



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

Greater Capital Area Association of REALTORS®, Inc.

RE: 1545 18th St NW #519, Washington DC 20036

Property Address

LEAD WARNING STATEMENT

Every purchaser/tenant 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/landlord of any interest in residential real property is required 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 and notify the buyer/tenant of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase/lease.

SELLER'S/LANDLORD'S DISCLOSURE (Initial)

JWL

- (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):

[Empty box for explanation]

JWL

- (b) Records and reports available to the seller/landlord (check one below):
 - Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
 - 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):

[Empty box for list of documents]

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

PURCHASER'S/TENANT'S ACKNOWLEDGMENT (Initial)

- (c) Purchaser/Tenant has read the Lead Warning Statement above
- (d) Purchaser/Tenant has received copies of all information listed above. Yes No None listed
- (e) Purchaser/Tenant has received the pamphlet Protect Your Family From Lead in Your Home. Yes No
- (f) Purchaser 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)

- (g) Agent has informed the seller/landlord of the seller's/landlord'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.

John W. Suranna 11/1/06
Seller/Landlord Date

Buyer/Tenant Date

Seller/Landlord Date

Buyer/Tenant Date

Agent Date

Agent Date

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07/01





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

Property Address: 1545 18th St NW #519, Washington DC 20036

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.

Yes	No	#	Items	Yes	No	#	Items	Yes	No	#	Items
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Alarm System	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Satellite Dish
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Built-in Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Furnace Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Storage Shed
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Ceiling Fan	<input type="checkbox"/>	<input type="checkbox"/>		Garage Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Stove or Range
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>		w/ remote	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Trash Compactor
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Clothes Dryer	<input type="checkbox"/>	<input type="checkbox"/>		Gas Log	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wall Oven
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Clothes Washer	<input type="checkbox"/>	<input type="checkbox"/>		Hot Tub, Equip, & Cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Water Treatment System
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Cooktop	<input type="checkbox"/>	<input type="checkbox"/>		Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window A/C Unit
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Playground Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window Fan
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Disposer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Pool, Equip, & Cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window Treatments
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Electronic Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wood Stove
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Fireplace Screen/Door	<input type="checkbox"/>	<input checked="" type="checkbox"/>		w/ ice maker				

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.

X John W. Lothers 11/15/06
 Seller _____ Date _____ Seller _____ Date _____

PART II. Inclusions/Exclusions Addendum

The Contract of Sale dated _____ between Seller John Lothers 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.

JL
 Seller _____ Date _____ Buyer _____ Date _____
 Seller _____ Date _____ Buyer _____ Date _____



AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE FORM

Date 11/2/06

Property Description: 1545 18th St NW #519
Washington, DC 20036

Agent Name: Christopher Suranna

THIS IS TO GIVE YOU NOTICE that certain of the owners and officers of RE/MAX Allegiance and some of its Real Estate Agents (independent contractor licensees) have an ownership interest in Array Title & Escrow, LLC, doing business as, "Array Title & Escrow". Array Title & Escrow is a title insurance agency and real estate settlement provider independently licensed in the District of Columbia. Array Title & Escrow, LLC is a joint venture partially owned by the owners and officers of RE/MAX Allegiance, some of its Real Estate Agents, and is also owned 20% by Title Partners of Delaware, LLC, a wholly-owned subsidiary of First American Title Insurance Company ("First American"). Because of this relationship, your use of Array Title & Escrow may provide the owners and officers of RE/MAX Allegiance, some of its Real Estate Agents, Title Partners of Delaware, LLC and First American a financial or other benefit.

YOU ARE NOT REQUIRED TO USE ARRAY TITLE & ESCROW AS A CONDITION OF THE SETTLEMENT OF YOUR LOAN ON, OR THE PURCHASE OR REFINANCE OF, THE SUBJECT PROPERTY. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND A FAIR RATE FOR THESE SERVICES.

