

SELLER'S PROPERTY CONDITION STATEMENT

For Washington, DC

3440 38th Street NW

Property Address: Washington, DC 20016

Is the property included in a:

condominium association? Yes No
cooperative? Yes No

homeowners association with mandatory participation and fee?
 Yes No

If this is a sale of a condominium unit or cooperative unit, or 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.

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 an expertise in construction, architecture, engineering, or any other specific area related to the construction 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 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 a part of any contract between Buyer and Seller.

The seller(s) completing this disclosure statement have owned the property from _____
to _____

The seller(s) completing this disclosure have occupied the residence from _____
to _____

A. Structural Conditions

1. Roof roof is a common element maintained by condominium or cooperative (no further roof disclosure required).

Age of Roof 0-5 years 5-10 years 10-15 years 15+ years Unknown

Does the seller have actual knowledge of any current leaks or evidence of moisture from roof?
 Yes No If yes, comments: _____

Does the seller have actual knowledge of any existing fire retardant treated plywood?
 Yes No If yes, comments: _____

2. **Fireplace/Chimney(s)**

Does the seller have actual knowledge of any defects in the working order of the fireplaces?
 Yes No No Fireplace(s)
If yes, comments: _____

Does the seller know when the chimney(s) and/or flue were last inspected and/or serviced?
 Yes No No chimneys or flues
If yes, when were they last serviced or inspected? _____

3. **Basement**

Does the seller have actual knowledge of any current leaks or evidence of moisture in the basement?

Yes No Not Applicable

If yes, comments:

Does the seller have actual knowledge of any structural defects in the foundation?

Yes No

If yes, comments:

4. **Walls and floors**

Does the seller have actual knowledge of any structural defects in walls or floors?

Yes No

If yes, comments:

5. **Insulation**

Does the seller have actual knowledge of presence of urea formaldehyde foam insulation?

Yes No

If yes, comments:

6. **Windows**

Does the seller have actual knowledge of any windows not in normal working order?

Yes No

If yes, comments:

B. Operating Condition of Property Systems

1. **Heating System** heating system is a common element maintained by condominium or cooperative (no further disclosure on heating system required).

Type of system Forced Air Radiator Heat Pump
 Electric baseboard Other
Heating Fuel Natural Gas Electric Oil Other
Age of system 0-5 years 5-10 years 10-15 years Unknown
Does the seller have actual knowledge that heat is not supplied to any finished rooms?
 Yes No

If yes, comments:

Does the seller have actual knowledge of any defects in the heating system?

Yes No

If yes, comments: *Periodically add fresh air*

Does the heating system include:

Humidifier Yes No Unknown
Electronic air filter Yes No Unknown

If installed, does the seller have actual knowledge of any defects with the humidifier and electronic filter?

Yes No Not Applicable

If no, comments:

2. **Air Conditioning System** air conditioning is a common element maintained by condominium or cooperative (no further disclosure on air conditioning system required).

Type of system: Central AC Heat Pump Window/wall units
 Other Not Applicable
Air Conditioning Fuel Natural Gas Electric Oil Other
Age of system 0-5 years 5-10 years 10-15 years Unknown

If central AC, does the seller have actual knowledge that cooling is not supplied to any finished rooms? Yes No Not Applicable

If yes, comments:

Does the seller have actual knowledge of any problems or defects in the cooling system?

Yes No Not Applicable

If yes, comments:

3. Plumbing System

Type of system Copper Galvanized Plastic Polybutelene Unknown
Water Supply Public Well
Sewage Disposal Public Well
Water Heater Fuel Natural Gas Electric Oil Other

Does the seller have actual knowledge of any defects with the plumbing system?

Yes No

If yes, comments:

4. Electrical System

Does the seller have actual knowledge of any defects in the electrical system, including the electrical fuses, circuit breakers, outlets, or wiring?

Yes No

If yes, comments:

C. Appliances

Does the seller have actual knowledge of any defects with the following appliances?

Range/Oven	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Dishwasher	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Refrigerator	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Range hood/fan	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Microwave oven	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Garbage Disposal	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Sump Pump	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Trash compactor	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
TV antenna/controls	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Central vacuum	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Ceiling fan	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Attic fan	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Sauna/Hot tub	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Pool heater & equip.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Security System	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Intercom System	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Garage door opener	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
& remote controls	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Lawn sprinkler system	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Water treatment system	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Smoke Detectors	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Carbon Monoxide	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Detectors	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Other Fixtures	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Or Appliances	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable

If yes to any of the above, described defects:

D. Exterior/Environmental Issues

1. Exterior Drainage

Does the seller have actual knowledge of any problem with drainage on the property?
 Yes No

If yes, comments:

2. Damage to property

Does the seller have actual knowledge whether the property has previously been damaged by:

Fire Yes No
Wind Yes No
Flooding Yes No

If yes, comments:

3. Wood destroying insects or rodents?

Does the seller have actual knowledge of any infestation or treatment for infestation?
 Yes No

If yes, comments:

Does the seller have actual knowledge of any prior damage or repairs due to a previous infestation?

