



STYLE: Ranch
TOTAL # ROOMS: 9
BEDROOMS: 3
FULL BATHS: 3
HALF BATHS: 0
APX TOTAL HEATED SQFT: 1579
APX YEAR BUILT: 2007

BLDG/UNIT #:
AREA/ZONE: Aiken (1A1)
COUNTY: AIKEN
SUBDIVISION: OAK LEAF PLACE
CONDO NAME:
ELEMENTARY SCHOOL: Hammond Hill
MIDDLE SCHOOL: Paul Knox
HIGH SCHOOL: North Augusta

PARCEL #:
LOT #: 10 **FIELD UNIT:**
TOTAL ACRES: 0
DEED BOOK & PAGE: 4173/121
NEW CONSTRUCTION: No

QUADRANT: 1A1
BUILDING #:

BLOCK:
LOT SIZE:
PLAT BOOK & PAGE: /
BUILDER NAME:

PHASE:
SECTION:

EXTERIOR FEATURES: Insulated Windows/Doors, Landscaped-Full, Lawn Sprinkler, Sidewalk, Insulated Doors
LOT DESCRIPTION: Other-See Remarks
DRIVEWAY: Concrete

	Length:	Width:	Lvl:		Length:	Width:	Lvl:		Length:	Width:	Lvl:
Living Rm:	18	13	M	Owner Bedroom:	14	13	M	Bonus Rm	17	11	U
Kitchen:	12	11	M	Bedroom 2:	12	10	M	None	0	0	-
Dining Rm:	13	11	M	Bedroom 3:	10	10	U	None	0	0	-
Family Rm:	0	0	-	Bedroom 4:	0	0	-				
Great Rm:	0	0	-	Bedroom 5:	0	0	-				
Breakfast Rm:	0	0	-								

HOA: Yes **HOA MANDATORY:** Yes **ANNUAL ASSOC FEE:**
TAXES: **TAX YEAR:**

FIREPLACE: No **# FIREPLACES:** 0 **FIREPLACE DETAILS:** Other-See Remarks
BASEMENT: **APX BSMT SQFT:** 0 **SQFT DATA SOURCE:** BU

POOL: **NEIGHBORHOOD AMENITIES:** Sidewalks, Street Lights

INTERIOR FEATURES: Cable Available, Drywall, Wired For Security System, Smoke Detector, Recently Painted, Walk-in Closet, Washer/Dryer Connection, Blinds

APPLIANCES: Dishwasher, Microwave Built-in, Smooth Top Range, Disposal
EXTRA ROOMS: Bonus Room, Owner Bath

EXTERIOR FINISH: Brick, Hardy Plank
FOUNDATION/BASEMENT: Slab
ATTIC: Other-See Remarks
ROOF: Comp Shingle
WATER: Public
SEWER: Public

GARAGE/CARPORT: Parking Pad
PORCH: Patio, Stoop
FLOORING: Hardwood, Ceramic Tile, Carpet
HEAT DELIVERY: Forced Air
FUEL SOURCE: Electric, Natural Gas
AC/VENTILATION: Central

DIRECTIONS: FROM AUGUSTA I-20 TAKE EXIT 1 RT ON MARTINTOWN RD, RT ON GEORGIA AVE, RT ON WEST BUENA VISTA AVE.

PROPERTY DESCRIPTION: Great Open Floor plan with large living room opening to the dining area and kitchen with stainless steel, upgraded countertops & breakfast bar. Spacious owner's suite with double sink vanity & nice sized closet. Additional bedroom on the main level with full bath nearby. Bonus room & 3rd bedroom with two closets and own full bath upstairs! Upgraded end unit offering more privacy and exterior windows to make this home light and cheery! Two personal parking spaces plus tons of extra community parking. Enjoy being close to everything with downtown North Augusta & Augusta right down the street with easy access across the 13th st bridge!

Information Herein Deemed Reliable but Not Guaranteed



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STATE OF SOUTH CAROLINA RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT

INSTRUCTIONS TO PROPERTY OWNERS

1. South Carolina Code of Laws Title 27 Chapter 50 Article I requires that beginning January 1, 2003, an owner of residential real estate (single-family homes and buildings with up to four dwelling units) shall provide to a purchaser this property condition disclosure statement which must be completed prior to signing a contract of sale. This disclosure statement must be provided in connection with the sale, exchange, option and sale under a lease with an option to purchase. This disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited. A complete list of exemptions may be found in Section 27-50-30.
2. You must check one of the boxes for each of the 24 questions on pages 2 and 3 of this form.
 - a. If you check "Yes" for any question, you must explain the problem or attach a descriptive report from an engineer, contractor, pest control operator or other expert or public agency. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in the report as long as you were not grossly negligent in obtaining or transmitting the information.
 - b. If you check "No" for any question, you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misrepresentation.
 - c. If you check "No Representation" for any question, you are stating that you are making no representation regarding the conditions or characteristics of the property, but you may have a duty to disclose even if you know or should have known of them. Please consult with an attorney to determine any potential liability you may have for checking this answer.
 - d. If you check "Yes" or "No" for any question and subsequently something happens to the property to render your statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly provide the purchaser a corrected statement or you may correct the problem.
3. If you are assisted in the sale of your property by a licensed real estate broker or salesperson, you remain solely responsible for completing and delivering this statement to the purchaser. The broker or salesperson must disclose any material facts about your property which he/she knows or reasonably should know, regardless of your responses on this statement. You are to complete this form yourself and answer all questions truthfully and as fully as possible. By signing below you acknowledge that the failure to disclose known material information about the property may result in liability.
4. You must provide the completed statement to the purchaser prior to the time you and the purchaser sign a contract to purchase your property or as otherwise agreed to in the contract. You should provide the purchaser a copy of this statement containing your signature and keep a copy signed by the purchaser for your records.

