

Yes	No	NR
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13. Commercial or industrial noxious fumes, odors, noises, etc. on or near Property Yes No NR
 If yes, please describe: _____

B. Legal/Land Use Aspects

1. Current or past title insurance policy or title search Yes No NR
 2. Copy of deed(s) for property Yes No NR
 3. Government administered programs or allotments Yes No NR
 4. Rollback or other tax deferral recaptures upon sale Yes No NR
 5. Litigation or estate proceeding affecting ownership or boundaries Yes No NR
 6. Notices from governmental or quasi-governmental authorities related to the property Yes No NR
 7. Private use restrictions or conditions, protective covenants, or HOA Yes No NR
 If yes, please describe: _____
 8. Recent work by persons entitled to file lien claims Yes No NR
 If yes, have all such persons been paid in full Yes No NR
 If not paid in full, provide lien agent name and project number: _____
 9. Jurisdictional government land use authority:
 County: Beaufort City: Chocowinty
 10. Current zoning: R 3
 11. Fees or leases for use of any system or item on property Yes No NR
 12. Location within a government designated disaster evacuation zone (e.g., hurricane, nuclear facility, hazardous chemical facility, hazardous waste facility) Yes No NR
 13. Access (legal and physical) other than by direct frontage on a public road
 Access via easement Yes No NR
 Access via private road Yes No NR
 If yes, is there a private road maintenance agreement? yes no
 14. Solar panel(s), windmill(s), cell tower(s) Yes No NR
 If yes, please describe: _____

C. Survey/Boundary Aspects

1. Current or past survey/plat or topographic drawing available Yes No NR
 2. Approximate acreage: _____
 3. Wooded Acreage _____; Cleared Acreage _____
 4. Encroachments Yes No NR
 5. Public or private use paths or roadways rights of way/easement(s) Yes No NR
 Financial or maintenance obligations related to same Yes No NR
 6. Communication, power, or other utility rights of way/easements Yes No NR
 7. Railroad or other transportation rights of way/easements Yes No NR
 8. Conservation easement Yes No NR
 9. Property Setbacks Yes No NR
 If yes, describe: _____
 10. Riparian Buffers (i.e., stream buffers, conservation districts, etc.) Yes No NR
 11. Septic Easements and Repair Fields Yes No NR
 12. Any Proposed Easements Affecting Property Yes No NR
 13. Beach Access Easement, Boat Access Easement, Docking Permitted Yes No NR
 If yes, please describe: _____

D. Agricultural, Timber, Mineral Aspects

Yes	No	NR
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- 1. Agricultural Status (e.g., forestry deferral) Yes No NR
- 2. Licenses, leases, allotments, or usage permits (crops, hunting, water, timber, etc.) Yes No NR
If yes, describe in detail: _____
- 3. Forfeiture, severance, or transfer of rights (mineral, oil, gas, timber, development, etc.) Yes No NR
If yes, describe in detail: _____
- 4. Farming on Property: owner or tenant Yes No NR
- 5. Presence of vegetative disease or insect infestation Yes No NR
- 6. Timber cruises or other timber related reports Yes No NR
- 7. Timber harvest within past 25 years Yes No NR
If yes, monitored by Registered Forester? Yes No NR
If replanted, what species: _____ Yes No NR
Years planted: _____ Yes No NR
- 8. Harvest impact (other than timber) Yes No NR
If yes, describe in detail: _____

E. Environmental Aspects

- 1. Current or past Phase I, Phase II or Phase III Environmental Site Assessment(s) Yes No NR
- 2. Underground or above ground storage tanks Yes No NR
If yes, describe in detail: _____
- 3. Abandoned or junk motor vehicles or equipment of any kind Yes No NR
- 4. Past illegal uses of property (e.g., methamphetamine manufacture or use) Yes No NR
- 5. Federal or State listed or protected species present Yes No NR
If yes, describe plants and/or animals: _____
- 6. Government sponsored clean-up of the property Yes No NR
- 7. Groundwater, surface water, or well water contamination Current Previous Yes No NR
- 8. Previous commercial or industrial uses Yes No NR
- 9. Wetlands, streams, or other water features Yes No NR
Permits or certifications related to Wetlands Yes No NR
Conservation/stream restoration Yes No NR
- 10. Coastal concern (tidal waters, unbuildable land, flood zone, CAMA, Army Corp., etc.) Yes No NR
If yes, describe in detail: _____
- 11. The use or presence on the property, either stored or buried, above or below ground, of:
 - i. Asbestos, Benzene, Methane, Pesticides, Radioactive Material Yes No NR
If yes, describe in detail: _____
 - ii. Other fuel/chemical Yes No NR
 - iii. Paint Lead based paint Other paint/solvents Yes No NR
 - iv. Agricultural chemical storage Yes No NR

F. Utilities

Check all currently available on the Property and indicate the provider.

- Water (describe): _____
- Sewer (describe): _____
- Gas (describe): _____
- Electricity (describe): _____
- Cable (describe): _____

