



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 § 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.

By answering "No Representation" on this disclosure statement, the owner is acknowledging that they do not have the current knowledge necessary to answer the questions with either a "Yes" or "No" response. Owner still has a duty to disclose information that is known at the time of the disclosure statement. "No Representation" should not be selected if the owner simply wishes to not disclose information or answer the question. Selecting "No Representation" does not waive liability if owner is aware or subsequently becomes aware.

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.

The owner shall deliver to the purchaser this disclosure before a real estate contract is signed by the purchaser and owner, or as otherwise agreed in the real estate contract. The real estate licensee must disclose material adverse facts about the property if actually known by the licensee about the issue, regardless of owner responses on this disclosure. Owner is solely responsible to complete this disclosure as truthfully and fully as possible. Owner and purchaser 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.

Owner: EDW [Signature] Purchaser () () acknowledge receipt of a copy of this page which is Page 1 of 6.
Effective 6/1/2023

Property Address (including unit # or identifier) _____

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(s) include present defects, malfunctions, damages, conditions, or characteristics.

<u>I. WATER SUPPLY AND SANITARY SEWAGE DISPOSAL SYSTEM</u>	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 Private Community Other: _____
 City Corporate Well

B. Describe water disposal: Septic Private Other: _____
 Sewer Corporate Government

C. Describe water pipes: PEX PVC/CPVC Other/Unknown: _____
 Copper Polybutylene Steel

<u>II. ROOF, CHIMNEYS, FLOORS, FOUNDATION, BASEMENT, AND OTHER STRUCTURAL COMPONENTS AND MODIFICATIONS OF THESE STRUCTURAL COMPONENTS</u>	Yes	No	No Representation
5. Roof systems A. Approximate year that current roof system was installed: _____. B. During your ownership, describe any known roof system leaks, repairs and/or modifications with date(s): _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Gutter systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 A. Approximate year structure was built: _____. B. During your ownership, describe any structural repairs and/or modifications to the items identified in Question 7 with date(s): <u>2023- modify entrance wall for storage shelves.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<u>III. PLUMBING, ELECTRICAL, HEATING, COOLING, AND OTHER MECHANICAL SYSTEMS</u>	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"/>

Owner: (Signature) Purchaser () () acknowledge receipt of a copy of this page which is Page 2 of 6.
 Effective 6/1/2023

9. Electrical system (wiring, panel, fixtures, A/V wiring, outlets, switches, electrical components) <i>updated electrical outlets.</i>	<input checked="" 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"/>		
A. Describe Cooling System:	<input type="checkbox"/> Central	<input type="checkbox"/> Ductless	<input checked="" type="checkbox"/> Heat Pump	<input type="checkbox"/> Window	<input type="checkbox"/> Other: _____
B. Describe Heating System:	<input type="checkbox"/> Central	<input type="checkbox"/> Ductless	<input checked="" type="checkbox"/> Heat Pump	<input type="checkbox"/> Furnace	<input type="checkbox"/> Other: _____
C. Describe HVAC Power:	<input type="checkbox"/> Oil	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Solar	<input type="checkbox"/> Other: _____
D. Describe HVAC system approximate age and any other HVAC system(s): <i>2021</i>					

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

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):

None

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 (15-28) 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. Designation as a historic building, landmark, site or location within a local historic or other restrictive district, which may limit changes, improvements of demolition of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. 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"/>

Owner: *(Signature)* Purchaser () () acknowledge receipt of a copy of this page which is Page 3 of 6.
Effective 6/1/2023