The following is the estimated charge or range of charges you can expect for the title insurance and settlement services provided by Array Title & Escrow:

HUD - I Item	Resale-Purchaser	Resale-Seller	Refinance
1101 - Settlement Fee	\$150 - \$350	\$225 - \$350	\$150 - \$350
1103 - Title Search & Exam	\$150 - \$250	-	\$150 - \$250
1104 - Title Insurance Binder	\$50 - \$125	-	\$50 - \$125
1105 - Deed Preparation	-	\$50 - \$150	-
1106 - Courier Fee	\$25 - \$75	\$10 - \$75	\$25 - \$75
1108 - Title Insurance Premium Range*			
1111 - Release Fee	-	\$75 - \$150	\$50 - \$150

Loan Amount	Leader Only Policy (Per \$1000 of Loan Amount)	Standard Owner's Policy (Per \$1000 of Loan Amount)	Enhanced Owner's Policy (Per \$1000 of Loan Amount)
0 - \$250,000	\$3.75	\$4.75	\$5.70
\$250,000 - \$500,000	\$3.25	\$4.25	\$5.10
\$500,000 - \$1,000,000	\$2.75	\$3.75	\$4.50
\$1,000,000 - \$5,000,000	\$2.25	\$3.25	\$3.90

- **Simultaneous Issue Rate:** With the purchase of an Owner's Policy, a Leader's Policy will be issued up to the amount of the Owner's Policy for a flat rate of \$50.
- **Rebate Rate Discount:** When purchasing Title Insurance, if you have a prior Owner's Title Insurance Policy, you may receive a discount.

ACKNOWLEDGEMENT

I/we have read this disclosure form, and understand that RE/MAX Allegiance and/or my Real Estate Agent is referring me/us to Array Title and Escrow for the purchase of the above described settlement services. I/we further understand that the owners and officers of RE/MAX Allegiance, some of its Real Estate Agents, Title Partners of Delaware, LLC and First American may receive a financial or other benefit as a result of this referral.

Buyer 1 Signature _____ (Date) _____

Buyer 2 Signature _____ (Date) _____

Buyer 1 Print Name _____

Buyer 2 Print Name _____

John W. Stevens 11/4/06
Seller 1 Signature _____ (Date) _____

Seller 2 Signature _____ (Date) _____

Seller 1 Print Name _____

Seller 2 Print Name _____





ARRAY MORTGAGE, LLC Diversified Lending Solutions

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE FORM

Date 11/2/06

Property Description: 1545 18th St NW #519
Washington, DC 20007

Agent Name: Christopher Suranna

THIS IS TO GIVE YOU NOTICE that certain of the owners and officers of RE/MAX Allegiance and some of its Real Estate Agents (independent contractor licensees) have an ownership interest in Array Mortgage, LLC ("Array Mortgage"). Array Mortgage is a mortgage lender independently licensed in Virginia, Maryland and Washington, DC. Because of this relationship, your use of Array Mortgage may provide the owners and officers of RE/MAX Allegiance and some of its Real Estate Agents a financial or other benefit.

YOU ARE NOT REQUIRED TO USE ARRAY MORTGAGE AS A CONDITION FOR THE PURCHASE, SALE, OR REFINANCE OF THE SUBJECT PROPERTY. THERE ARE FREQUENTLY OTHER MORTGAGE LENDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND A FAIR RATE FOR THESE SERVICES.

The following is the estimated charge or range of charges you can expect for the lending services provided by Array Mortgage:

HUD - 1 Item	Range of Charges
801 - Loan Origination Fee	0% to 1% of Loan*
802 - Loan Discount Fee	0% to 4% of Loan*
803 - Appraisal Fee	\$350 to \$ 750
804 - Credit Report	\$8.25 to \$150
805 - Flood Certification	\$15 to \$80
806 - Tax Service Fee	\$74 to \$100
808 - Commitment Fee	\$250 to \$600

There may be additional charges, depending on the loan product you select.

* Discount points and loan origination fees are largely a function of the interest rate on the underlying loan. Depending upon market conditions, discount points or loan origination fees may be higher for below market interest rates. Market conditions may or may not dictate a loan origination fee.

ACKNOWLEDGEMENT

I/we have read this disclosure form, and understand that RE/MAX Allegiance and/or my Real Estate Agent is referring me/us to Array Mortgage, for the above described lending services. I/we further understand that the owners and officers of RE/MAX Allegiance and some of its Real Estate Agents may receive a financial or other benefit as a result of this referral.

