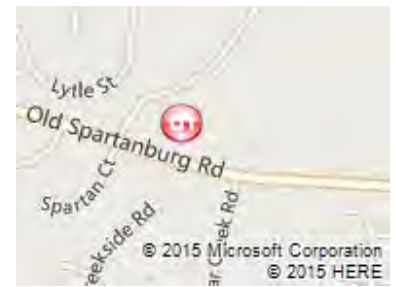


## ALL FIELDS DETAIL



<b>MLS #</b>	1302872	<b># of Bedrooms</b>	6
<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>	Three +
<b>Area</b>	022	<b>Approx Age</b>	1-5
<b>Subdivision</b>	Hammett Corner	<b>Garage Type</b>	Attached Garage
<b>Listing Price</b>	\$425,000	<b>Garage Capacity</b>	Three +
<b>Address</b>	100 DOWNEY HILL Lane	<b>Virtual Tour</b>	<a href="#">Virtual Tour</a>
<b>City</b>	Greer		
<b>State</b>	SC		
<b>Zip</b>	29650		
<b>Status</b>	Active		
<b>Sale/Rent</b>	For Sale		



## DIRECTIONS

From I-85 North Take Exit 54 And Turn Left On Pelham Rd. Go 1.2 Miles And Turn Right At Light Onto Boiling Springs Rd. Go Two Miles And Turn Right On Old Spartanburg Rd. Hammett Corner Will Be 2/10 Of A Mile On The Left.

## GENERAL

<b>SQFT Finished and Heated</b>	6200-6399	<b>Showing</b>	Call Specified Appointment Center
<b># of Bedrooms Main Level</b>	1	<b>Detailed Showing Inst</b>	Call Appt Center at (864) 467-0000
<b># Full Baths on Main Lvl</b>	1	<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>	2011	<b>Listing Office 1</b>	<a href="#">WHAM AARE, LLC - Main: 864-801-9468</a>
<b>Builders Name</b>	Crown Communities	<b>Days On Market</b>	1
<b>County</b>	Greenville	<b>Cumulative DOM</b>	1
<b>Tax ID Number</b>	0538490100300	<b>Agent Hit Count</b>	54
<b>Legal Lot Number</b>	3	<b>Client Hit Count</b>	18
<b>Approx # of Acres</b>	0.22	<b>Listing Type</b>	Exclusive Right to Sell
<b>Elementary School</b>	<a href="#">Brushy Creek</a>	<b>Agency Relationship</b>	Buyer Agent
<b>Middle School</b>	<a href="#">Northwood</a>	<b>BA</b>	3%
<b>High School</b>	<a href="#">Eastside</a>	<b>SA</b>	0%
<b>Associated Document Count</b>	2	<b>Variable Rate Com</b>	Y
<b>LeadBased Paint Disc Req?</b>	No	<b>Original Price</b>	\$425,000
<b>Res. Property Disc. Req?</b>	Yes	<b>Listing Date</b>	6/13/2015
<b>IDX Include</b>	Yes	<b>Input Date</b>	6/13/2015 10:54 AM
<b>VOW Include</b>	Yes	<b>Price Date</b>	6/13/2015
<b>VOW Address</b>	Yes	<b>Status Date</b>	6/13/2015
<b>VOW Comment</b>	Yes	<b>Update Date</b>	6/13/2015
<b>VOW AVM</b>	Yes	<b>HotSheet Date</b>	6/13/2015

## ROOM DIMENSIONS

<b>Dining Rm Size</b>	16x12	<b>Breakfast Room Size</b>	17x15
<b>Kitchen Size</b>	17x16	<b>Great Room Size</b>	20x15
<b>Den Size</b>	27x20	<b>Bonus/Rec Rm Size</b>	21x13
<b>Master Bedroom Size</b>	27x15	<b>Bedroom #2 Size</b>	20x13
<b>Bedroom #3 Size</b>	20x16	<b>Bedroom #4 Size</b>	18x15
<b>Bedroom #5 Size</b>	18x12	<b>Other Room 1</b>	6th Bedroom
<b>Other Room 1 Size</b>	19x16	<b>Other Room 2</b>	Theater Room
<b>Other Room 2 Size</b>	22x18	<b>Laundry Size</b>	8x8
<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>Bedroom #5 (Y/N)</b>	Y
<b>Laundry (Y/N)</b>	Y	<b>Florida Room (Y/N)</b>	N
<b>Picture</b>	30		

