile  
Hardwood

**WATER**

Public

**SEWER**

Septic

**WATER HEATER**

Other  
Multiple Units

**DOCS ON FILE**

Seller Disclosure  
Survey

**DOCUMENTS WITH OFFER**

Copy Earnest Money Check  
Pre-approve/Proof of Fund  
Signed SDS

**ON INTERNET**

Yes

**GARBAGE PICKUP**

Private

**DRIVEWAY**

Extra Pad  
Paved

**CONDO REGIME INCLUDES**

None

**AMENITIES INCLUDE**

None

**SHOWING**

Appointment Only  
Occupied  
Lockbox-Electronic

**ADDITIONAL FEES**

None

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**FINANCIAL**

**Total Taxes** \$9,057.01  
**Tax Rate(4%/6%)** 6%  
**HOA (Y/N)** N  
**Foreclosure (Y/N)** N

**Tax Year** 2013  
**In City** N  
**Short Sale (Y/N)** Y  
**Auction (Y/N)** N

---

**MEMBER REMARKS**

Taxes are currently assessed at 6% - per Spartanburg County assessor's office the taxes for an owner occupant would only be approx \$2280. Livable square footage, per appraiser's sketch in associated docs, is 4744. The pool house is another 648 sq ft and the barn is 2600 sq ft! See associated docs for survey. Short Sale - please include 1% earnest money deposit and as-is and short sale addendum with offer.

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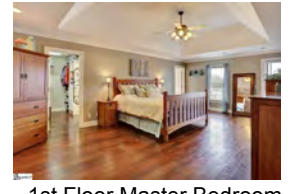
**REMARKS**

Short Sale - don't miss this opportunity! This full brick home sits on 5.5 beautiful acres (horses are invited) and boasts an in-ground pool with a pool house, a hot tub, multiple decks, a screened-in porch, and a 2600 sq ft building/barn!! Best of all the home is conveniently located to major interstates, employers, shopping areas, and downtown Greenville & Spartanburg - just 7 miles to I-85 or to Five Fork's shopping & restaurants, just 8 miles to BMW, 11.5 miles to GSP International Airport, 12 miles to Michelin, and less than a 30 minute drive to downtown Greenville. But you're still removed enough to enjoy the privacy and affordability that only country living can offer. The home basically offers four master bedrooms - three out of the four bedrooms boast walk-in closets and all four have their own full bathroom. The main level owner's suite still out performs all the others though with an incredible 5 piece bathroom, a highly functional walk-in closet that offers access from the bedroom as well as the bathroom, and access to the deck and hot tub. The kitchen is the centerpiece of the home with granite countertops, top of the line stainless steel appliances, a huge pantry, an office nook, and a breakfast area. And let's not forget about the private bonus room above the garage with its own separate staircase that would be perfect for a home office, man cave, or game room! As you walk outside the property just keeps getting better - a beautiful in-ground pool with its own 648 sq ft pool house that features a 1/2 bath and a kitchenette - buy this house and you're guaranteed to be the permanent host amongst your friends for Fourth of July and Memorial Day barbecues! Keep going further down the property and you'll find the 60x45 building/barn with two 20' tall doors - the possibilities for this building are limited only by your imagination. For the horse lovers there's fenced pasture! There are just way too many other features to list - a property like this wasn't meant to be written about, it was meant to be seen. PLEASE NOTE - Taxes are currently assessed at 6% - per Spartanburg County assessor's office the taxes for an owner occupant would only be approx \$2280.