18. Legal actions, claims, foreclosures, bankruptcies, tenancies, judgments, tax liens, other liens, first rights of refusal, insurance issues, or governmental actions that could affect title to the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Room additions or structural changes to the property during your ownership.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Problems caused by fire, smoke, or water (including whether any structure on the property has flooded from rising water, water intrusion, or otherwise) to the property during your ownership.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Drainage, soil stability, atmosphere, or underground problems affecting the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Erosion, erosion control, or erosion control structure, such as a bulkhead, rock revetment, seawall, or buried sandbags, affecting the property. If "Yes" to Question 22, provide a general description including material, location on the property, approximate size, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Flood hazards, wetlands, flood hazard designations, flood zones, or flood risk affecting the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24. Whether the property is currently insured through public (e.g., National Flood Insurance Program) or private flood insurance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25. Private or public flood insurance (e.g., Federal Emergency Management Agency (FEMA)) claims filed on the property during your ownership. If "Yes" to Question 25, list the approximate date(s), general description of event(s), nature of any repair(s), and amounts of all claim(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
26. Repairs made to the property as a result of flood events that were <u>NOT</u> filed with private or public insurance during your ownership. If "Yes" to Question 26, list the approximate date(s), general description of event(s), nature of any repair(s), and amounts of all flood-related repairs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
27. Has federal flood disaster assistance (e.g., from FEMA, Small Business Administration, HUD) been previously received during your ownership? If "Yes" to Question 27, what was the amount received and the purpose of the assistance (elevation, mitigation, restoration, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
28. Whether the property has been assessed for a beach nourishment project during your ownership.	<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

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: _____

Owner: EDW Purchaser () () acknowledge receipt of a copy of this page which is Page 4 of 6.
Effective 6/1/2023

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 rental/lease terms, to include any vacation rental periods that reasonably may begin no later than ninety days after the date the purchaser's interest is recorded in the office of the register of deeds, and any rental/leasing problems, if any: None

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

C. Describe known outstanding charges owed by tenant for gas, electric, water, sewer, and garbage: None

VIII. EXISTENCE OF A METER CONSERVATION CHARGE, AS PERMITTED BY SECTION 58-37-50 THAT APPLIES TO ELECTRICITY OR NATURAL GAS SERVICE TO THE PROPERTY

A. Describe any utility company financed or leased property on the real property: None

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

IX. WHETHER THE PROPERTY IS SUBJECT TO GOVERNANCE OF A HOMEOWNERS ASSOCIATION WHICH CARRIES CERTAIN RIGHTS AND OBLIGATIONS THAT MAY LIMIT THE USE OF THIS PROPERTY AND INVOLVE FINANCIAL OBLIGATIONS

	Yes*	No	No Representation
If Yes, owner must complete the attached Residential Property Disclosure Statement Addendum.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

HOA for question IX.

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 offsite condition inspections 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 onsite or offsite conditions of the property and improvements. Purchaser should review all applicable documents (covenants, conditions, restrictions, bylaws, deeds, and similar documents) prior to entering into any legal agreements including any contract. The South Carolina Code of Laws describes the Residential Property Condition Disclosure Statement requirements and exemptions at § 27-50-10 (and following) which can be read online (www.scstatehouse.gov or other websites).

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

- Owner occupied Short sale Bankruptcy Vacant (How long vacant?): _____
 Leased Foreclosure Estate Other: _____
 Subject to Vacation/Short Term Rental

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: Elizabeth D Wypasek Date: 5/12/25 Time: _____

Owner Printed Name: Elizabeth D Wypasek

Owner Signature: Edmund M Wypasek Date: 5/12/25 Time: _____

Owner Printed Name: Edmund M Wypasek

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 onsite and offsite 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
- Purchaser has sole responsibility for obtaining inspection reports from licensed home inspectors, surveyors, engineers, or other qualified professionals
- Purchaser has sole responsibility for investigating offsite conditions of the property including, but not limited to, adjacent properties being used for agricultural purposes

Purchaser Signature: _____ Date: _____ Time: _____

Purchaser Printed Name: _____

Purchaser Signature: _____ Date: _____ Time: _____

Purchaser Printed Name: _____

Owner: EDW Purchaser () () acknowledge receipt of a copy of this page which is Page 6 of 6.
Effective 6/1/2023



South Carolina Department of Labor, Licensing and Regulation
South Carolina Real Estate Commission
110 Centerview Dr. • Columbia • SC • 29210
P.O. Box 11847 • Columbia • SC 29211-1847
Phone: 803-896-4400 • Contact.REC@llr.sc.gov • Fax: 803-896-4427
llr.sc.gov/re

SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIP

Pursuant to South Carolina Real Estate License Law in S.C. Code of Laws Section 40-57-370, a real estate licensee is required to provide you a meaningful explanation of agency relationships offered by the licensee's brokerage firm. This must be done at the first practical opportunity when you and the licensee have substantive contact.