## FEATURES

<b>STYLE</b>	<b>ROOF</b>	<b>LAUNDRY LOCATION</b>	<b>STORAGE SPACE</b>
Traditional	Architectural	2nd Floor	Attic
<b>EXTERIOR FINISH</b>	<b>GARAGE FEATURES</b>	Walk-in	Garage
Brick Veneer-Partial	Door Opener	<b>APPLIANCES</b>	<b>DOCS ON FILE</b>

## FEATURES

Hardboard Siding  
Stone  
**LOT DESCRIPTION**  
Fenced Yard  
Level  
Underground Utilities  
**FOUNDATION**  
Slab  
**BASEMENT**  
None  
**EXTERIOR FEATURES**  
Patio  
Satellite Dish  
Tilt Out Windows  
Windows-Thermal  
Sprklr In Grnd-Full Yard

**INTERIOR FEATURES**  
Attic Stairs Disappearing  
Ceiling 9ft+  
Ceiling Fan  
Ceiling Smooth  
Ceiling Trey  
Countertops Granite  
Intercom  
Open Floor Plan  
Smoke Detector  
Some Window Trtmnts  
Tub Garden  
Walk In Closet  
**MRBED FEATURES**  
Double Sink  
Full Bath  
Master on Main Lvl  
Shower-Separate  
Tub-Garden  
Walk-in Closet  
**SPECIALTY ROOM**  
Laundry  
Media Room/Home Theater  
Bonus Room/Rec Room

Cook Top-Gas  
Dishwasher  
Disposal  
Microwave  
Oven(s)-Wall  
Refrigerator  
Double Oven  
**FIREPLACE**  
Gas Logs  
**HEATING SYSTEM**  
Multi-Units  
Natural Gas  
**COOLING SYSTEM**  
Central Forced  
Multi-Units  
**FLOORS**  
Carpet  
Ceramic Tile  
Hardwood  
**WATER**  
Public  
**SEWER**  
Public  
**WATER HEATER**  
Gas

Seller Disclosure  
**DOCUMENTS WITH OFFER**  
Copy Earnest Money Check  
Pre-approve/Proof of Fund  
Signed SDS  
**ON INTERNET**  
Yes  
**GARBAGE PICKUP**  
Private  
**DRIVEWAY**  
Paved  
**CONDO REGIME INCLUDES**  
None  
**AMENITIES INCLUDE**  
Common Areas  
Lights  
Some Sidewalks  
**SHOWING**  
Advance Notice Required  
Appointment Only  
Occupied  
Lockbox-Electronic  
**ADDITIONAL FEES**  
HOA Mgmt Transfer Fee

## FINANCIAL

**Total Taxes** \$2,204.75  
**Tax Rate(4%/6%)** 4%  
**HOA (Y/N)** Y  
**HOA/Regime Fee Mandatory** Yes  
**Short Sale (Y/N)** N  
**Auction (Y/N)** N  
**Gas Co.** Piedmont Natural Gas  
**Water Co.** Greenville Water

**Tax Year** 2014  
**In City** N  
**HOA/Regime Fee\$** \$1,000  
**HOA Term** Annual  
**Foreclosure (Y/N)** N  
**Electric Co.** Duke Energy  
**Phone Co.** Vonage

## MEMBER REMARKS

6305 square feet per tax records. 2 Hr notice required for showings - to show call the appointment center at (864) 467-0000. Supra lockbox on front door.

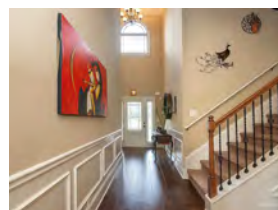
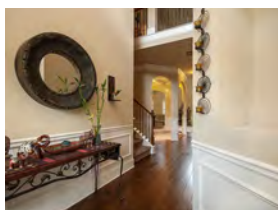
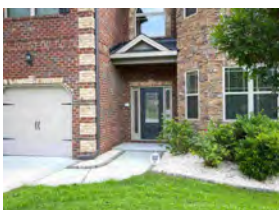
## REMARKS