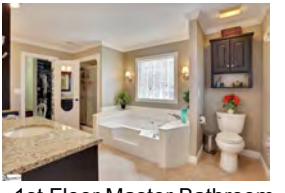
**SYNDICATION REMARKS**

Listed by Sunil Varghese with WHAM - call Sunil today at (864) 525-7449 with any questions or to schedule your showing. Short Sale - don't miss this opportunity! This full brick home sits on 5.5 beautiful acres (horses are invited) and boasts an in-ground pool with a pool house, a hot tub, multiple decks, a screened-in porch, and a 2600 sq ft building/barn!! Best of all the home is conveniently located to major interstates, employers, shopping areas, and downtown Greenville & Spartanburg - just 7 miles to I-85 or to Five Fork's shopping & restaurants, just 8 miles to BMW, 11.5 miles to GSP International Airport, 12 miles to Michelin, and less than a 30 minute drive to downtown Greenville. But you're still removed enough to enjoy the privacy and affordability that only country living can offer. The home basically offers four master bedrooms - three out of the four bedrooms boast walk-in closets and all four have their own full bathroom. The main level owner's suite still outperforms all the others though with an incredible 5 piece bathroom, a highly functional walk-in closet that offers access from the bedroom as well as the bathroom, and access to the deck and hot tub. The kitchen is the centerpiece of the home with granite countertops, top of the line stainless steel appliances, a huge pantry, an office nook, and a breakfast area. And let's not forget about the private bonus room above the garage with its own separate staircase that would be perfect for a home office, man cave, or game room! As you walk outside the property just keeps getting better - a beautiful in-ground pool with its own 648 sq ft pool house that features a 1/2 bath and a kitchenette - buy this house and you're guaranteed to be the permanent host amongst your friends for Fourth of July and Memorial Day barbecues! Keep going further down the property and you'll find the 60x45 building/barn with two 20' tall doors - the possibilities for this building are limited only by your imagination. For the horse lovers there's fenced pasture! There are just way too many other features to list - a property like this wasn't meant to be written about, it was meant to be seen. PLEASE NOTE - Taxes are currently assessed at 6% - per Spartanburg County assessor's office the taxes for an owner occupant would only be approx \$2280.