Buyer 1 Signature _____ (Date)

Buyer 2 Signature _____ (Date)

Buyer 1 Print Name _____

Buyer 2 Print Name _____

John W. Sothers 11/02/06
Seller 1 Signature _____ (Date)

Seller 2 Signature _____ (Date)

Seller 1 Print Name _____

Seller 2 Print Name _____





THIS NOTICE IS REQUIRED BY LAW AND IS NOT A CONTRACT.

THIS DISCLOSURE DOES NOT CREATE A BROKERAGE RELATIONSHIP.

Disclosure of Brokerage Relationship District of Columbia

Prior to providing specific real estate assistance, District of Columbia law requires that a licensee disclose to any party who the licensee does NOT represent the identity of the party to the proposed transaction which the licensee does represent. Even though a licensee may not represent you, that licensee must still treat you honestly in the transaction.

We, the undersigned Buyer(s)/Tenant(s) or Seller(s)/Landlord(s) acknowledge receipt of this Disclosure, and understand we are NOT represented by the licensee identified below.

Christopher Suranna SP98360433 and RE/MAX Allegiance
 (Licensee & License #) (Brokerage Firm)

The licensee and brokerage firm named above represent the following party in the real estate transaction:

Seller(s)/Landlord(s) (The licensee has entered into a written listing agreement with the seller(s) or landlord(s) or is acting as a sub-agent of the listing broker.)

Buyer(s)/Tenant(s) (The licensee has entered into a written agency agreement with the buyer/tenant.)

Designated Agent of the Buyer(s)/Tenant(s) or Seller(s)/Landlord(s)
 (Both the buyers and sellers have previously consented to "Designated Agency", and the licensee listed above is indicating the parties represented.)

John W. Lathers 11/4/06
 Acknowledged Date

 Acknowledged Date

Name of Person(s): _____
 I certify on this date that I, the real estate agent, have delivered a copy of this disclosure to the person(s) identified above.

 Signed (Licensee) Date

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SELLER'S DISCLOSURE STATEMENT

Property Address: 1545 18th St NW #519, Washington DC 20036

Condominium Unit: Dupont East #519 Cooperative Unit: _____

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City supplied	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Working order?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Sewer system:				
Septic tank	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City supplied	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Working order?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Urea formaldehyde foam insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Leaks in roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Age of roof				
0-5 years	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Wall defects	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Floor defects	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Foundation defects	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Window defects	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Evidence of water in basement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Heating system:				
Central	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input 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 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"/>

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

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

3. Appliances/Systems/Services: The items below are in working order:

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

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.

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	Seller responsible for maintenance	—	X	—	X
Fences	Seller responsible for maintenance	—	X	—	X
Roads	Seller responsible for maintenance	—	X	—	X
Driveways	Seller responsible for maintenance	—	X	—	X
Other (list)		—	X	—	—
		—	—	—	—
		—	—	—	—
	Seller responsible for maintenance	—	—	—	X
2. Encroachments		—	X	—	—
3. Easements		—	X	—	—
4. Zoning violations		—	X	—	—
5. Nonconforming uses		—	X	—	—
6. Structural modifications		—	X	—	—
7. Settling problems		—	X	—	—
8. Flooding problems		—	X	—	—
9. Drainage problems		—	X	—	—
10. Structural problems		—	X	—	—
11. Grading problems		—	X	—	—
12. Damage to property from:		—	—	—	—
Fire		—	X	—	—
Wind		—	X	—	—
Floods		—	X	—	—
Landslides		—	X	—	—
13. Historic District		—	—	—	—
a. Is the Property a DC landmark or located in a historic district?		—	X	—	—
b. Has the property been cited for a violation during your ownership?		—	X	—	—
c. Is the property subject to a conservation easement?		—	X	—	—

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

The Seller has lived in the residence on the property from 1985 (date) to 2006 (date). The Seller has owned the property since 1985 (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 John W. Lott Date 11/4/06

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 _____