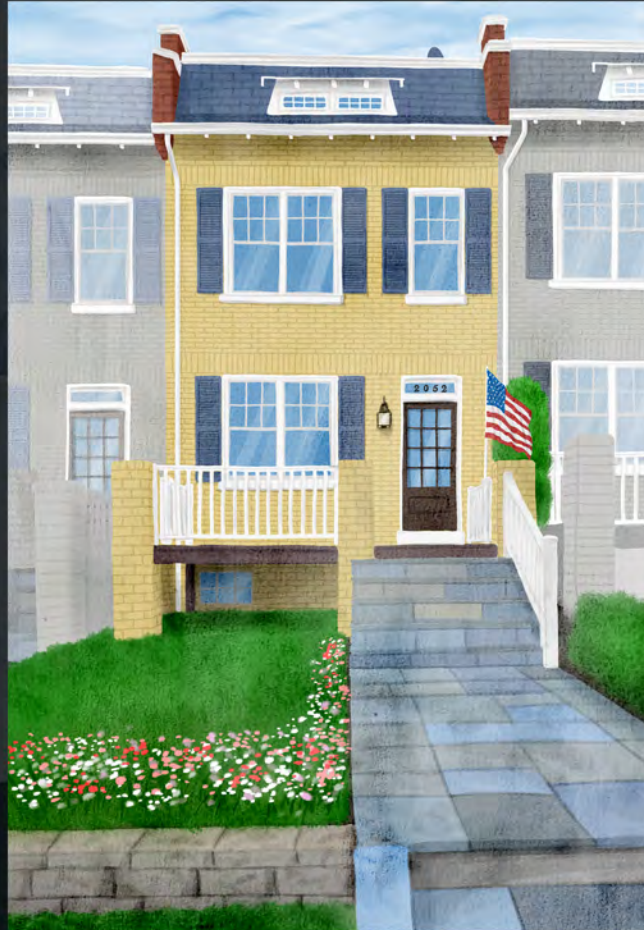




The Stokes Group

REAL ESTATE



Disclosure Packet

**2052 37TH ST. NW
WASHINGTON, DC 20007**

Anslie Stokes Milligan, GRI
McEneaney Associates, Inc., REALTORS
4910 Massachusetts Ave. NW Suite 119, Washington, DC 20016
202-552-5600 - TheStokesGroup.com - 202-270-1081



We Sell Where You Want to Live

Sellers:

Gary Michael Wood Jr. , April Wood

Legal Information:

Lot:0870 **Block:**1301

Legal Address: 2052 37th St. NW Washington, DC 20007

Contract Requirements:

- Copy of bank statements proving EMD and down payment funds
- Lender approval letter from a local, reputable lender
- GCAAR Sales Contract
- Jurisdictional Disclosure and Addendum to the Sale Contract for Washington, DC
- Addendum of Clauses (if needed)
- Complete Seller Disclosure Packet

Contract Preferences:

- Sellers will give great weight to a strong (at least 10%) Earnest Money Deposit to be held by **Federal Title and Escrow**
- Sellers will give great weight to offers with few, if any contingencies
- Sellers welcome home inspections, but they must be coordinated with listing agent
- Agent prefers to use **Federal Title and Escrow** as the settlement company (Fully Independent with no Joint Venture affiliations) **BUYER AGENTS-** if you have a JV with the title company in your offer, please note that in your email and/or offer summary in addition to providing the proper disclosure as such to the seller

Federal Title & Escrow
5335 Wisconsin Ave. NW #700
Washington, DC 20015
www.federaltitle.com
202.362.1500

Listing Agent Information:

Anslie Stokes Milligan
McEneaney Associates, Inc.
4910 Massachusetts Ave. NW Suite 119

Office Code: MCE7
MRIS ID: 99699
License: DC SP98361041
Broker License # DC-94076





Jurisdictional Disclosure and Addendum to the Sales Contract for District of Columbia

(Required for the Listing Agreement and required for the GCAAR Sales Contract)

The Contract of Sale dated _____, between _____ (Buyer) and **Gary Michael Wood Jr., April Wood** (Seller) for the purchase of the real property located at Address **2052 37th St NW** Unit # _____ City **Washington** State **DC** Zip Code **20007-2206**, Parking Space(s) # _____ Storage Unit # _____ with the legal description of Lot **870** Block/Square **1301** Section _____ Subdivision/Project Name **Glover Park** Tax Account # **1301/0870** is hereby amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in this Contract.

PART I. SELLER DISCLOSURE - AT TIME OF LISTING:

The information contained in this Disclosure was completed by Seller, is based on the Seller's actual knowledge and belief, and is current as of the date hereof.

1. SELLER DISCLOSURE: Pursuant to D.C. Code §42-1301, Seller is exempt from property condition disclosure.

☐ Yes ☒ No

2. DC SOIL DISCLOSURE REQUIREMENTS: The characteristic of the soil on the Property as described by the Soil Conservation Service of the United States Department of Agriculture in the Soil Survey of the District of Columbia published in 1976 and as shown on the Soil Maps of the District of Columbia at the back of that publication is **Urban Land-Sassafras**.

For further information, Buyer can contact a soil testing laboratory, the District of Columbia Department of Environmental Services, or the Soil Conservation Service of the Department of Agriculture.