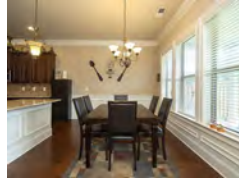
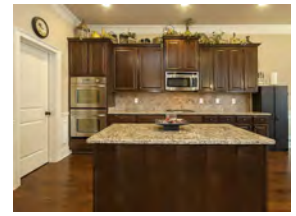
This incredible home offers 6305 square feet (per tax records) and boasts 6 spacious bedrooms, including the master bedroom on the main level, 4.5 bathrooms, a theater room, game/rec room, a 3 car garage and much more on Greenville's coveted Eastside! Built in 2011, this home was the builder's model home and features everything you'd expect. The main level has hardwood floors in many of the areas, extensive moldings, a 2 story great room, an upgraded kitchen with a large breakfast area, and the spacious master suite with an office area. The second level offers four more bedrooms, two more full bathrooms, and a second living room. The third level is where you'll go to relax with a large theater room, rec room, and another bedroom and full bathroom. The fenced yard outside offers a covered patio for all your get-togethers and cook-outs and the 3 car garage gives you plenty of space for storage. This home is an incredible value so see it today before its gone!

## SYNDICATION REMARKS

Listed by Sunil Varghese with WHAM - call (864) 525-7449 with any questions or to schedule a showing. This incredible home offers 6305 square feet (per tax records) and boasts 6 spacious bedrooms, including the master bedroom on the main level, 4.5 bathrooms, a theater room, game/rec room, a 3 car garage and much more on Greenville's coveted Eastside! Built in 2011, this home was the builder's model home and features everything you'd expect. The main level has hardwood floors in many of the areas, extensive moldings, a 2 story great room, an upgraded kitchen with a large breakfast area, and the spacious master suite with an office area. The second level offers four more bedrooms, two more full bathrooms, and a second living room. The third level is where you'll go to relax with a large theater room, rec room, and another bedroom and full bathroom. The fenced yard outside offers a covered patio for all your get-togethers and cook-outs and the 3 car garage gives you plenty of space for storage. This home is an incredible value so see it today before its gone!

## ADDITIONAL PICTURES





Breakfast Room



Dining Room



Main Level Master Bedroom



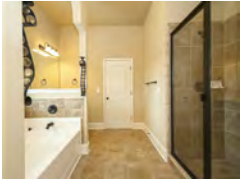
Main Level Master Bedroom



Master Bedroom Closet



Master Bath



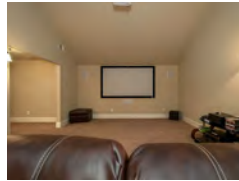
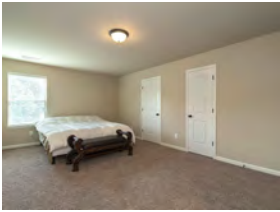
Master Bath



