Name of Seller or Sellers: Dianna Keith Culley

Property Address: L1 PEARL BONNETT RD Windsor, SC, 29856

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General Instructions:

The Property Condition Disclosure Act requires the seller of residential real property to cause this disclosure statement or a copy thereof to be delivered to a buyer or buyer's agent prior to the signing by the buyer of a binding contract of sale.

Purpose of Statement:

This is a statement of certain conditions and information concerning the property known to the seller. This Disclosure Statement is not a warranty of any kind by the seller or by any agent representing the seller in this transaction. It is not a substitute for any inspections or tests and the buyer is encouraged to obtain his or her own independent professional inspections and environmental tests and also is encouraged to check public records pertaining to the property.

A knowingly false or incomplete statement by the seller on this form may subject the seller to claims by the buyer prior to or after the transfer of title. In the event a seller fails to perform the duty prescribed in this article to deliver a Disclosure Statement prior to the signing by the buyer of a binding contract of sale, the buyer shall receive upon the transfer of title a credit of \$500 against the agreed upon purchase price of the residential real property.

"Residential real property" means real property improved by a one to four family dwelling used or occupied, or intended to be used or occupied, wholly or partly, as the home or residence of one or more persons, but shall not refer to (a) unimproved real property upon which such dwellings are to be constructed or (b) condominium units or cooperative apartments or (c) property on a homeowners' association that is not owned in fee simple by the seller.

Instructions to the Seller:

- a. Answer all questions based upon your actual knowledge.
- b. Attach additional pages with your signature if additional space is required.
- c. Complete this form yourself.
- d. If some items do not apply to your property, check "NA" (Non-applicable). If you do not know the answer check "Unkn" (Unknown).

Seller's Statement:

The seller makes the following representations to the buyer based upon the seller's actual knowledge at the time of signing this document. The seller authorizes his or her agent, if any, to provide a copy of this statement to a prospective buyer of the residential real property. The following are representations made by the seller and are not the representations of the seller's agent.

age	iii.					
GE	NERAL INFORMATION					
1.	How long have you owned the property?					
2.	How long have you occupied the property?	N				
3.	What is the age of the structure or structures?					
	Note to buyer – If the structure was built before 1978 you are encouraged to investigate for the presence of lead based paint					
4.	Does anybody other than yourself have a lease, easement or any other right to use or occupy any part of your property other than those stated in documents available in the public record,					
	such as rights to use a road or path or cut trees or crops?	Yes	✓ No	Unkn	■ NA	
5.	Does anybody else claim to own any part of your property? If Yes, explain below	Yes	✓ No	Unkn	□ NA	

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6.	Has anyone denied you access to the property or made a formal legal claim challenging your title to the property? If Yes, explain below	☐ Yes	☑ No	Unkn	□ NA
7.	Are there any features of the property shared in common with adjoining landowners or a homeowner's association, such as walls, fences or driveways? <i>If Yes, describe below</i>	□Yes	☑ No	Unkn	□NA
8.	Are there any electric or gas utility surcharges for line extensions, special assessments or homeowner or other association fees that apply to the property? <i>If Yes, explain below</i>	□Yes	☑ No	☐ Unkn	□NA
9.	Are there certificates of occupancy related to the property? If No, explain below	Yes	☑ No	□ Unkn	□ NA
EN	VIRONMENTAL				
Not	e to Seller:				
pro sub disp thin anti che	ave been spilled, leaked or otherwise been released on the property or from the property of ducts may include, but are not limited to, gasoline, diesel fuel, home heating fuel, an stances are products that could pose short or long-term danger to personal health or the erosed of, applied or stored. These include, but are not limited to, fertilizers, pesticides and ner, varnish remover and wood preservatives, treated wood, construction materials such freeze and other automotive products, batteries, cleaning solvents including septic tank cleanicals and products containing mercury and lead.	nd lubrica nvironme d insectici h as asph	ants. Ha int if the ides, pai alt and i	nzardous or y are not p nt including roofing ma	or toxic properly ng paint aterials,
]	te to Buyer: If contamination of this property from petroleum products and/or hazardous or toxic subset to consider soil and groundwater testing of this property.	stances is	a conce	rn to you,	you are
_	Is any or all of the property located in a designated floodplain? If Yes, explain below	Yes	☑ No	Unkn	□ NA
11.	Is any or all of the property located in a designated wetland? If Yes, explain below	☐ Yes	☑ No	☐ Unkn	□NA
12.	Is the property located in an agricultural district? If Yes, explain below Purchased as agricultural land and for hunting.	☑ Yes	□ No	Unkn	□NA
13.	Was the property ever the site of a landfill? If Yes, explain below	☐ Yes	☑ No	Unkn	□NA