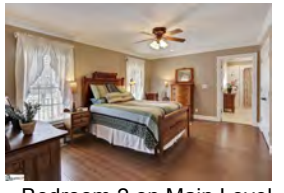
**ADDITIONAL PICTURES**



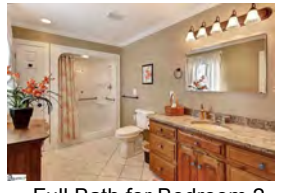
1st Floor Master Bedroom



1st Floor Master Bathroom



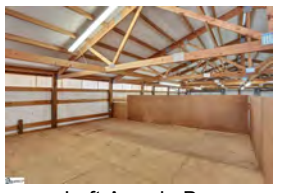
Bedroom 2 on Main Level



Full Bath for Bedroom 2



Pool House w/ Kitchenette



Loft Area in Barn



**DISCLAIMER**

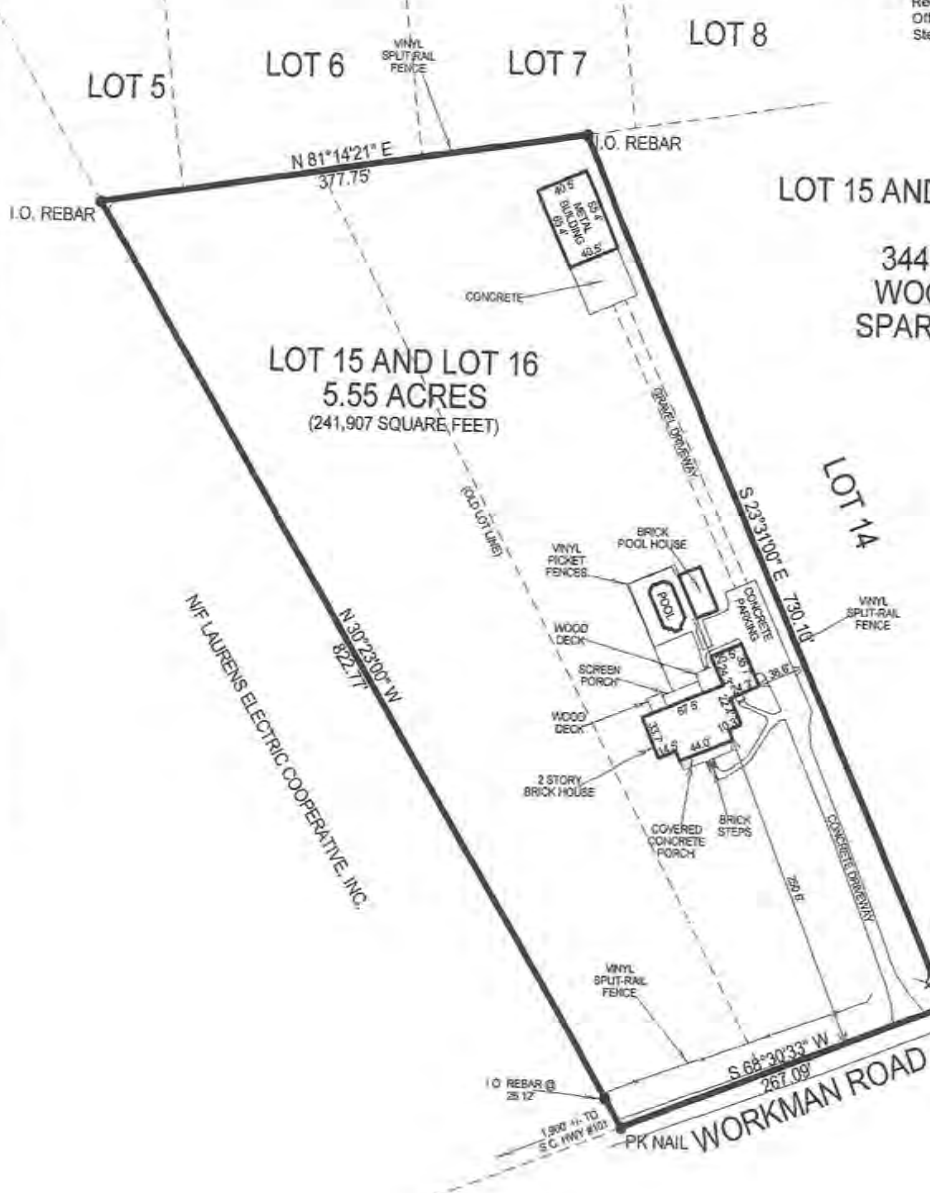
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This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2014



PLAT-160 PG 260

PLT-2006-44110  
 Recorded 1 Pages on 8/14/2006 3:40:15 PM  
 Recording Fee \$10.00 Documentary Stamps: \$0.00  
 Office of Register of Deeds, Spartanburg, S.C.  
 Stephen Ford, Register



LOT 15 AND LOT 16, ANTLEY FARMS  
 PARCEL B  
 344 WORKMAN ROAD  
 WOODRUFF, SC 29358  
 SPARTANBURG COUNTY

To Whom It May Concern: Plat as shown. It excepts from the Subdivision approval process. It does not guarantee the right of future permits or future subdividing. As other requirements of the Spartanburg County Unified Land Management Ordinance (especially Table 3) and requirements of the Storm Water Management and Sediment Reduction Regulations (#487) of date must be met.



AUG 14 2006

*Ignacio A. Romo*  
 NMA

NOTES

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS-OF WAY OF RECORD OR NOT OF RECORD

ACCORDING TO FEMA FLOODWAY DATA, THIS PROPERTY IS NOT LOCATED WITHIN AN ESTABLISHED FLOOD HAZARD AREA

EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE; EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR AND REFLECTS ONLY THE REFERENCES RECORDED HEREON UNLESS NOTED.

IRON PINS FOUND AT ALL PROPERTY CORNERS UNLESS NOTED.