2nd Living Room



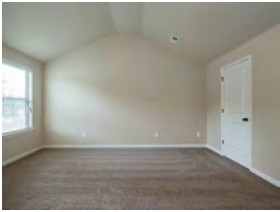
2nd Living Room



Theater Room



Rec Room



Neighborhood Park



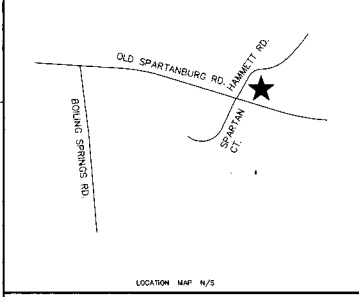
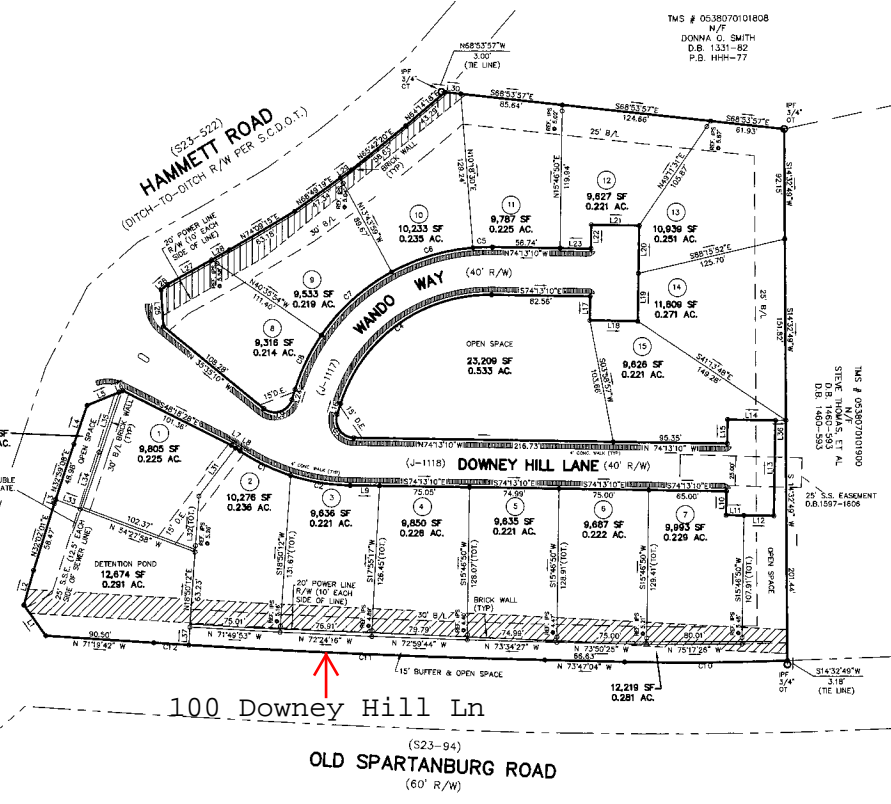
**DISCLAIMER**

This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2015



CURVE	LENGTH	RADIUS	CHORD BEG.	CHORD END
C1	47.13	172.00	S48°07'31"E	46.38
C2	50.89	172.00	S80°24'17"W	50.70
C3	27.89	15.00	S20°32'27"E	24.04
C4	166.72	150.00	S69°32'17"W	155.53
C5	15.14	172.00	N73°07'00"W	16.23
C6	71.33	172.00	S64°17'16"W	70.81
C7	29.10	172.00	S62°20'03"W	28.98
C8	50.75	172.00	S40°01'04"W	50.56
C9	28.84	15.00	N87°22'12"E	24.50
C10	136.13	225.00	S72°32'28"E	136.31
C11	297.80	7608.00	S72°40'08"E	297.76
C12	29.13	7608.00	S71°26'17"E	29.13

LINE	LENGTH	BEARING
L1	31.53	N20°18'02"W
L2	30.73	N30°36'36"E
L3	33.53	N34°29'08"E
L4	34.16	N33°24'35"E
L5	28.11	N52°25'33"E
L6	3.20	N87°33'33"E
L7	4.24	S41°05'58"E
L8	14.42	S41°10'58"E
L9	24.45	S74°31'07"E
L10	20.00	S75°46'00"W
L11	15.00	S74°31'07"E
L12	25.00	S74°31'07"E
L13	80.00	N12°46'50"E
L14	40.00	N74°12'10"W
L15	20.00	S75°46'00"W
L16	9.56	N32°17'56"E
L17	20.00	S75°46'00"W
L18	40.00	S74°31'07"E
L19	40.00	N12°46'50"E
L20	20.00	S75°46'00"W
L21	40.00	N74°12'10"W
L22	20.00	S75°46'00"W
L23	25.83	N74°12'10"W
L24	3.14	S34°17'56"E
L25	20.00	S75°46'00"W
L26	13.50	S62°32'17"E
L27	7.20	N83°27'23"E
L28	42.80	N42°22'42"E
L29	17.08	N75°39'44"E
L30	11.11	N68°44'19"E
L31	13.50	S62°32'17"E
L32	35.15	N32°30'31"E
L33	30.54	S43°38'07"W
L34	18.83	S75°46'00"W
L35	22.02	N64°22'58"W
L36	41.86	N32°30'31"E
L37	25.15	N32°30'31"E
L38	8.67	S72°22'11"E
L39	15.00	N12°46'50"E



**FINAL PLAT**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby certify that this plan of subdivision with my (our) free consent and that I (we) establish the minimum building restriction lines, and hereby dedicate to public use all roads, streets, and easements, hereon all areas so shown or indicated on said plan.

SIGNED: \_\_\_\_\_  
DATE: 11-28-11  
REGISTERED SURVEYOR

**CERTIFICATE OF ACCURACY**

I hereby state that to the best of my knowledge, information and belief, that the survey hereon was made in accordance with the requirements of the minimum standards manual practice of land surveying in South Carolina, and meets and exceeds the requirements for a class "A" survey as specified therein.