Before you begin to work with a real estate licensee, including being shown a home (or any property), it is important for you to know the difference between a broker-in-charge and associated licensees. The broker-in-charge is the person in charge of a real estate brokerage firm. Associated licensees may work only through a broker-in-charge. **In other words, when you choose to work with any real estate licensee, your business relationship is legally with the brokerage firm and not with the associated licensee.**

A real estate brokerage firm and its associated licensees can provide buyers and sellers valuable real estate services, whether in the form of basic **customer** services, or through **client**-level agency representation. The services you can expect will depend upon the legal relationship you establish with the brokerage firm. It is important for you to discuss the following information with the real estate licensee and agree on whether in your business relationship you will be a **customer** or a **client**.

You Are a Customer of the Brokerage Firm

South Carolina license law defines customers as buyers or sellers who choose NOT to establish an agency relationship. The law requires real estate licensees to perform the following **basic duties** when dealing with any real estate buyer or seller as customers: *present all offers in a timely manner, account for money or other property received on your behalf, provide an explanation of the scope of services to be provided, be fair and honest and provide accurate information, provide limited confidentiality, and disclose "material adverse facts" about the property or the transaction which are within the licensee's knowledge.*

Unless or until you enter into a written agreement with the brokerage firm for agency representation, you are considered a "customer" of the brokerage firm, and the brokerage firm will not act as your agent. As a customer, you should not expect the brokerage firm or its licensees to promote your best interest.

Customer service does not require a written agreement; therefore, you are not committed to the brokerage firm in any way unless a transaction broker agreement or compensation agreement obligates you otherwise.

Transaction Brokerage

A real estate brokerage firm may offer transaction brokerage in accordance with S.C. Code of Laws Section 40-57-350. Transaction broker means a real estate brokerage firm that provides customer service to a buyer, a seller, or both in a real estate transaction. A transaction broker may be a single agent of a party in a transaction giving the other party customer service. A transaction broker also may facilitate a transaction without representing either party. The duties of a brokerage firm offering transaction brokerage relationship to a customer can be found in S.C. Code of Laws Section 40-57-350(L)(2).

You Can Become a Client of the Brokerage Firm

Clients receive more services than customers. If client status is offered by the real estate brokerage firm, you can become a client by entering into a written agency agreement requiring the brokerage firm and its associated licensees to act as an agent on your behalf and promote your best interests. If you choose to become a client, you will be asked to confirm in your written representation agreement that you received this agency relationships disclosure document in a timely manner.

A seller becomes a client of a real estate brokerage firm by signing a formal listing agreement with the brokerage firm. For a seller to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the seller and the brokerage firm which becomes the agent for the seller.

A buyer becomes a client of a real estate brokerage firm by signing a formal buyer agency agreement with the brokerage firm. For a buyer to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the buyer and the brokerage firm which becomes the agent for the buyer.

If you enter into a written agency agreement, as a client, the real estate brokerage has the following *client-level duties: obedience, loyalty, disclosure, confidentiality, accounting, and reasonable skill and care*. Client-level services also include advice, counsel and assistance in negotiations.

Single Agency

When the brokerage firm represents only one client in the same transaction (the seller or the buyer), it is called single agency.

Dual Agency

Dual agency exists when the real estate brokerage firm has two clients in one transaction – a seller client and a buyer client. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to represent both you and the other client in a disclosed dual agency relationship.

Disclosed Dual Agency

In a disclosed dual agency, the brokerage firm's representation duties are limited because the buyer and seller have recognized conflicts of interest. Both clients' interests are represented by the brokerage firm. As a disclosed dual agent, the brokerage firm and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell. Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

Designated Agency

In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the brokerage firm's agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in-charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to designate a representative for you and one for the other client in a designated agency. Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

It's Your Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive.

- You can choose to remain a customer and represent yourself, with or without a transaction broker agreement.
- You can choose to hire the brokerage firm for representation through a written agency agreement.
- If represented by the brokerage firm, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

If you plan to become a client of a brokerage firm, the licensee will explain the agreement to you fully and answer questions you may have about the agreement. Until you enter into a representation agreement with the brokerage firm, you are considered a customer and the brokerage firm cannot be your advocate, cannot advise you on price or terms, and only provides limited confidentiality unless a transaction broker agreement obligates the brokerage firm otherwise.