3. TENANCY: Seller represents that property ☒ is/was OR ☐ is not/was not subject to an existing residential lease or tenancy at the time Seller decided to sell. District of Columbia broadly defines a tenant as "a tenant, subtenant, lessee, sublessee, or other person entitled to the possession, occupancy, or the benefits of any rental unit within a housing accommodation." If applicable, the following required Addendum shall be incorporated into the Contract.

- ☒ Tenancy Addendum for District of Columbia (Single-Family Accommodation)
☐ Tenancy Addendum for District of Columbia (2 to 4 Rental Units)
☐ Multi-Unit or Non-Residential Addendum

4. CONDOMINIUM/CO-OPERATIVE/HOMEOWNERS ASSOCIATION: Seller represents that this Property ☐ is OR ☒ is not subject to a condominium, co-operative or homeowners association. If applicable, the following required addendum is attached:

- ☐ Condominium Seller Disclosure/Resale Addendum for District of Columbia,
☐ Co-operative Seller Disclosure/Resale Addendum for Maryland and District of Columbia, or HOA
☐ Seller Disclosure/Resale Addendum for District of Columbia

5. UNDERGROUND STORAGE TANK DISCLOSURE: (Applicable to single family home sales only)

In accordance with the requirements of the District of Columbia Underground Storage Tank Management Act of 1990 [D.C. Code §8-113.02(g)], as amended by the District of Columbia Underground Storage Tank Management Act of 1990 Amendment Act of 1992 (the "Act") and the regulations adopted thereunder by the District of Columbia (the "Regulations"), Seller hereby informs Buyer that Seller has no knowledge of the existence or removal during Seller's ownership of the Property of any underground storage tanks as that term is defined in the Act and the Regulations, except as follows: _____

6. PROPERTY TAXES: Future property taxes may change. To determine the applicable rate, see https://www.taxpayerservicecenter.com/RP_Search.jsp?search_type=Assessment. Additional information regarding property tax relief and tax credit information (tax reductions for seniors, homestead exemptions, property tax abatements and others) can be found at: <http://otr.cfo.dc.gov/page/real-property-tax-credits-frequently-asked-questions-faqs>.

DocuSigned by:
Gary Michael Wood Jr.
 Seller
 Date
Gary Michael Wood Jr.

3/4/2022

DocuSigned by:
April Wood
 Seller
 Date
April Wood

3/7/2022

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GCAAR Form # 1313 - DC Jurisdictional Addendum

Page 1 of 2

2/2020

McEneaney Associates REALTORS® - Washington, DC and Maryland, 4910 Massachusetts Avenue, NW Washington DC

Phone: (202) 552-5600

Fax: (202) 552-5605

Wood

Anslie Stokes

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

PART II. RESALE ADDENDUM

The Contract of Sale dated _____, between Seller **Gary Michael Wood Jr., April Wood** and Buyer _____ is hereby amended by the incorporation of Parts I and II herein, which shall supersede any provisions to the contrary in the Contract.

1. SELLER DISCLOSURE: Pursuant to D.C. Code §42-1302, prior to the submission of the offer, Buyer is entitled to a Seller's Disclosure Statement (if Seller is not exempt) and hereby acknowledges receipt of same. ☐ Yes ☐ No ☐ Not applicable

2. RECORDATION AND TRANSFER TAXES: Rates vary with the sales price and based on property type. See <http://otr.cfo.dc.gov/service/recorder-deeds-frequently-asked-questions-faqs>. In limited circumstances, an exemption from Recordation Tax may be available to Buyer, if Buyer meets the requirements for the Lower Income Home Ownership Exemption Program ("Tax Abatement Program"). See below for additional information. Unless otherwise negotiated, the following will apply:

A. Real Property: Recordation Tax will be paid by Buyer and Transfer Tax will be paid by Seller.

B. Co-operatives: The Economic Interest Deed Recordation Tax will be split equally between Buyer and Seller. There is no Transfer Tax for Co-operatives.

C. Tax Abatement Program: Additional information (including the required Application Form) for the Tax Abatement Program can be obtained at: http://otr.cfo.dc.gov/sites/default/files/dc/sites/otr/publication/attachments/sharp%40dc.gov_20140909_110358.pdf. If Buyer meets the requirements of this program, Buyer will be exempt from Recordation Tax. Additionally, Seller shall credit Buyer an amount equal to what would normally be paid to the District of Columbia as Seller's Transfer Tax to be applied towards Buyer's settlement costs. This credit shall be in addition to any other amount(s) Seller has agreed to pay under the provisions of this Contract. It is Buyer's responsibility to confirm with Lender, if applicable, that the entire credit provided for herein may be utilized. If Lender prohibits Seller from payment of any portion of this credit, then said credit shall be reduced to the amount allowed by Lender.

Buyer ☐ is OR ☐ is not applying for the Tax Abatement Program.

D. First-Time Homebuyer Recordation Tax Credit: Buyer ☐ is OR ☐ is not a District of Columbia First-Time Homebuyer and may be eligible for a reduced recordation tax. It is the Buyer's responsibility to confirm their eligibility (See <https://otr.cfo.dc.gov/node/1272871>).

3. The principals to the Contract mutually agree that the provisions hereof shall survive the execution and delivery of the Deed and shall not be merged herein.

Seller (<i>sign only after Buyer</i>)	Date	Buyer	Date
Gary Michael Wood Jr.			