THERE IS A \_\_\_\_\_ UTILITY AND DRAINAGE EASEMENT ALONG EACH SIDE OF ALL SIDE PROPERTY LINES AND A \_\_\_\_\_ EASEMENT ALONG EACH SIDE OF REAR PROPERTY LINES.

IGNACIO A. ROMO, PLS DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF JURISDICTIONAL WETLANDS OR HAZARDOUS MATERIALS ON THE SURVEY SITE.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR.

REFERENCES

PLAT	BOOK	PAGE	OWNER
4-06-00-060-00	75L-208	100-49	DOUGLAS R. JONES AND BETH H. JONES

PROPERTY SURVEY FOR  
 PETER C. VREELAND  
 AND  
 ELIZABETH F. VREELAND



RESEARCH	BW, MJ	DATE	08-04-06
1" = 100'	FIELD WORK	BOOK	06159

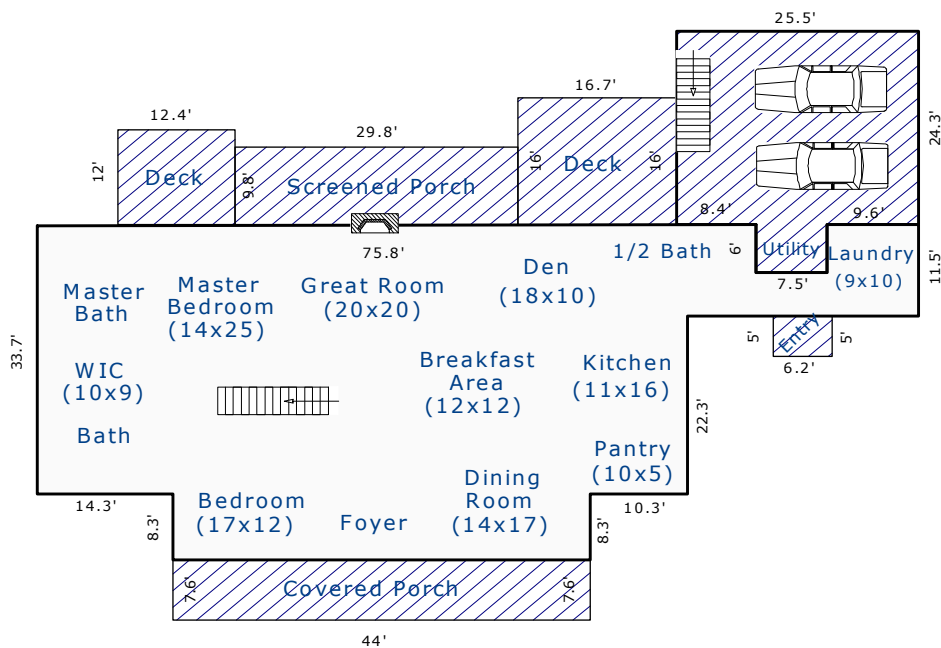


I.A. ROMO, PLS  
 PO BOX 8327  
 GREENVILLE, SC 29604-8327  
 OFFICE: (864) 295-0460

IGNACIO A. ROMO, SCPLS 12250

# Building Sketch

Client				
Property Address 344 Workman Rd				
City	Woodruff	County	Spartanburg	State SC Zip Code 29388
Borrower				