By signing this disclosure, you do not agree to pay a commission or any other compensation to a brokerage firm. The brokerage firm will not receive compensation from any source for showing homes or property to you as a customer without a separate written agreement. The amount, rate, and source of any compensation paid to a brokerage firm will be contained in a separate written agreement. The brokerage firm may not receive compensation from any source that exceeds the amount or rate agreed to in their agreement with a buyer or seller, except with full knowledge and written consent to all parties. Commissions are fully negotiable and not set by law.

The choice of service belongs to you -- the South Carolina Consumer.

Acknowledgement of Receipt:

Signature: Elizabeth D. Wypasek Date: May 12, 2025

Signature: Edmund M. Wypasek Date: May 12, 2025

Brokerage Firm Name:

Judrey Keller Williams Lowcountry

Signature: Judrey Date: 5/12/25

This form has been approved by the South Carolina Real Estate Commission for use in explaining representation and compensation in real estate transactions and consumer rights as a buyer or seller. Reprinting without permission is permitted provided no changes or modifications are made.

Community

- Gated Community
- Waterfront Community
- Golf Community

Will Sell

- Assumption
- Contract
- FHA
- Owner Carry 1st
- Rural Development/USDA
- Cash
- Conventional
- Lease Purchase
- Owner Carry 2nd
- VA

Style

- 4-Plex
- Duplex
- Ranch
- Triplex
- Bi-Level/Split
- Fixer Upper
- Ranch w/Bonus Room Over Garage
- Two Story

Approx. Age

- New-Never Occupied
- 11-25 Years
- Over 50 Yrs
- 1Day-10Years
- 25-50 Yrs
- Over 100 Yrs

Foundation

- Crawl
- Raised Slab
- Other
- Elevated
- Slab

Construction

- Aluminum Steel
- Board/Batten
- Brick Veneer
- Composite Siding
- Frame
- Lap
- Stucco
- Other
- Asbestos
- Brick
- Cedar
- Concrete Block
- Hardi Plank
- Stone Veneer
- Vinyl Siding

Roofing

- Composition
- Slate
- Tile
- Metal
- Tar & Gravel
- Other

Exterior Extras

- Above-Ground Pool
- Covered Patio
- Golf Cart Garage
- Hot Tub
- In-Ground Pool
- Outbuilding w/Electric
- Patio
- Propane Tank - Leased
- Rain Gutters
- Storage
- Tennis Court(s)
- Boat Lift
- Deck
- Greenhouse
- Hurricane Shutters
- Irrigation System
- Outdoor Grill
- Porch
- Propane Tank - Owned
- Screened Porch
- Storm Windows/Doors
- Thermo-Panes

Fencing

- Full
- Partial
- Other
- See Remarks

Dining

- Breakfast Area
- Formal
- Kit/Din/Combo
- Liv/Din/Combo
- Country Kitchen
- Great Room
- Kit/Family Room

Other Rooms

- 1st Floor Bedroom
- Balcony Loft
- Family Room
- Foyer
- Master Bedroom 1st Flr
- Rec Room/Bonus Room
- Study/Den
- Utility Room
- 1st Floor Full Bath
- Carolina Room
- Formal Liv Room
- Library
- Pantry
- Sitting Room
- Sun Room
- Work Shop

Floors

- All Carpet
- Laminate Floors
- Some Carpet
- Terrazzo
- Vinyl
- Other (See Remarks)
- Brick
- Slate
- Stone
- Tile
- Wood Floor

Walls

- Paneling
- Sheetrock
- Plaster
- Other

Fireplace

- One
- Three or More
- Family Room
- Great Room
- Living Room
- Wood
- Two
- Dining Room
- Gas
- In-Operable
- Master Bedroom
- Wood Stove

Heating

- Central
- Electric
- Geothermal
- Natural Gas
- Propane - Lease
- Solar
- Wall Furnace
- Zoned
- Ductless
- Floor Furnace
- Heat Pump
- Oil
- Propane - Own
- Space Heater
- Wood Stove

Cooling

- Central Air
- Electric
- Geothermal
- Solar
- Window Units
- None
- Ductless
- Gas
- Heat Pump
- Whole House Fan
- Zoned