Seller (<i>sign only after Buyer</i>)	Date	Buyer	Date
April Wood			

LEAD-BASED PAINT DISCLOSURE FORM FOR DC REAL ESTATE SALES



Purpose: Inform potential homebuyers of the presence of lead-based paint and related hazards at this property.

This form is required for properties built before 1978. This form must be used in addition to the Federal Lead Disclosure form because the DC Law provides additional protections for the purchaser.

- Housing built before 1978 is presumed to contain lead-based paint.
 - Lead from paint, paint chips, and dust may pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women.
 - Lead poisoning in young children may produce permanent neurological damage, learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory.
 - Lead poisoning poses a particular risk to developing fetuses and pregnant women.
- DC Law requires the buyer to have this information before they decide to rent or purchase the property.

Are you a POTENTIAL BUYER?

Review this page carefully before following instructions on page two.

Are you a PROPERTY OWNER?

You will need the following information to complete this form:

- Copies of any lead-based paint, assessments, or surveys related to the property.
- The latest version of the EPA Protect Your Family From Lead in Your Home pamphlet.
- Knowledge about lead-contaminated dust/soil and condition of the paint on the property.
- Knowledge about any lead-related legal actions taken against the property.

Property owners and managers: keep the signed original of this form on record for at least 6 years from the date of the most recent signature, as you may be audited by the DC Department of Energy and Environment.

What to look for inside the property or in the property's common areas:

- Peeling, chipping, chalking, cracking, or damaged paint.
- Lead-based paint on windows, doors, stairs, railings, banisters, porches, or other high-wear surfaces that children might chew.
- Lead that is present in bare soil.
- Lead dust that forms when lead-based paint is scraped, sanded, or heated, or when painted surfaces with lead in them bump or rub together.
- Surfaces with lead paint chips/dust, or settled dust that reenters the air through vacuuming or sweeping.

For more information see The District of Columbia Lead-Hazard Prevention and Elimination Act of 2008, D.C. Official Code § 8-231.01 et seq., and the Federal Lead Warning Statement, 24 CFR Part 35 and 745. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention. <http://bit.ly/federallead>.

If you need help in your language, please call 202-535-2600. | በአማርኛ እርዳታ ከፈለጉ በ 202-535-2600 ይደውሉ። | Si necesita ayuda en Español, por favor llame al 202-535-2600. | Si vous avez besoin d'aide en Français appelez-le 202-535-2600. | 如果您需要中文服務，請致電 202-535-2600 | 한국어로 도움이 필요합니까? 무료 한국어통역: 202-535-2600 | Nếu quý vị cần giúp đỡ bằng tiếng Việt, xin gọi 202-535-2600.

IF YOU ARE:

YOU NEED TO:

The property owner

- Complete Sections A and B.
- Provide a copy to the buyer.

The potential buyer



- Carefully review Section B.
- Sign Section C.



DC Department of Energy & Environment | 202.535.2600 | doee.dc.gov/lead Updated March 2020

Page 1 of 2

SECTION A: PROPERTY OWNER'S SIGNATURE

Property Address: 2052 37th St NW	Unit:	Washington, DC	Zip: 20007-2206
I am the owner of this property and will truthfully give the answers to the following questions about lead-based paint/hazards in or around this property, and lead reports.			
Owner Name: Gary Michael Wood Jr.	Signature: 		3/4/2022
Owner Name: April Wood	Signature: 		3/7/2022

SECTION B: INFORMATION ABOUT LEAD-BASED PAINT IN THIS PROPERTY

Lead-based paint is assumed to be present in properties built before 1978. To the best of your knowledge, is there lead-based paint inside or around the property, including common area(s)?

☐ Yes, in the following location(s): _____

☒ No, I am not aware of any lead-based paint, but because the property was built before 1978 it is assumed to be present.

To the best of your knowledge, is there peeling or chipping paint, lead-contaminated dust/soil, or other lead-based paint hazards inside or around the property?

☒ No ☐ Yes, in the following locations(s): _____
For more space attach a summary _____

Does DC Government have any pending actions related to lead-based paint for this property?
Check all that apply

☐ A notice of violation
☐ A notice of lead-based paint hazards
☐ An administrative order to eliminate lead-based paint hazards
☐ Other notices or orders related to lead-based paint. Please list: _____
☒ There are no pending actions related to lead-based paint at this property.

Are there any reports or documents about lead-based paint or lead-based paint hazards at this property (including in bare soil and sheds, garages, common area(s) or other appurtenances)?
This includes reports or documents provided to you by a previous or current owner, tenant, property manager, DC Government agency, or contractor.

☒ No ☐ Yes and I understand I must provide a copy of those documents to the buyer if they ask.

SECTION C: BUYER'S ACKNOWLEDGEMENT

I was provided this form and the Protect Your Family from Lead in Your Home pamphlet before I signed a lease or purchase agreement.
☐ Yes ☐ No, I have already signed a lease or purchase agreement.

I understand I have the right to ask the owner or manager for any reports or documents about lead-based paint or lead-based paint hazards at this property (including on bare soil and sheds, garages, or other appurtenances).

