

**State of South Carolina
Residential Property Condition
Disclosure Statement**

II.7 Foundation, slab, fireplaces, chimneys, etc.

Description: Water leak around rear of chimney.

1. 2019 (Approx) Reconstruct cricket, run Weather watch and re-flash by Southpaw Roofing

Description: Remodel guest bathroom

09/16/2019 Complete remodel down to studs. Replaced subfloor around bathtub. Remodel performed by Prescott and Sons, Construction.

Description: Replace windows

1. 09/16/2019 Replaced window in guest bathroom as part of bathroom remodel.
2. 11/7/2019 Replaced Dining room window & half-round by Window World of Augusta
3. 12/23/2019 Replaced window in front bedroom by Window World of Augusta
4. 04/11/2025 Replaced bonus room window by Window Depot Augusta

Description: Add hardwood floors

02/2020 Added hardwood floors to great room, front bedroom, hallway and master bedroom and refinished all hardwood by Prestige Flooring.

Description: Water intrusion around/under dining room window

11/2024 Sealed water intrusion around/under dining room window. Replaced rotted sill header and subfloor in crawlspace under window. Discolored hardwood flooring not replaced.

II.7 Foundation, slab, fireplaces, chimneys, etc. (continued)

Description: Differential settling between house and rear deck

Approx 1997 Differential settling between house and deck posts resulted in deck joist pulling away from posts. Additional brackets/hangers added. Condition has not worsened since the initial settling in 1997.

Description: Damaged sill

01/28/2009 Cut out and replaced 14' of damaged sill underneath house behind front porch area. Repair brickwork on right side of porch by Barton & Barton Contracting of Augusta, Inc.

III.8 Plumbing System

1. 02/08/2014 Replaced both water heaters by Hardy Plumbing Co, Inc.
2. 05/30/2014 Replaced failed valve in line to water heater by Hardy Plumbing Co, Inc.
3. 02/12/2022 Replaced garbage disposal
4. 09/16/2019 Guest bathroom fixtures replaced as part of remodel
5. 06/26/2025 Replaced master bathroom and kitchen sink and fixtures.
6. 06/27/2025 Replaced shower head in master bathroom.

III.9 Electrical system

1. Ceiling fans have been replaced numerous times over 28 years.

NOTE: The ceiling fan for the rear bedroom was originally wired with individual switches for the fan and the light and used pull chains. The current fan uses a remote control, with one power supply. The switch for the light is not connected (wires are terminated with wire nuts), but left in place in the event a future fan could utilize both power supplies.

III.10 Appliances

1. Refrigerator/Freezer: Replaced 08/10/2015 Note: On infrequent occasions, the unit will exhibit a louder than normal buzz or noise for a few minutes. This started a number of years ago. The unit has operated flawlessly otherwise and has never required service.
2. Dishwasher: Replaced 12/11/2015.
3. Microwave: Replaced 06/22/2020 Note: One LED of the clock is burned out.
4. Range: Replaced 07/14/2020.

III.11 Built-in systems and fixtures

1. Ceiling fans have been replaced numerous times over 28 years.

NOTE: The ceiling fan for the rear bedroom was originally wired with individual switches for the fan and the light and used pull chains. The current fan uses a remote control, with one power supply. The switch for the light is not connected (wires are terminated with wire nuts), but left in place in the event a future fan could utilize both power supplies.

2. 05/15/2021 Replaced 3 valves, added 1 valve, and replaced three rotors in sprinkler system (company unknown).
3. 06/10/2025 Repaired pin hole leak in sprinkler piping and add one sprinkler head by Johnson Lawn & Sprinkler

III.12 Mechanical Systems

1. Garage Door replaced with insulated door (date unknown. Approximately 2021).
2. Garage Door opener replaced (date unknown. Approximately 2021).

III.13 Heating System and III.14 Cooling System

1. 09/22/2020 HVAC unit replaced.

IV. Wood destroying insects, rot, or other infestations:

1. House was treated by Terminex in 1997 by liquid injection soon after assuming residence. The termite contract has been maintained annually since that time. On 11/15/2022, Centricon bait stations were added.
2. 09/19/2000 The annual inspection identified termite activity in the piers around the front porch. Terminex retreated the area. No termite activity has been identified since that time.
3. General pest control contract through Terminex in effect since 04/04/1997.
4. Specific treatment required for army ants approximately 2012. No issues since.
5. Both termite and general pest serviced by:

Terminex
5183 Augusta Road
Beech Island, SC 29842
(803)278-4163

V.20 Problems caused by water intrusion:

Previously described above in section II.7.

V.21 Drainage and V.22 Erosion control

Property slopes to the north. Normal drainage is from the driveway to the adjacent retention pond. Silt fence added along property line and rock added to drainage channel.