Initials: JD Seller _____ Date: 12/27/11 Buyer _____ Date _____
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AS SELLER OF THE PROPERTY HEREIN IDENTIFIED, DO YOU HAVE KNOWLEDGE OF ANY PROBLEM (MALFUNCTION OR DEFECT) WITH ANY OF THE FOLLOWING:

	Yes*	No	No Representation
1. Foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications? a. Siding: masonry ___ wood ___ composition/hardwood ___ vinyl <input checked="" type="checkbox"/> synthetic stucco ___ b. Approximate age of structure <u>4</u> yrs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Roof (leakage or other problem)? a. Approximate age of roof covering <u>4</u> yrs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Water seepage, leakage, dampness or standing water or water intrusion from any source in any area of the structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Electrical system (outlets, wiring, panel, switches, fixtures, etc)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Plumbing system (pipes, fixtures, water heater, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Heating and/or air conditioning? a. Heat source: furnace ___ heat pump <input checked="" type="checkbox"/> baseboard ___ b. Cooling source: central <input checked="" type="checkbox"/> wall/window unit(s) ___ c. Fuel source: electricity <input checked="" type="checkbox"/> natural gas ___ propane ___ oil ___ d. Approximate age of heating unit <u>4</u> yrs/cooling unit <u>4</u> yrs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Water supply (including water quality, quantity and water pressure)? a. water supply is: city/county <input checked="" type="checkbox"/> community system ___ private well ___ b. water pipes are: copper ___ galvanized ___ PVC/CPVC ___ polybutelene ___	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Septic system? a. Type system: septic tank ___ community system <input checked="" type="checkbox"/> connected to city/county system <input checked="" type="checkbox"/> city/county system available <input checked="" type="checkbox"/> b. Does the system require a pump? Yes ___ No <input checked="" type="checkbox"/> c. Has the septic system been serviced/pumped during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9. Appliances (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Present infestation, or damage WHICH HAS NOT BEEN REPAIRED from past infestation of wood destroying insects or organisms? a. Is there a transferable termite bond? Yes ___ No ___ <u>need check</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Drainage, grading or stability of soil or retaining structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Other built-in systems and fixtures? central vacuum ___ pool ___ hot tub ___ spa ___ attic fan ___ exhaust fan <input checked="" type="checkbox"/> ceiling fan <input checked="" type="checkbox"/> sump pump ___ irrigation system <input checked="" type="checkbox"/> cable tv wiring or satellite dish <input checked="" type="checkbox"/> security system <input checked="" type="checkbox"/> or other systems ___	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Initials: AD Seller _____ Date: 12/27/11 Buyer _____ Date _____
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REGARDING THE PROPERTY HEREIN IDENTIFIED, INCLUDING THE LOT, OTHER IMPROVEMENTS, AND FIXTURES LOCATED THEREON, DO YOU HAVE KNOWLEDGE OF ANY:

- | | Yes* | No | Representation |
|--|--------------------------|-------------------------------------|-------------------------------------|
| 13. Room additions or other structural changes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Environmental hazards (substances, materials or products) including asbestos, formaldehyde, radon gas, methane gas, lead-based paint, underground storage tank, toxic mold or other hazardous or toxic material (whether buried or covered), contaminated soil or water, or other environmental contamination? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. Nuisances (noise, odor, smoke, etc.) affecting the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Previous damage caused by fire? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Violations or variances of building codes or zoning ordinances? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 18. Restrictions to property use? (covenants or deed) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Utility or other easements, shared driveways, party walls or encroachments from or on adjacent property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 20. Lawsuits, foreclosures, bankruptcy, tenancies, judgments, tax or other liens, proposed assessments or notice from any governmental agency that could affect title to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 21. Owners' association fees or "common area" expenses or assessments? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Flood hazards or that the property is in a federally-designated flood plain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23. Rental, rental management, vacation rental or other lease contracts in place on the property at the time of closing? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 24. Any outstanding charges owed by the tenant for gas, electric, water, sewerage, or garbage services provided to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Initials MD Seller _____ Date 12/27/11 Buyer _____ Date _____
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DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS ADDENDUM FOR AGREEMENT TO BUY AND SELL REAL ESTATE

Property Address: 602 Buena Vista, #10, North Augusta, 29841

Lead Warning Statement

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

_____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____ (b) Records and reports available to the seller (check one below):

Seller has provided the buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (initial)

_____ (c) Buyer has received copies of all information listed above.

_____ (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

_____ (e) Buyer has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

SR (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Teresa Thurmond 12/27/11 _____ Date Seller Date
DocuSigned by:

Shannon Rollings 12/22/2011 _____ Date Agent Date
Agent: Shannon Rollings

Date Buyer Date