Name:	Signature:	Date:
Name:	Signature:	Date:





Lead Paint -Federal Disclosure of Lead-Based Paint and Lead-Based Paint Hazards for SALES

(Required for the SALE of all properties in the U.S. with any existing part built prior to 1978)

PROPERTY ADDRESS: 2052 37th St NW, Washington, DC 20007-2206

☒ There are parts of the property that still exist that were built prior to 1978 OR ☐ No parts of the property were built prior to 1978 OR ☐ Construction dates are unknown. **If any part of the property was constructed prior to 1978 or if construction dates are unknown, this disclosure is required. If the entire property was built in 1978 or later, this disclosure is not required.**

LEAD WARNING STATEMENT FOR BUYERS: 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.

SELLER'S DISCLOSURE:

(A) Presence of lead-based paint and/or lead-based paint hazards

- ☐ **Known lead-based paint and/or lead-based paint hazards** are present in the housing (explain): _____ **OR**
- ☒ 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:

- ☐ Seller **has provided Buyer with all available records** and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below): _____ **OR**
- ☒ Seller has **no reports or records** pertaining to lead - based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT:

(Buyer to initial all lines as appropriate)

- (C) _____ / _____ Buyer has **read the Lead Warning Statement** above.
- (D) _____ / _____ Buyer has **read Paragraph B** and **acknowledges receipt of copies of any information** listed therein, if any.
- (E) _____ / _____ Buyer has **received the pamphlet Protect Your Family From Lead in Your Home** (required).
- (F) _____ / _____ Buyer 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: (Agent to initial)

(G) ☒ 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.

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.

DocuSigned by:
Gary Michael Wood Jr.
3/4/2022
Seller _____ Date

Buyer _____ Date

DocuSigned by:
April Wood
3/7/2022
Seller _____ Date

Buyer _____ Date

DocuSigned by:
Anslie Stokes
3/4/2022
Agent for Seller, if any _____ Date

Agent for Buyer, if any _____ Date

GCAAR # 907A: Federal Lead
Paint Sales Disclosure -MC &
DC

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2/2016



Tenancy Addendum for District of Columbia (Single-Family Accommodation)

(Required for use with Form #1313 where any Tenancy exists)

The Contract of Sale dated _____ Address 2052 37th St NW
 Unit # _____ City Washington, State DC Zip 20007-2206
 Between Seller Gary Michael Wood Jr., April Wood
 and Buyer _____

is hereby amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in this Contract.

1. BUYER ACKNOWLEDGEMENT: Buyer acknowledges that there are a number of legal issues/requirements a landlord in the District of Columbia should be aware of, including but not limited to: rental registration requirements, landlord/tenant rights and obligations, business license requirements, rent control, Tenant Opportunity to Purchase Act, and the eviction process. Buyer is advised to consult the appropriate District of Columbia department and/or obtain legal counsel regarding such matters.

2. TENANCY: As provided in GCAAR Form #1313, District of Columbia Jurisdictional Disclosure and Addendum, the Property is/was at the time the Seller decided to sell subject to existing tenancy(ies) and/or lease(s) as follows:

Tenant Name(s)	Unit#	Current Rent	Copy of Lease Attached	Tenancy Conveys
Charlotte Zink			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Michael Brooks			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
			<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

A. Possession: Buyer and Seller agree that Buyer's obligation to complete Settlement ☒ **IS** or ☐ **IS NOT (choose one)** contingent upon Seller delivering the Property vacant and free of tenancies at Settlement. Seller will give possession of Property at Settlement subject to existing tenancy(ies) and leases as indicated above.

B. Adjustments: Rents are to be adjusted to the Settlement Date. Security deposits and any accrued interest thereon are to be paid to Buyer at the time of Settlement.

C. Seller Obligation: Without the prior written consent of Buyer, Seller shall not modify the terms of or terminate any tenancy(ies) intended to convey. In addition, the Seller will not enter into any new leases or tenancies with respect to the Property. Seller shall keep Buyer and Brokers apprised of all tenancy-related correspondence and negotiations with Tenant(s), and any actions required to be taken by Seller shall be taken in accordance with District of Columbia law and regulations.

3. TENANT OPPORTUNITY TO PURCHASE ("TOPA"): TOPA provides certain tenants in the District of Columbia with the opportunity to purchase their rental accommodation, pursuant to DC Official Code §42-3404 et seq., as amended on July 3, 2018. Only qualifying elderly or disabled tenants in Single-Family Accommodations are afforded the opportunity to purchase their rental accommodations.

A Single-Family Accommodation means (A) a housing accommodation, whether freestanding or attached, and the appurtenant land that contains: (i) one single-family dwelling; or (ii) one single-family dwelling with one accessory dwelling unit or (B) a single rental unit in a condominium, cooperative, or homeowners association.

A. Required Notice to all Tenants: In compliance with DC Official Code §42-3404.09, Seller must send, on the same day, to each Tenant individually and the District of Columbia Office of Tenant Advocate ("OTA"), as well as to the Mayor in care of the Department of Housing and Community Development ("DHCD") the following required TOPA Notices on forms provided by DHCD:

- 1) A completed Notice to Tenant of Landlord's Receipt or Solicitation of an Offer to Sell the Single-Family Accommodation and Notice of Intent to Sell ("**Form 1**");
- 2) A blank Letter to Landlord ("**Form 2**") and
- 3) A blank Response Letter to DHCD if Claiming Elderly or Disabled Status ("**Form 4**").

If Seller has not already provided to Tenant(s), OTA, and DHCD Forms 1, 2 and 4, Seller represents and agrees that, within 5 Business Days after Ratification of this Contract, Seller will send said Forms.