SIGNED: \_\_\_\_\_  
DATE: 11-28-11  
REGISTERED SURVEYOR

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for Greenville County, with the exception of such variances, if any, as are noted in the minutes of the Greenville County Planning Commission of Greenville County, South Carolina, and that it has been approved for recording in the office of the County Register of Deeds.

SIGNED: \_\_\_\_\_  
DATE: 11-28-11  
DIRECTOR OF PLANNING  
GREENVILLE COUNTY PLANNING COMMISSION

**NOTES:**

- 1.) REFERENCE:
  - TAX MAP # 05380701808
  - D.B. 2269-1948
  - D.B. BY SITE DESIGN, INC. FOR TUTMAN CONSTRUCTION SERVICES, LLC DATED 10/2/2000.
- 2.) THERE IS A 5-FOOT DRAINAGE & UTILITY EASEMENT ESTABLISHED ALONG THE CENTER OF ALL SIDE AND INTERIOR REAR PROPERTY LINES, 10-FOOT DRAINAGE & UTILITY EASEMENTS ESTABLISHED ALONG ALL REAR LOT LINES AND EXTERIOR BOUNDARY OF SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
- 3.) ROAD RIGHT-OF-WAY INFORMATION PROVIDED BY STATE AND/OR COUNTY AGENCIES OR WAS OBTAINED FROM FIELD INVESTIGATION AND/OR RECORDS. PLATS, C.O. RIDGLE SURVEYING COMPANY ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.
- 4.) STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN (PLAN #11-186) HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
- 5.) ALL PROPERTY CORNERS ARE 1/2" REBAR UNLESS NOTED OTHERWISE ON THE PLAT.
- 6.) NEITHER THE DEVELOPER, PROPERTY OWNERS NOR ANY ADJACENT OR COMMUNITY BOARD SHALL BE GRANTED PERMISSION TO REMOVE OR DESTROY ANY TREES OR NATURAL VEGETATION FROM THE OPEN SPACE AREA FOR PASTURE, RECREATIONAL, OR ANY OTHER PURPOSES WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE GREENVILLE COUNTY PLANNING COMMISSION OR ITS STAFF. NORMAL MAINTENANCE AND THE REMOVAL OF DEAD OR FALLEN TREES ARE PERMITTED AND RECOMMENDED.
- 7.) GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.
- 8.) THE HAMMETT CORNER HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE DETENTION AREA.
- 9.) INTERNAL ACCESS ONLY. NO ACCESS TO HAMMETT ROAD AND/OR OLD SPARTANBURG ROAD FROM NEWLY CREATED LOTS.
- 10.) OPEN SPACE MAY NOT BE FURTHER SUBDIVIDED.
- 11.) ALL PROPERTY CORNERS ARE 1/2" REBAR UNLESS NOTED OTHERWISE ON THE PLAT.
- 12.) THE HOA IS THE OWNER OF THE ISLAND(S) AND IS RESPONSIBLE FOR ITS MAINTENANCE.
- 13.) CONSERVATION EASEMENT HAS BEEN GRANTED TO HAMMETT CORNER HOMEOWNERS ASSOCIATION.
- 14.) DETENTION POND ACCESS ALLOWED FROM HAMMETT ROAD ONLY.

201108971 PLAT/GS  
Book P.L.L. 1129 Page 26-28  
November 28, 2011 04:04:00 PM  
Rec: \$10.00 City Tax: \$0.00 State Tax: \$0.00  
FILED IN GREENVILLE COUNTY, SC

**- DENSITY TABLE -**

NET ACREAGE: 5.56 AC.  
PERMITTED DENSITY: 3.6 UNITS/ACRE  
TOTAL LOTS ALLOWED: 19  
TOTAL LOTS ATTAINED: 15  
REQUIRED OPEN SPACE: 0.83 ACRES  
OPEN SPACE PROVIDED: 0.86 ACRES

FILED FOR RECORD IN GREENVILLE COUNTY, SC RD  
201108971 Book P.L.L. 1129 Page 26-28  
November 28, 2011 04:04:00 PM  
*Timothy J. Ramsey*

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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 "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO OTHER ENCUMBRANCES OR PROJECTIONS OTHER THAN SHOWN, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

