

SELLER'S DISCLOSURE STATEMENT

Property Address: 2425 L St, NW

Condominium Unit: 505 Cooperative Unit: N/A

Purpose of Statement: This Statement is a disclosure by the Seller of the defects or information actually known by the Seller concerning the property, in compliance with the District of Columbia Residential Real Property Seller Disclosure Act. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY AGENT REPRESENTING THE SELLER IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN.

Seller's Disclosure: The Seller discloses the following information with the knowledge that, even though this is not a warranty, the Seller specifically makes the following statements based on the Seller's actual knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's agent is required to provide a copy to the Buyer or the agent of the Buyer. The Seller authorizes its agent(s) to provide a copy of this statement to any prospective buyer or agent of such prospective buyer in connection with any actual or anticipated sale of property. The following are statements made solely by the Seller and are not the statements of the Seller's agent(s), if any. This information is a disclosure only and is not intended to be part of any contract between Buyer and Seller.

If this is a sale of a condominium unit or cooperative unit, or lot in a homeowners association, this disclosure form provides information only as to the unit (as defined in the governing documents of the association) or lot (as defined in the covenants applicable to the lot), and not as to any common elements, common areas or other areas outside of the unit or lot.

A. Property Conditions, Improvements & Additional Information

	Yes	No	Unknown	N/A
1. Water system:				
Well supplied				
City supplied	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Sewer system:				
Septic tank				
City supplied	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Insulation			<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Urea formaldehyde foam insulation			<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Leaks in roof				<input checked="" type="checkbox"/>
6. Age of roof				
0-5 years	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5-10 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10-15 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15+ years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Wall defects		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Floor defects		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Foundation defects		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Window defects		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Evidence of water in basement				<input checked="" type="checkbox"/>
12. Heating system:				
Central				
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age of Heating System:				
0-5 years	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5-10 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10+ years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Air Conditioning System:				
Central	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age of Air Conditioning System:				
0-5 years	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5-10 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10+ years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Yes	No	Unknown	N/A
14. Plumbing System:				
Copper	—	—	✓	—
Galvanized	—	—	—	—
Other	—	—	—	—
Working order?	✓	—	—	—
Any known problems?	✓	—	—	—
15. Electrical System:				
Working order?	✓	—	—	—
Any known problems?	✓	—	—	—
16. History of Infestation				
Termites	—	✓	—	—
Carpenter Ants	—	✓	—	—
Rodents	—	✓	—	—
Other	—	—	—	—
17. Environmental Problems				
Asbestos	—	—	—	✓
Radon Gas	—	—	—	—
Formaldehyde	—	—	—	—
Contaminated soil	—	—	—	✓
Other	—	—	—	✓

Provide explanations of the foregoing responses here. Attach additional sheets if necessary:

B. Appliances/Systems/Services: The items below are in working _____:

	Yes	No	Unknown	N/A
1. Range/Oven	✓	—	—	—
2. Dishwasher	✓	—	—	—
3. Refrigerator	✓	—	—	—
4. Range hood/fan	✓	—	—	✓
5. Disposal	✓	—	—	—
6. TV antenna, TV rotor & controls	—	—	✓	—
7. Storm Windows	—	—	—	—
8. Garage door opener & remote control	✓	—	—	—
9. Alarm system	—	—	—	—
10. Intercom system	—	—	—	✓
11. Central vacuum	—	—	—	✓
12. Attic fan	—	—	—	✓
13. Pool heater, wall liner & equip.	—	—	—	✓
14. Microwave oven	✓	—	—	—
15. Trash compactor	—	—	—	✓
16. Ceiling fan	—	—	—	✓
17. Sauna/hot tub	—	—	—	✓
18. Lawn sprinkler system	—	—	—	✓
19. Water heater	—	—	—	✓
20. Water softener/conditioner	—	—	—	✓
21. Sump pump	—	—	—	✓
22. Furnace	—	—	—	✓
23. Humidifier	—	—	—	✓
24. Electronic air filter	—	—	—	✓
25. Solar heating system	—	—	—	✓
26. Fireplace & chimney	—	—	—	✓
27. Wood burning system	—	—	—	✓
28. Smoke Detector(s)	✓	—	—	—
29. Carbon Monoxide detector(s)	—	—	—	✓