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B. Notices for Elderly and Disabled Tenants: In compliance with DC Official Code §42-3404, following receipt of Form 1, tenants have 20 days to send to landlord and DHCD Form 2 claiming to have signed a written lease on or before March 31, 2018, to have occupied the accommodation by April 15, 2018, and to be elderly (62 years of age or older) or disabled, thereby meeting the necessary requirements in order to receive further rights under TOPA.

Seller ☐ IS or ☒ IS NOT in receipt of Form 2 from Tenant(s). If in receipt of Form 2, Seller (**choose one**):

☐ HAS provided on _____ to Tenant(s) and DHCD a written **Offer of Sale and Tenant**
Date

Opportunity to Purchase Without A Third Party Contract ("Form 3B"), a copy of which is attached hereto. Seller represents and agrees that within 5 Business Days after Date of Ratification of this Contract, Seller will send to the Tenant(s) and DHCD by certified mail, or a delivery service providing delivery tracking confirmation the 15-day **Right of First Refusal for a Single Family Accommodation** (Form 3C) together with a copy of this Contract.

☒ HAS NOT provided to Tenant(s) and DHCD Form 3B. Seller represents and agrees that within 5 Business Days after Date of Ratification of this Contract, Seller will send to the Tenant(s) and DHCD by certified mail, the **Offer of Sale and Tenant Opportunity to Purchase With A Third Party Sale Contract** (Form 3A), which Notice also contains the 15-day right of first refusal.

4. TOPA COMPLIANCE: Seller agrees to contact Settlement Agent within 3 Business Days of Ratification to ensure Buyer's ability to procure an owner's title insurance policy without exception to TOPA and to determine that Seller is either in compliance with both TOPA Notice requirements and title insurance underwriting requirements pertaining to TOPA ("TOPA Compliance") or to establish the necessary steps to be in compliance with such requirements. Accomplishing TOPA Compliance requires Delivery to the Settlement Agent of specific documentation satisfactory to the title insurance underwriter, including but not limited to, copies of the required TOPA Notices and evidence of their Delivery.

A. Buyer's Right to Void: In the event that Seller has not accomplished TOPA Compliance, within _____ days following the Date of Ratification ("Deadline"), Buyer may, at any time thereafter, but prior to Seller accomplishing TOPA Compliance, Deliver Notice that this Contract will become Void at 6:00 p.m. on the 3rd Day following Delivery of Buyer's Notice, unless prior to that date and time, Seller has accomplished TOPA Compliance, in which case, this Contract will remain in full force and effect.

B. Settlement: Buyer and Seller acknowledge that Seller must accomplish TOPA Compliance prior to the Settlement Date. If Settlement does not occur on the Settlement Date due to Seller not having accomplished TOPA Compliance, and Seller is not in Default, then the Settlement Date shall automatically be extended to the date which is the third Business Day following the date Seller accomplishes TOPA Compliance unless otherwise agreed by Buyer and Seller.

C. General Provisions: Seller shall keep Buyer and Brokers apprised of all correspondence, contracts, and other developments with respect to any TOPA-related negotiations with Tenant(s). All actions required hereunder to be taken by Seller shall be taken in accordance with District of Columbia law and regulations.

DocuSigned by:
Gary Michael Wood Jr.
3/4/2022
Seller _____ Date
Gary Michael Wood Jr.

Buyer _____ Date

DocuSigned by:
April Wood
3/7/2022
Seller _____ Date
April Wood

Buyer _____ Date



Inclusions/Exclusions Disclosure and Addendum

(Required for use with GCAAR Listing Agreement & Sales Contract)

PROPERTY ADDRESS: 2052 37th St NW, Washington, DC 20007-2206

PERSONAL PROPERTY AND FIXTURES: The Property includes the following personal property and fixtures, if 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, central vacuum system (with all hoses and attachments); shutters; window shades, blinds, window treatment hardware, mounting brackets for electronics components, smoke, carbon monoxide, and heat detectors; TV antennas; exterior trees and shrubs; and awnings. Unless otherwise agreed to herein, all surface or wall mounted electronic components/devices **DO NOT CONVEY**. The items checked below convey. If more than one of an item conveys, the number of items is noted in the blank.

KITCHEN APPLIANCES

- ☒ 2 Stove/Range
- ☐ Cooktop
- ☐ Wall Oven
- ☒ Microwave
- ☒ 2 Refrigerator
- ☒ 1 - upper w/ Ice Maker
- ☒ Wine Refrigerator
- ☒ 2 Dishwasher
- ☒ 2 Disposer
- ☐ Separate Ice Maker
- ☐ Separate Freezer
- ☐ Trash Compactor

LAUNDRY

- ☒ 2 Washer
- ☒ 2 Dryer

ELECTRONICS

- ☐ Security Cameras
- ☐ Alarm System
- ☐ Intercom
- ☐ Satellite Dishes
- ☐ Video Doorbell

LIVING AREAS

- ☐ Fireplace Screen/Door
- ☒ Gas Log
- ☐ Ceiling Fans
- ☐ Window Fans
- ☐ Window Treatments

WATER/HVAC

- ☐ Water Softener/Conditioner
- ☐ Electronic Air Filter
- ☐ Furnace Humidifier
- ☐ Window A/C Units

RECREATION

- ☐ Hot Tub/Spa, Equipment, & Cover
- ☐ Pool Equipment & Cover
- ☐ Sauna
- ☐ Playground Equipment