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14. Are there or have there ever been fuel storage tanks above or below the ground on the				
property?	Yes	✓ No	Unkn	■ NA
• Location(s)	☐ Yes	☐ No	Unkn	☑ NA
Are they leaking or have they ever leaked? If Yes, explain below	_ 🔲 Yes	☑ No	Unkn	□ NA
15. Is there asbestos in the structure? If Yes, state location or locations below	Yes	☑ No	Unkn	□ NA
16. Is lead plumbing present? If Yes, state location or locations below	Yes	☑ No	🔲 Unkn	□ NA
17. Has a radon test been done? If Yes, attach a copy of the report	□ Yes	□No	Unkn	□ NA
18. Has motor fuel, motor oil, home heating fuel, lubricating oil or any other petroleum product, methane gas, or any hazardous or toxic substance spilled, leaked or otherwise been released on the property or from the property onto any other property? <i>If Yes, describe below</i>		☑ No	🔲 Unkn	□ NA
19. Has the property been tested for the presence of motor fuel, motor oil, home heating fuel, lubricating oil, or any other petroleum product, methane gas, or any hazardous or toxic substance? <i>If Yes, attach report(s)</i>	☐Yes	☑ No	□ Unkn	□ NA
STRUCTURAL				
20. Is there any rot or water damage to the structure or structures? <i>If Yes, explain below</i>	Yes	☑ No	☐ Unkn	□ NA
21. Is there any fire or smoke damage to the structure or structures? <i>If Yes, explain below</i>	☐ Yes	☑ No	Unkn	□ NA
22. Is there any termite, insect, rodent or pest infestation or damage? <i>If Yes, explain below</i>	☐ Yes	☑ No	Unkn	□ NA
23. Has the property been tested for termite, insect, rodent or pest infestation or damage? If Yes, please attach report(s)	☐ Yes	☑ No	☐ Unkn	□ NA
24. What is the type of roof/roof covering (slate, asphalt, other)?				
Any known material defects?				
How old is the roof?				

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	• Is there a transferable warrantee on the roof in effect now? If Yes, explain below	Yes	☑ No	🗖 Unkn	□ NA	
25.	Are there any know material defects in any of the following structural systems: footings, beams, girders, lintels, columns or partitions? <i>If Yes, explain below</i>		☑ No	🔲 Unkn	□ NA	
ME	CHANICAL SYSTEMS AND SERVICES					
	What is the water source? (Circle all that apply)		_	te, □ mu	_	
	• If municipal, is it metered?	Yes	✓ No	Unkn	□ NA	
27.	Has the water quality and/or flow rate been tested? If Yes, describe below	☐ Yes	☑ No	🔲 Unkn	□ NA	
28.	What is the type of sewage system? (Circle all that apply)	public se		•	e sewer,	
	If septic or cesspool, age?Date last pumped?Frequency of pumping?					
	Any known material defects? If Yes, explain below				□ NA	
29.	Who is your electrical service provider? • What is the amperage? • Does it have circuit breakers or fuses?					
	 Private or public poles? Any known material defects? If yes, explain below 		☑ No	Unkn	□ NA	
30.	Are there any flooding, drainage or grading problems that resulted in standing water on any portion of the property? If Yes, state locations and explain below		☑ No	Unkn	□ NA	
31.	Does the basement have seepage that results in standing water? If Yes, explain below	Yes	☑ No	Unkn	□ NA	
	there any known material defects in any of the following? If Yes, explain below. Use additional ets if necessary					
32.	Plumbing system?	☐ Yes	✓ No	Unkn	□NA	
33.	Security system?	Yes	☑ No	Unkn	□NA	
34.	Carbon monoxide detector?	Yes	☑ No	Unkn	□ NA	

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35. Smoke detector?	Yes	☑ No □	Unkn	□ NA
36. Fire sprinkler system?	Yes	☑ No 🗖	Unkn	□ NA
37. Sump pump?	Yes	☑ No □	Unkn	□ NA
38. Foundation/slab?	Yes	☑ No 🔲	Unkn	□ NA
39. Interior walls/ceilings?	Yes	☑ No □	Unkn	□ NA
40. Exterior walls or siding?	☐ Yes	☑ No □	Unkn	□ NA
41. Floors?	☐ Yes	☑ No □	Unkn	□ NA
42. Chimney/fireplace or stove?	Yes	☑ No 🗖	Unkn	□ NA
43. Patio/deck?	Yes	☑ No □	Unkn	□ NA
44. Driveway?	☐ Yes	☑ No □	Unkn	□ NA
45. Air conditioner?	Yes	☑ No □	Unkn	□ NA
46. Heating system?	Yes	☑ No 🔲	Unkn	□ NA
47. Hot water heater?	☐ Yes	☑ No □	Unkn	□ NA
48. The property is located in the following school district K			🛭	Unkn
48. The property is located in the following school district K Note: Buyer is encouraged to check public records concerning the property (e.g. tax remaps).				_
Note: Buyer is encouraged to check public records concerning the property (e.g. tax re	ecords an	d wetland a	and floo	odplain
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Seller's Certification:

Seller certifies that the information in this Property Condition Disclosure Statement is true and complete to the seller's actual knowledge as of the date signed by the seller. If a seller of residential real property acquires knowledge which renders materially inaccurate a Property Condition Disclosure Statement provided previously, the seller shall deliver a revised Property Condition Disclosure Statement to the buyer as soon as practicable. In no event, however, shall a seller be required to provide a revised Property Condition Disclosure Statement after the transfer of title from the seller to the buyer or occupancy by the buyer, whichever is earlier.

Seller's Signatur	re			
X	Dianna Keith Culley	dotloop verified 10/10/24 10:02 AM EDT JIBV-UEJE-ZBAW-QKGW	Date <u>K</u>	
Seller's Signatur				
x			Date	
Buyer's Ac	knowledgment:			
conditions and	owledges receipt of a copy of this information concerning the proper a substitute for any home, pest,	erty known to the seller. It i	s not a warranty of any kind	by the seller or seller's
Buyer's Signatus				
x			Date	
Buyer's Signatu	re	1		
X			Date	

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