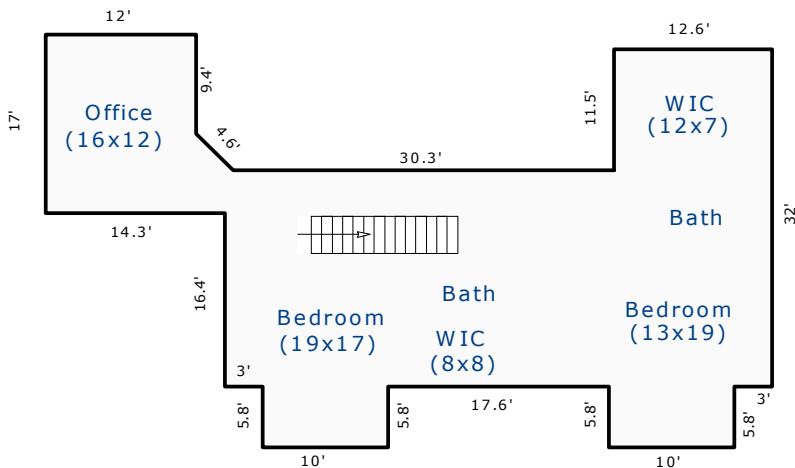
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2914.54	2914.54
GAR	2 Car Garage	664.70	664.70
P/P	Wood Deck	267.20	
	Screened Porch	292.04	
	Wood Deck	148.80	
	Entry	31.00	
	Covered Porch	334.40	1073.44
Net LIVABLE Area		(rounded)	2915

LIVING AREA BREAKDOWN			
	Breakdown		Subtotals
First Floor			
0.5 x	0.1 x	75.8	3.79
	5.9 x	75.8	447.22
	8.3 x	44.0	365.20
	22.3 x	68.6	1529.78
	6.0 x	9.6	57.60
	5.5 x	92.9	510.95
6 Items	(rounded)		2915

## Building Sketch

Client				
Property Address 344 Workman Rd				
City	Woodruff	County	Spartanburg	State SC Zip Code 29388
Borrower				



Sketch by Apex Sketch v5 Standard™

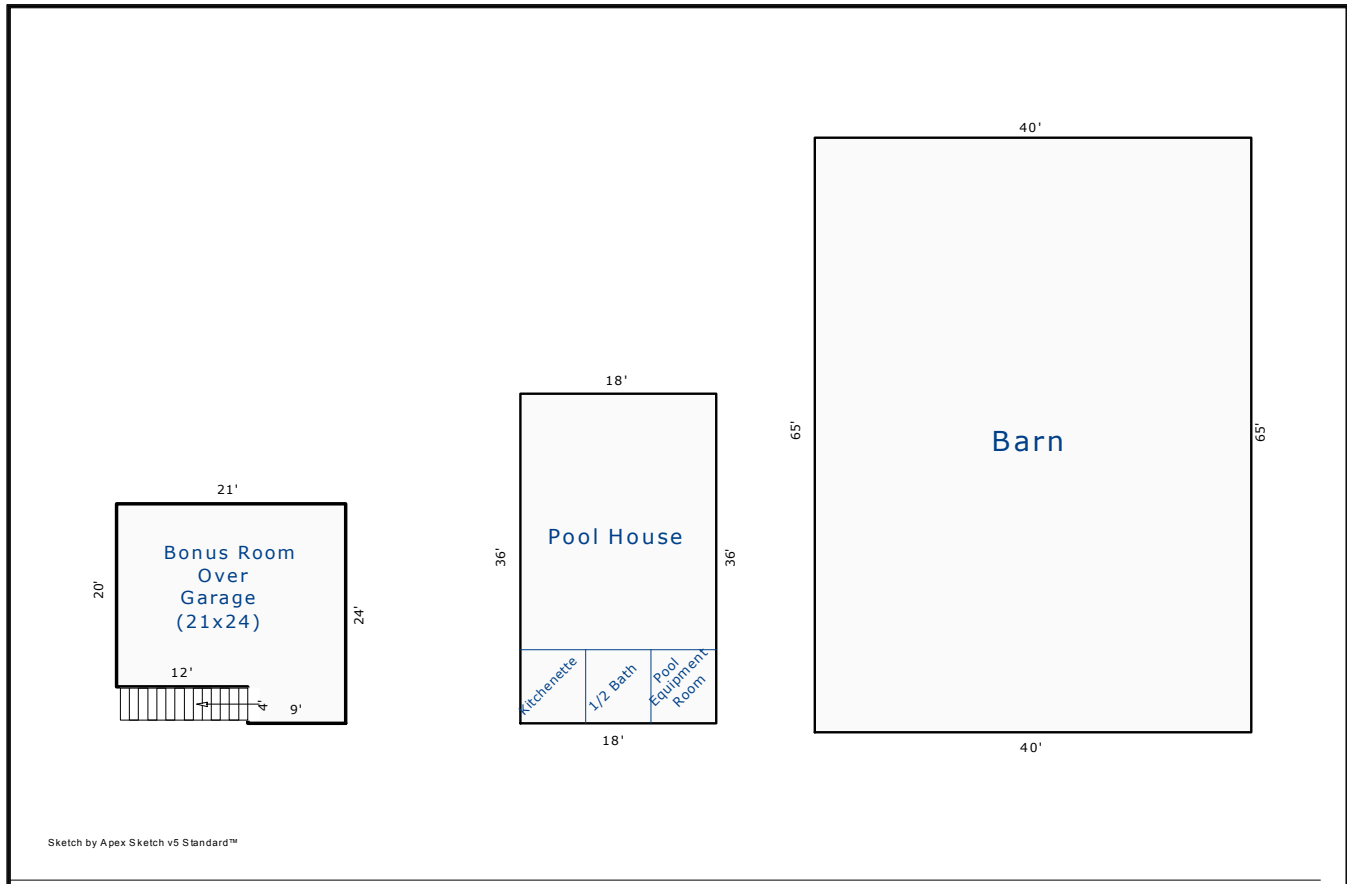
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA2	Second Floor	1373.38	1373.38
Net LIVABLE Area		(rounded)	1373