Yes No

If yes, comments:

4. Does the seller have actual knowledge of any substances, materials or environmental hazards (including but not limited to asbestos, radon gas, lead based paint, underground storage tanks, formaldehyde, contaminated soil, or other contamination) on or affecting the property?

Yes No

If yes, comments:

5. Does the seller have actual knowledge of any zoning violations, nonconforming uses, violation of building restrictions or setback requirements, or any recorded or unrecorded easement, except for utilities, on or affecting the property?

Yes No

If yes, comments:

6. Does the seller have actual knowledge that this property is a D.C. Landmark included in a designated historic district or is designated a historic property?

Yes No

If yes, comments:

7. Has the property been cited for a violation of any historic preservation law or regulation during your ownership?

Yes No

If yes, comments:

8. Does the seller have actual knowledge if an facade easement or a conservation easement has been placed on the property?

Yes No

If yes, comments: _____

The seller(s) certifies that the information in this statement is true and correct to the best of their knowledge as known on the date of signature.

Sema Tokel

Seller

Sema Tokel

09/14/09

Date

Seller

Date

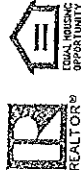
Buyer(s) have read and acknowledge receipt of this statement and acknowledge that this statement is made based upon the seller's actual knowledge as of the above date. This disclosure is not a substitute for any inspections or warranties which the buyer(s) may wish to obtain. This disclosure is NOT a 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



Inclusions/Exclusions Attachment to Listing Agreement Disclosure and/or Addendum

Property Address: 3440 38th Street NW, Washington, DC 20016

PART I. Inclusions/Exclusions Disclosure

Personal Property and Fixtures: The Property includes the following personal property and fixtures: A) Any existing built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic and exhaust fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, window treatment hardware, smoke and heat detectors, TV antennas, exterior trees and shrubs. Unless otherwise agreed to in writing, all surface or wall mounted electronic components/devices DO NOT convey. B) The items marked YES below are currently installed or offered. If more than one of an item convey, the number of items is noted.

Table with columns: Yes, No, #, Items, Yes, No, #, Items. Lists various household items like Alarm System, Microwave, Ceiling Fan, etc., with checkboxes and counts.

OTHER

AS IS ITEMS

Seller does not warrant the condition or working order of the following items and/or systems:

LEASED ITEMS

Any leased items, systems or service contracts (including, but not limited to, fuel tanks, water treatment systems, lawn contracts, security system monitoring, and satellite contracts) DO NOT CONVEY absent an express written agreement by Purchaser and Seller. The following is a list of the leased items within the Property:

Seller certifies that Seller has completed this checklist disclosing what conveys with the property and gives permission to make this information available to prospective buyers.

Seller: Sema Tokel, Date: 09/14/09

PART II. Inclusions/Exclusions Addendum

The Contract of Sale dated between Seller Sema Tokel and Buyer is hereby amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in the Contract.

The parties agree that Part I of this Addendum shall replace and supersede the provisions of the Inclusions/Exclusions paragraph of the MAR Residential Contract of Sale or the Personal Property Fixtures and Utilities paragraph of the Regional Sales Contract as applicable.

Seller and Buyer fields with Date lines.

Seller and Buyer fields with Date lines.

This Recommended Form is the property of the Greater Capital Area Association of REALTORS®, Inc. Previous editions of this form should be destroyed.

Property Address: 3440 38th Street NW, Washington, DC 20016 Year Constructed _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Federal Lead Warning Statement

A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning, if not managed properly. 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/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-based paint hazards and to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession. A tenant must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a buyer conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

Seller's/Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) XX / 1 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
See Condo Association

(ii) ___ / ___ Seller/Landlord 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 (i) or (ii) below):

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

(ii) XX / ___ Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's/Tenant's Acknowledgment (initial)

(c) ___ / ___ Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.

(d) ___ / ___ Buyer/Tenant has received the pamphlet *Protect Your Family from Lead In Your Home*.

(e) Buyer has (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; or
- (ii) ___ / ___ 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)

(f) ___ Agent has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. 4852(d) 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 they have provided is true and accurate.

Sema Tokel

Seller/Landlord Sema Tokel Date 09/14/09 Buyer/Tenant _____ Date _____

Seller/Landlord _____ Date _____ Buyer/Tenant _____ Date _____

Seller's/Landlord's Agent William Marcel Ratnavale Date _____ Buyer's/Tenant's Agent _____ Date _____