**FILE NUMBER**

07-216

**HAMMETT CORNER**

SC PILLON HOMES, INC.  
1311 DOORWOOD DR SW  
CONOVERS GA 30012

C. G. RIDGLE SURVEYING CO., INC.  
P.O. BOX 5035  
GREENVILLE, S.C. 29606  
(864) 235-3662

OWNER: \_\_\_\_\_ SURVEYOR: \_\_\_\_\_

NO. OF ACRES: 5.56      FEET OF NEW ROAD: 0.18

NO. OF LOTS: 15      DATE: 11-28-11

ZONE: CLUSTER

SCALE: 1"=40'

[ACAD2007-2007-147-2][11-7-2011]



**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)** 100 Downey Hill Lane, Greer, SC 29650

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



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 <input type="checkbox"/> County <input checked="" type="checkbox"/> City <input type="checkbox"/> Private <input type="checkbox"/> Corporate <input type="checkbox"/> Community <input type="checkbox"/> Well <input type="checkbox"/> Other _____			
B. Describe water disposal <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Private <input type="checkbox"/> Corporate <input type="checkbox"/> Government <input type="checkbox"/> Other _____			
C. Describe water pipes <input type="checkbox"/> PEX <input type="checkbox"/> Copper <input checked="" type="checkbox"/> PVC/CPVC <input type="checkbox"/> Polybutylene <input type="checkbox"/> Steel <input type="checkbox"/> 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A. Approximate year that current roof covering was installed or modified: <u>2012</u> . Approximate year structure was built: <u>2012</u>			
B. During your ownership, describe any known roof system leaks and repairs: <u>N/A</u> .			

**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: [Signature] ( ) Purchaser ( ) ( ) acknowledge receipt of a copy of this page which is page 2 of 5.

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

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

- A. Describe any known present wood problems caused by termites, insects, wood destroying organisms, dry rot or fungus: \_\_\_\_\_  
N/A
- B. Describe any termite/pest treatment, coverage to property, name of provider, and termite bond (if any): \_\_\_\_\_  
N/A
- C. Describe any known present pest infestations: \_\_\_\_\_  
N/A

**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 type="checkbox"/>	<input checked="" 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: \_\_\_\_\_  
N/A
- B. Describe any Department of Motor Vehicles titled manufactured housing on the property: \_\_\_\_\_  
N/A

**Owner: ( GW ) ( ) 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: \_\_\_\_\_

N/A

**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: \_\_\_\_\_

N/A

B. State the name and contact information for any property management company involved (if any): \_\_\_\_\_

N/A

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: \_\_\_\_\_

N/A

B. Describe known delinquent charges for real property's gas, electric, water, sewer, and garbage: \_\_\_\_\_

N/A

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owner: (   *JK*   ) (      ) 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:  Date: 08/10/15 Time: 9:20 p.m.

Owner Printed Name: Digisha Amin

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
- 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: \_\_\_\_\_



**STATE OF SOUTH CAROLINA  
RESIDENTIAL PROPERTY CONDITION  
DISCLOSURE STATEMENT ADDENDUM**



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

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

Property Address: 100 Downey Hill Lane, Greer, SC 29650

Describe owners association charges: \$ 0 Per \$1000 (month/year/other)

What is the contact information for the owners association? D.C. Dan Jayer Property Mgmt  
(864) 242-4466

**As owner do you have any actual knowledge of answers to the following questions?  
Please check the appropriate box to answer the questions below.**

	Yes	No	No Representation
1. Are there owners association charges or common area expenses? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Are there any owners association or CCRBR resale or rental restrictions?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Has the owners association levied any special assessments or similar charges? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Do the CCRBR or condominium master deed create guest or visitor restrictions? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Do the CCRBR or condominium master deed create animal restrictions? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Does the property include assigned parking spaces, lockers, garages or carports?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are keys, key fobs or access codes required to access common or recreational areas? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will any membership other than owner association transfer with the properties? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Are there any known common area problems? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Is property or common area structures subject to South Carolina Coastal Zone Management Act? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is there a transfer fee levied to transfer the property?*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(\* Question does not include recording costs related to value or deed stamps.)

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

Owner signature:  Date: 04/10/15 Time: \_\_\_\_\_

Owner signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Purchaser signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Purchaser signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_