LIVING AREA BREAKDOWN			
		Breakdown	Subtotals
Second Floor			
	12.6	x	11.5
	57.9	x	4.1
0.5	x	3.0	x
	16.4	x	43.6
	12.9	x	12.0
	5.8	x	10.0
	5.8	x	10.0
			144.90
			237.39
			5.25
			715.04
			154.80
			58.00
			58.00
7 Items		(rounded)	1373

# Building Sketch

Client				
Property Address 344 Workman Rd				
City	Woodruff	County	Spartanburg	State SC Zip Code 29388
Borrower				



Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA2	Bonus Room Over Grg	456.00	456.00
OTH	Pool House	648.00	
	Barn	2600.00	3248.00
Net LIVABLE Area		(rounded)	456

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
Bonus Room Over Grg		
4.0 x 9.0		36.00
20.0 x 21.0		420.00
2 Items	(rounded)	456





**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 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 attorneys regarding any disclosure issues. By signing below, owners acknowledge their duties and that failure to disclose known material information about the property may result in owner liability.

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

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

Property Address (including unit # or identifier) 344 Workman Rd, Woodruff, SC 29388

Tax Map #: 406 000 6 000

Owner: (pv) (EV) Purchaser ( ) ( ) acknowledge receipt of a copy of this page which is page 1 of 5.

REV: 7/2013

**Apply this question below and the three answer choices to the numbered issues (1-14) on this disclosure.**

**As owner, do you have any actual knowledge of any problem(s)\* concerning?**

\*Problem includes present defects, malfunctions, damages, conditions, or characteristics.

**I. WATER SUPPLY AND SANITARY SEWAGE DISPOSAL SYSTEM**

	Yes	No	No Representation
1. Water supply .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Water quality .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Water pressure .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Sanitary sewage disposal system for any waste water .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A. Describe water supply  County  City  Private  Corporate  Community  Well  Other \_\_\_\_\_

B. Describe water disposal  Septic  Sewer  Private  Corporate  Government  Other \_\_\_\_\_

C. Describe water pipes  PEX  Copper  PVC/CPVC  Polybutylene  Steel  Other/Unknown \_\_\_\_\_

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

	Yes	No	No Representation
5. Roof system .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Gutter system .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A. Approximate year that current roof covering was installed or modified: 2011 . Approximate year structure was built: 1996