Provide any explanations of the foregoing responses here. Attach additional sheets if necessary:

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

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(formerly form #104)



C. Other items: Are you aware of the following:

1. Features of the property shared in common with the adjoining landowners:

	Yes	No	Unknown,	N/A
Walls	_____	_____	_____	<input checked="" type="checkbox"/>
Seller responsible for maintenance	_____	_____	_____	_____
Fences	_____	_____	_____	_____
Seller responsible for maintenance	_____	_____	_____	<input checked="" type="checkbox"/>
Roads	_____	_____	_____	_____
Seller responsible for maintenance	_____	_____	_____	<input checked="" type="checkbox"/>
Driveways	_____	_____	_____	_____
Seller responsible for maintenance	_____	_____	_____	<input checked="" type="checkbox"/>
Other (list)	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Seller responsible for maintenance	_____	_____	_____	_____
2. Encroachments	_____	_____	_____	_____
3. Easements	_____	_____	_____	_____
4. Zoning violations	_____	_____	_____	_____
5. Nonconforming uses	_____	_____	_____	_____
6. Structural modifications	_____	_____	_____	_____
7. Settling problems	_____	_____	_____	_____
8. Flooding problems	_____	_____	_____	_____
9. Drainage problems	_____	_____	_____	_____
10. Structural problems	_____	_____	_____	_____
11. Grading problems	_____	_____	_____	_____
12. Damage to property from:	_____	_____	_____	_____
Fire	_____	_____	_____	_____
Wind	_____	_____	_____	_____
Floods	_____	_____	_____	_____
Landslides	_____	_____	_____	_____
13. Historic District	_____	_____	_____	_____
a. Is the Property a DC landmark or located in a historic district?	_____	_____	<input checked="" type="checkbox"/>	_____
b. Has the property been cited for a violation during your ownership?	_____	<input checked="" type="checkbox"/>	_____	_____
c. Is the property subject to a conservation easement?	_____	_____	<input checked="" type="checkbox"/>	_____

Provide any explanations of the foregoing responses here. Attach additional sheets, if necessary.

Seller never occupied property

The Seller has lived in the residence on the property from _____ (date) to _____ (date). The Seller has owned the property since 9-28-06 (date) and makes the statements herein only since that date. The Seller has indicated above as to the condition of all the items based on information actually known to the Seller.

Seller certifies that the information in this statement is true and correct to the best of Seller's actual knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY.

Seller [Signature] Date 9/28/06

Seller _____ Date _____

BUYER HEREBY EXPRESSES AN INTENT TO RESIDE IN THE PROPERTY TO BE TRANSFERRED.

BUYER HAS READ AND ACKNOWLEDGES RECEIPT OF THIS STATEMENT AND ACKNOWLEDGES THAT THIS STATEMENT IS MADE BASED UPON THE SELLER'S ACTUAL KNOWLEDGE AS OF THE ABOVE DATE; IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES WHICH BUYER MAY WISH TO OBTAIN; AND IS NOT A STATEMENT, REPRESENTATION OR WARRANTY BY ANY OF THE SELLER'S AGENTS OR ANY SUB-AGENTS AS TO THE PRESENCE OR ABSENCE OF ANY CONDITION, DEFECT OR MALFUNCTION OR AS TO THE NATURE OF ANY CONDITION, DEFECT OR MALFUNCTION.

Buyer _____ Date _____

Buyer _____ Date _____

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GCAAR Form #919 - DC - Seller's Disclosure (formerly form #104)





Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards SALES

For the sale of Property at: 2425 L ST, NW #505
Property Address

I. SELLER REPRESENTS AND WARRANTS TO LONG & FOSTER, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Seller initial ONE of the following and state Year Constructed):

- SM Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.) Year Constructed: 2006
- Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)
- Seller is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

SELLER AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

Lead Warning Statement

Every purchaser 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.