OTHER

- ☐ Storage Shed
- ☐ Garage Door Opener
- ☐ Garage Door Remote/Fob
- ☐ Back-up Generator
- ☐ Radon Remediation System
- ☐ Solar Panels (must include Solar Panel Seller Disclosure/Resale Addendum)

THE FOLLOWING ITEMS WILL BE REMOVED AND NOT REPLACED: _____

LEASED ITEMS, LEASED SYSTEMS & SERVICE CONTRACTS: Leased items/systems or service contracts, including but not limited to: appliances, fuel tanks, water treatment systems, lawn contracts, pest control contracts, security system and/or monitoring, and satellite contracts **DO NOT CONVEY** unless disclosed here: _____

CERTIFICATION: Seller certifies that Seller has completed this checklist disclosing what conveys with the Property.

DocuSigned by:
Gary Michael Wood Jr.

7/11/2023

Seller **Gary Michael Wood Jr.**

Date

DocuSigned by:
April Wood

7/9/2023

Seller **April Wood**

Date

ACKNOWLEDGEMENT AND INCORPORATION INTO CONTRACT: (Completed only after presentation to the Buyer)

The Contract of Sale dated _____ between Seller **Gary Michael Wood Jr., April Wood**

and Buyer _____

for the Property referenced above is hereby amended by the incorporation of this Addendum.

Seller (sign only after Buyer)

Date

Buyer

Date

Gary Michael Wood Jr.

Seller (sign only after Buyer)

Date

Buyer

Date

April Wood

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Previous editions of this form should be destroyed.



Seller's Disclosure Statement

Instructions

These Instructions are to assist the Seller in completing the required Seller's Disclosure Statement in order to comply with the District of Columbia Residential Real Property Seller Disclosure Act.

1. Who must complete the Seller's Disclosure Statement?
The Seller must complete the Statement him or herself (not the broker, management company, condominium association, cooperative association, or homeowners association).
2. The Seller must provide the Seller's Disclosure Statement to the Purchaser for the following transactions:
The Act applies to the following types of transfers or sales of District of Columbia real estate:
 - a. Where the property consists of one to four residential dwelling units, and,
 - b. The transactions a sale, exchange, installment land contract, lease with an option to purchase, or any other option to purchase, and,
 - c. The purchaser expresses, in writing, an interest to reside in the property to be transferred.
3. The Seller does not need to complete the Seller's Disclosure Statement for the following transactions:
 - a. Court ordered transfers;
 - b. Transfers to a mortgagee by a mortgagor in default;
 - c. Transfers by sale under a power of sale in a deed of trust or mortgage or any foreclosure sale under a decree of foreclosure or deed in lieu of foreclosures;
 - d. Transfers by a non-occupant fiduciary administering a decedent's estate, guardianship, conservatorship or trust;
 - e. Transfers between co-tenants;
 - f. Transfers made to the transferor's spouse, parent, grandparent, child, grandchild or sibling (or any combinations of the foregoing);
 - g. Transfer between spouses under a divorce judgment incidental to such a judgment;
 - h. Transfers or exchanges to or from any governmental entity; and
 - i. Transfers made by a person of newly constructed residential property that has not been inhabited.
4. When does the Seller's Disclosure Statement have to be provided to the Purchaser?
In a sale, before or at the time the prospective transferee executes a purchase agreement with the transferor. In an installment sales contract (where a binding purchase contract has not been executed), or in the case of a lease with no option to purchase, before or at the time the prospective transferee executes the installment sales contractor lease with the transferor.
5. What information must the Seller disclose?
Answer ALL questions on the Seller's Disclosure Statement. If some items do not apply to your property, check "N/A" (not applicable). If you do not know the facts, check "UNKNOWN". Report actually known conditions referred to in the questions. Each disclosure must be made in "good faith" (honesty in fact in the making of the disclosure). Attach additional pages with your signature if additional space is required.

The Seller of a condominium unit, cooperative unit, or a lot in a homeowners association, is to provide information only as to the Seller's unit or lot, and not as to any common elements, common areas or other areas outside of the unit or lot.
6. What is the remedy if the Seller does not provide the Seller's Disclosure Statement to the Transferee?
If the Seller's Disclosure Statement is delivered after the purchaser executes the purchase agreement, installment sales contract or lease with an option to purchase, the purchaser may terminate the transaction by written notice to the seller not more than five (5) calendar days after receipt of the Seller's Disclosure Statement by the purchaser, and the deposit must be returned to the purchaser. The right to terminate is waived if not exercised before the earliest of:
 - a. the making of an application for a mortgage loan (if the lender discloses that the right to rescind terminates on submission of the application); or
 - b. settlement or date of occupancy in the case of a sale; or
 - c. occupancy in the case of a lease with an option to purchase.
7. If the Seller finds out different information after providing the Seller's Disclosure Statement to the Purchaser, how does this impact a ratified contract?
If information becomes inaccurate after delivery of the disclosure form, the inaccuracy shall not be grounds for terminating the transaction.
8. How must a Seller deliver the Seller's Disclosure Statement to the Transferee?
The Seller's Disclosure Statement must be delivered by personal delivery, facsimile delivery, or by registered mail to the transferee. Execution by the transfer or of a facsimile is considered execution of the original.