B. During your ownership, describe any known roof system leaks and repairs: New Roof on house and pool house

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

	Yes	No	No Representation
8. Plumbing system (pipes, fixtures, water heater, disposal, softener, plumbing components) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Electrical system (wiring, panel, fixtures, A/V wiring, outlets, switches, electrical components).....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Appliances (range, stove, ovens, dishwasher, refrigerator, washer, dryer, other appliances) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Built-in systems and fixtures (fans, irrigation, pool, security, lighting, A/V, other) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Mechanical systems (pumps, garage door opener, filtration, energy equipment, safety, other) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Heating system(s) (HVAC components) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Cooling system(s) (HVAC components) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Owner: (S) (S) 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 2 Wall Units - (1) in bonus room over garage (1) in exercise room - barn
- B. Describe Heating System  Central  Ductless  Heat Pump  Furnace  Other \_\_\_\_\_
- C. Describe HVAC Power  Oil  Gas  Electric (AC)  Solar  Other Propane Heat
- D. Describe HVAC system approximate age and any other HVAC system(s): 13 yrs

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

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

None

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

Apex - Pest Treatment - spray quarterly

C. Describe any known present pest infestations:

None

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

Apply this question below and the three answer choices to the numbered issues (15-23) on this disclosure.

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 or other land use restrictions affecting the real property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Easements (access, conservation, utility, other), party walls, shared private driveway, private roads, released mineral rights, or encroachments from or to adjacent real property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Legal actions, claims, foreclosures, bankruptcies, tenancies, judgments, tax liens, other liens, insurance issues, or governmental actions that could affect title to the property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Room additions or structural changes to the property during your ownership .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Problems caused by fire, smoke, or water to the property during your ownership .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Drainage, soil stability, atmosphere, or underground problems affecting the property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Erosion or erosion control affecting the property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Flood hazards, wetlands, or flood hazard designations affecting the property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Flood insurance covering the property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A. Describe any green energy, recycling, sustainability or disability features for the property: None

B. Describe any Department of Motor Vehicles titled manufactured housing on the property: None

Owner: (P)(S) Purchaser ( ) ( ) acknowledge receipt of a copy of this page which is page 3 of 5.

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

A. Describe any known property environmental contamination problems from construction, repair, cleaning, furnishing, intrusion, operating, toxic mold, methamphetamine production, lead based paint, lead hazards, asbestos, radon gas, methane gas, formaldehyde, corrosion-causing sheetrock, storage tanks, hazardous materials, toxic materials, environmental contamination, or other: None

**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): 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: None

B. Describe known delinquent charges for real property's gas, electric, water, sewer, and garbage: None

**IX. PLEASE USE THE SPACE BELOW FOR "YES" ANSWER EXPLANATIONS AND ATTACH ANY ADDITIONAL SHEETS OR RELEVANT DOCUMENTS AS NEEDED**

19. HVAC in crawl space had a blocked drainage line, causing moisture in crawl space area, which made wood floors on 1st floor cup slightly. Selective Insurance is handling the claim and making any necessary repairs.

Owner:  (P)  (E) 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](http://www.scstatehouse.gov) or other websites).

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

- Owner occupied     Short sale     Bankruptcy     Vacant (How long vacant?) \_\_\_\_\_  
 Leased     Foreclosure     Estate     Other: \_\_\_\_\_

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

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

Owner Signature: *Peter Vreeland* Date: 11-20-13 Time: 5:40 pm

Owner Printed Name: Peter Vreeland

Owner Signature: *Elizabeth Vreeland* Date: 11-20-13 Time: 5:41 pm

Owner Printed Name: Elizabeth Vreeland

**Purchaser acknowledges prior to signing this disclosure:**

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

Purchaser Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Purchaser Printed Name: \_\_\_\_\_

Purchaser Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Purchaser Printed Name: \_\_\_\_\_