II. Seller's Disclosure (each Seller complete items 'a' and 'b' below)

- a. Presence of lead-based paint and/or lead-based paint hazards (*initial* and complete (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain)
 - _____
 - _____
 - (ii) 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 (*initial* and complete (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - _____
 - _____
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

III. Purchaser's Acknowledgment (each Purchaser *initial* and complete items c, d, e and f below)

- c. Purchaser has read the Lead Warning Statement above.
- d. Purchaser has received copies of all information listed above. (If none listed, check here.)
- e. Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- f. Purchaser has (each Purchaser *initial* (i) or (ii) below):
 - (i) 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.
 - (ii) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

IV. Agent's Acknowledgment (*initial* item 'g' below)

- g. SM 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.

V. Certification of Accuracy

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

Seller [Signature] Date 9/28/06

Purchaser _____ Date _____

Seller _____ Date _____
Agent [Signature] Date 9/28/06

Purchaser _____ Date _____
Agent _____ Date _____





Greater Capital Area Association of REALTORS®, Inc. INCLUSIONS/EXCLUSIONS DISCLOSURE AND ATTACHMENT TO LISTING AGREEMENT

ADDRESS 2425 L ST, NW # 505

FOR USE WITH REGIONAL CONTRACT

PERSONAL PROPERTY, FIXTURES, AND UTILITIES: Unless otherwise negotiated in a contract of sale, the purchase price shall include the following personal property and fixtures: A. Any existing built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, smoke and heat detectors, tv antennas, exterior trees and shrubs and B. The items marked YES below as currently installed or offered.

Grid of checkboxes for personal property items: Stove or Range, Cooktop, Wall Oven(s), Refrigerator(s), w/ice maker, Dishwasher, Built-in Microwave, Trash Compactor, Disposer, Freezer, Window Fan(s), Window A/C Unit(s), Pool, Equip. & Cover, Hot Tub, Equip. & Cover, Satellite Dish & Equip., Window Treatments, Ceiling Fan(s), Washer, Dryer, Furnace Humidifier, Electronic Air Filter, Central Vacuum, Water Treatment System, Exhaust Fan(s), Alarm System, Intercom, Storage Shed(s), Garage Opener(s), w/remote(s), Playground Equipment, Wood Stove, Fireplace Screen/Door.

ADDITIONAL INCLUSIONS (SPECIFY):

ADDITIONAL EXCLUSIONS (SPECIFY):

FOR USE WITH MAR CONTRACT

INCLUSIONS/EXCLUSION: Unless otherwise negotiated in a contract of sale, the purchase price shall include all permanently attached fixtures, including all smoke detectors. Certain other now existing items which may be considered personal property, whether installed or stored upon the property, are included or excluded, as follows (if neither column is checked, it shall be considered excluded):

Grid of checkboxes for MAR contract items: Stove or Range, Cooktop, Wall Oven(s), Refrigerator(s), w/ice maker, Built-in Microwave, Trash Compactor, Exist. W/W Carpet, Garbage Disposer, Exhaust Fan(s), Dishwasher, Freezer, Window Fan(s), Fireplace Screen/Door, Pool, Equip. & Cover, Hot Tub, Equip. & Cover, Screens, Storm Windows, Storm Doors, Window A/C Unit(s), Ceiling Fan(s), Clothes Washer, Clothes Dryer, Furnace Humidifier, Electronic Air Filter, Water Filter, Water Softener, Drapery/Curtains, Drapery Curtain Rods, Shades/Blinds, Alarm System, Intercom, Storage Shed(s), Garage Opener(s), w/remote(s), Playground Equipment, Wood Stove, T.V. Antenna, Satellite Dish, Central Vacuum.

ADDITIONAL INCLUSIONS (SPECIFY):

ADDITIONAL EXCLUSIONS (SPECIFY):

WATER, SEWAGE, HEATING AND CENTRAL AIR CONDITIONING: (Check all that apply)

Water Supply: Public, Well; Hot Water: Oil, Gas, Elec, Other; Sewage Disposal: Public, Septic #BR; Air Conditioning: Oil, Gas, Elec, Heat Pump, Other; Heating: Oil, Gas, Elec, Heat Pump, Other.

I/We, the Seller(s) of the above referenced property, have completed these checklists disclosing what conveys with the property and give permission to make this information available to prospective buyers.

Seller signature and date 9/28/06

Seller and Date fields