Appliances/Equipment

- Attic Fan
- Built In Ovens
- Ceiling Fan
- Dishwasher
- Dryer
- Electric Air Filter
- Fireplace Screen
- Furnished
- Grill (Indoor)
- Ice Maker
- Microwave
- Security System
- Trash Compactor
- Vent Fan
- Water Soft - Lease
- Wet-Bar
- Wine Cooler
- Wine Refrigerator
- Auto/Gar/Opener
- Cable TV/Available
- Central Vacuum
- Disposal
- Elec/Oven/Range
- Fire Alarm
- Fireplace/Equipment
- Gas/Oven/Range
- Humidifier
- Intercom
- Refrigerator
- Smoke/Heat Detector
- Unfurnished
- Washer
- Water Soft - Own
- Whirlpool Tub
- Wine Cooler
- Wine Refrigerator

Water Heater

- Electric
- More Than One
- Gas
- Tankless

Water & Sewer

- Community Well
- Public Sewer
- Public Water Available
- Septic Tank
- Shared Well
- Other
- Private Well
- Public Water
- Septic Permit
- Sewer Available Not Con
- Tap Pd, Not Connected

Flood Insurance

- Not Required
- Status Unknown
- Required

Possession

- At Closing
- Negotiable
- Subject To Tenants
- Immediate
- Specific Date

Vacancy

- Lease/Rented
- Vacant
- Occupied

Showing Instructions

- Agent Must Accom
- Appt. & Key
- Appt. Only-MLS Lb
- Dangerous Pets
- MLS Lockbox
- Model Units
- Non-MLS Lockbox Vacant
- Special Instructions
- Alarm
- Appt. Only
- Call Owner
- Entry/Gate Code Required
- MLS Lockbox Vacant
- Non-MLS Lockbox
- Notice Required

Home AS/RE Fees

- All Amenities
- Insurance
- Management
- Security Service
- Taxes
- Ext. Maint Bldg
- Lawn
- Rec Facility
- Some Amenities
- Trash Service

Handicap Accessible

- Accessible Approach with Ramp
- Elevator
- Other See Remarks
- Bath Rails
- Wide Doors

Community Amenities

- Boat Landing
- Bocce
- Croquet
- Dog Park
- Garden
- Lawn Maintenance
- Membership may be required
- Playground
- Security Gate
- Tennis Court(s)
- Boat Storage
- Clubhouse
- Dock
- Fitness Center
- Golf
- Marina
- Pickleball
- Pool
- Storage Lot
- Walking Trail

ADU Details

- Bedrooms Total: 3
- Full Baths Total: 2
- Half Baths Total:
- Sqft: 1448

Additional Links

- Additional Link 1:



Important Things to Know Regarding the Sale of Your Home

EDW

____ Seller acknowledges that South Carolina requires that both buyers and sellers be represented by an **attorney licensed in SC for closing** and the seller is responsible for paying his/her attorney fees.

EDW

____ Seller acknowledges that he/she **needs to provide a clean CL-100 termite letter** to the buyer and is responsible for that cost. Sellers may use whomever they want to provide that letter.

EDW

____ Seller acknowledges that **"deed stamps"** are due to the state and county and total 0.37% of the sales price of the home.

EDW

____ Seller acknowledges that the **buyers may hire a home inspector** to evaluate electrical, plumbing, HVAC and structure including roof and appliances and other mechanical systems. Seller has the right to be at home during this inspection and will grant access to the home inspector.

EDW

____ Seller acknowledges that he/she agrees to repair any electrical, plumbing, HVAC or structural issues found during the buyer's home inspection including roof leaks or appliance issues. Regardless of whether or not a deficiency is found at the time of inspection, **if a deficiency is found on the final walk-through** in one of these categories it is the seller's responsibility to correct that problem/deficiency.

EDW

____ Seller acknowledges the **buyer's right to a pre-closing walk-through** ideally the day before closing. Ideally the seller will have vacated the home by that time.

EDW

____ Seller acknowledges that **if the buyer is financing the purchase and the lender will be sending an appraiser to appraise** the home using recently sold comparable properties to come up with a value for the lender. The seller will provide access to the appraiser for this purpose.

EDW

____ Seller should protect him/herself by **NOT sending any confidential information** (bank account numbers, social security numbers) via email to anyone. Your attorney will NOT change wiring instructions and do NOT respond to any email request regarding wiring of funds.