SELLER'S PROPERTY CONDITION STATEMENT

For Washington, DC

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:	3/14/2016	To:	present
The seller(s) completing this disclosure have occupied the residence from:	3/14/2016	To:	1/1/2018

2052 37th St NW
Property Address: Washington, DC 20007-2206

The property is included in: ☐ Condominium Association ☐ Cooperative ☐ Homeowners association with mandatory participation and fee

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.

A. Structural Conditions

1. Roof	<input type="checkbox"/> Roof is a common element maintained by condominium or cooperative (if you check this box, no further roof disclosure required; go to section B)		
	Age of Roof: <input type="checkbox"/> 0-5 years <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years <input type="checkbox"/> 15+years <input checked="" type="checkbox"/> Unknown		
	Does the seller have actual knowledge of any current leaks or evidence of moisture from roof? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	If yes, please provide comments:		
	Does the seller have actual knowledge of any existing fire retardant treated plywood? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, please provide comments:			

2. Fireplace/ Chimney(s)	Does the seller have actual knowledge of any defects in the working order of the fire places? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No Fireplace(s)		
	If yes, please provide comments:		
	Does the seller know when the chimney(s) and/or flue were last inspected and/or serviced? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No chimneys or flues		
If yes, when were they last serviced or inspected? ventless gas fireplace			

3. Basement	Does the seller have actual knowledge of any current leaks or evidence of moisture in the basement? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable		
	If yes, please provide comments:		
	Does the seller have actual knowledge of any structural defects in the foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable		
If yes, please provide comments:			

4. Walls and Floors	Does the seller have actual knowledge of any structural defects in walls or floors? If yes, please provide comments:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5. Insulation	Does the seller have actual knowledge of presence of urea formaldehyde foam insulation? If yes, please provide comments:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
6. Windows	Does the seller have actual knowledge of any windows not in normal working order? If yes, please provide comments:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

B. Operating Condition of Property Systems

1. Heating System	<input type="checkbox"/> Heating system is a common element maintained by condominium or cooperative (if you check this box, no further disclosure on heating system required; go to section B.1.)			
	Type of System:	<input checked="" type="checkbox"/> Forced Air	<input type="checkbox"/> Radiator	<input checked="" type="checkbox"/> Heat Pump ^{Basement}
	Heating Fuel	<input checked="" type="checkbox"/> Natural Gas ^{Upper Levels}	<input checked="" type="checkbox"/> Electric ^{Basement}	<input type="checkbox"/> Oil
	Age of system	<input checked="" type="checkbox"/> 0-5 years	<input type="checkbox"/> 5-10 years	<input type="checkbox"/> 10-15 years
	Does the heating system include a humidifier?			<input checked="" type="checkbox"/> No
	Does the heating system include an electronic air filter?			<input checked="" type="checkbox"/> No
	Does the seller have actual knowledge that heat is not supplied to any finished rooms?			<input checked="" type="checkbox"/> No
	If yes, please provide comments:			
	Does the seller have actual knowledge of any defects in the heating system?			<input checked="" type="checkbox"/> No
	If yes, please provide comments:			
If installed, does the seller have actual knowledge of any defects with the humidifier and electronic filter?				
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable				
If yes, please provide comments:				
2. Air Conditioning System	<input type="checkbox"/> Air conditioning is a common element maintained by condominium or cooperative (if you check this box, no further disclosure on the air conditioning system is required; go to section B.3.)			
	Type of system:	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> Heat Pump ^{Basement}	<input type="checkbox"/> Window/wall units
	AC Fuel:	<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Oil
	Age of System:	<input checked="" type="checkbox"/> 0-5 years ^{Upper Levels}	<input type="checkbox"/> 5-10 years	<input checked="" type="checkbox"/> Unknown ^{Basement}
	Does the heating system include a humidifier?			<input checked="" type="checkbox"/> No
	Does the heating system include an electronic air filter?			<input checked="" type="checkbox"/> No
	If central AC, does the seller have actual knowledge that cooling is not supplied to any finished rooms?			<input checked="" type="checkbox"/> No
	If yes, please provide comments:			
	Does the seller have actual knowledge of any problems or defects in the cooling system?			<input checked="" type="checkbox"/> No
	If yes, please provide comments:			

3. Plumbing System	Type of material: (check all that apply) <input type="checkbox"/> Copper <input type="checkbox"/> Lead <input type="checkbox"/> Galvanized iron <input type="checkbox"/> Brass <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Plastic polybutelene <input type="checkbox"/> Unknown
	Water Supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Well
	Sewage Disposal Treatment: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Septic tank <input type="checkbox"/> Cesspool <input type="checkbox"/> Onsite treatment
	Water Heater Fuel: <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Other
	Does the seller have actual knowledge of any defects with the plumbing system? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide comments:
4. Water System	Does the seller have actual knowledge of the results of any lead tests conducted on the water supply of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please test results:
	Does the seller have actual knowledge that the property has been included on the DC Water service line map website (https://www.dcwater.com/leadmap , as of August 2019) as a property with a lead water service line on the private property or in public space? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide comments: There are no lead pipes
	Does the seller have actual knowledge of any lead-bearing plumbing, including the water service line servicing the property? <input type="checkbox"/> Yes, there is a lead service line servicing the property <input type="checkbox"/> Yes, there is lead bearing plumbing on the property <input checked="" type="checkbox"/> No Comments:
	If there is a lead service line servicing the property, does the seller have actual knowledge that any portion of the lead water service line has been replaced? (Note: This applies to portions of the service line on private property and in public space). <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable If yes, please provide date(s) of replacement(s):
5. Electrical System	Does the seller have actual knowledge of any defects in the electrical system, including the electrical fuses, circuit breakers, outlets, or wiring? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please test results:

C. Appliances and Fixtures

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
Rangehood/fan	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Microwave oven	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input 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 checked="" type="checkbox"/> No	<input 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Carbon Monoxide detectors	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Other Fixtures or Appliances	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable

If yes to any of the above, please describe the defects:

D. Exterior/Environmental Issues

1. Exterior Drainage	Does the seller have actual knowledge of any problem with drainage on the property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please provide comments:			

2. Damage to Property	Does the seller have actual knowledge whether the property has previously been damaged by:
Fire:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Wind:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flooding:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please provide comments: See attached	

3. Wood destroying insects or rodents?	Does the seller have actual knowledge of any infestation or treatment for infestations?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please provide comments:			
	Does the seller have actual knowledge of any prior damage or repairs due to a previous infestation?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please provide comments:			

4. Other Issues	Does the seller have actual knowledge of any problem with drainage on the property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If yes, please provide comments:		
	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)?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If yes, please provide comments:		
	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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If yes, please provide comments:		
	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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	If yes, please provide comments:		
Has the property been cited for a violation of any historic preservation law or regulation during your ownership?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
If yes, please provide comments:			
Does the seller have actual knowledge if a facade easement or a conservation easement has been placed on the property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
If yes, please provide comments:			
Does the seller have actual knowledge that the property has received a vacant or blighted building exemption?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
If yes, please provide comments:			

Certification and Signature

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.

DocuSigned by:

 Seller's Signature
Gary Michael Wood Jr.

7/11/2023
 Date

DocuSigned by:

 Seller's Signature
April Wood

7/9/2023
 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's Signature

 Date

 Buyer's Signature

 Date

On February 22, 2022 date a surge proctor caught fire in the upper rear bedroom. The DC Fire department responded quickly and extinguished the fire. Fire damage was limited to the upper rear bedroom but there was smoke damage on the upper level and kitchen, and water damage on all three floors. ServPro was engaged to mitigate all fire, smoke and water damage including:

Upstairs

- Tore out all wood floors, baseboards, trim, and door units
- Tore out drywall and insulation from walls and ceiling
- Cleaned stud walls, framing, floor and ceiling joist systems
- Applied anti-microbial agent to floors, walls, and ceiling.
- Deodorize building - Hot thermal fog and Hydroxyl generator - odor counteractant
- Dehumidified
- Tore out cabinetry, fixtures, countertops from bathrooms
- Cleaned tub, toilet, shower, and surround

Living Room

- Heavy cleaning of walls, ceilings, crown molding
- Tore out wood floors, baseboards
- Cleaned windows and blinds
- Deodorize building - Hot thermal fog and Hydroxyl generator - odor counteractant
- Dehumidified

Kitchen & Dining

- Tore out all baseboards, trim, door units, wood floors and baseboards
- Tore out drywall and insulation from walls and ceiling
- Tore out cabinetry, countertops, appliances
- Cleaned stud walls, framing, floor and ceiling joist systems
- Cleaned windows
- Applied anti-microbial agent to floors, walls, and ceiling.
- Deodorized building - Hot thermal fog and Hydroxyl generator - odor counteractant
- Dehumidified

Basement

- Tore out all wet drywall and insulation
- Heavy clean walls, ceiling, floors, baseboards, hardware, counters, cabinetry, doors, windows, showers, vanities, fans, fixtures and appliances
- Deodorized building - Hot thermal fog and Hydroxyl generator - odor counteractant
- Dehumidified

Engaged Strong Wall Construction to perform complete renovation of the property including:

Upper Two Levels

- Replaced subfloor and installed all new wood floors and quarter round
- Installed new insulation and drywall
- Replaced crown molding and baseboards
- Replaced front door, and back sliding door
- Replaced windows in back rear bedroom
- Replaced vanities, cabinets, fixtures, toilets, mirrors, shower, tub, fans and tile in bathrooms
- Replaced all closet and pantry shelving
- Installed new interior doors and closet doors
- Sealed the walls and ceiling w/PVA primer

- Painted (two coats) walls, ceilings, baseboards, crown molding
- Replaced plumbing - including supply and waste lines
- Rewired - copper wiring and installed new electrical panel
- Installed new central air conditioning system
- Replaced ductwork system
- Replaced all light fixtures, doorknobs, outlets, outlet covers
- Installed all new recessed lighting
- Installed new tankless water heater
- Installed all new kitchen appliances - refrigerator, dishwasher, microwave, wine fridge, oven/stove, vent hood
- Installed new tile backsplash
- Installed all new cabinets and countertops
- Installed new wallpaper in half bath
- Replaced skylight

Basement

- Installed new insulation and drywall in basement common area
- Replaced fixtures in basement bathrooms
- Sealed the walls and ceiling w/PVA primer
- Painted (two coats) walls and ceilings , doors, trim
- Replaced carpet on stairs

Permits Pulled:

- Building
- Plumbing
- Mechanical
- Electrical

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.

Anslie Stokes SP98361041

(Licensee & License #)

and

McEneaney Associates, Inc.

(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.)

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

Previous editions of this form should be destroyed.