



# The Stokes Group

REAL ESTATE



Disclosure Packet

**1508 D STREET NE  
WASHINGTON, DC 20002**

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:

Thomas T. Breyer

### Legal Information:

**Lot:**0086 **Block:**4544

**Legal Address:**1508 D St. NE Washington, DC 20002

### 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](http://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 September 8, 2023, between \_\_\_\_\_  
 Buyer and Thomas T. Breyer (Seller)  
 for the purchase of the real property located at Address 1508 D St. NE  
 Unit # \_\_\_\_\_ City Washington State DC Zip Code 20002, Parking Space(s) # \_\_\_\_\_  
 Storage Unit # \_\_\_\_\_ with the legal description of Lot 86 Block/Square 4544  
 Section \_\_\_\_\_ Subdivision/Project Name Old City 1 Tax Account # 4544/0086

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. HERITAGE TREES:** Pursuant to DC Code § 8-651.02(3A), a heritage tree is a tree with a circumference of 100 inches or more. Pursuant to D.C. Code § 8-651.04a there are restrictions, penalties and/or fines that may be levied for removal of Heritage Trees. Seller discloses there ☐ IS, OR ☒ IS NOT, a Heritage Tree, or trees, on the property.

**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](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>.

Disclosed by: 9/11/2023

Seller \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_  
**Thomas T. Breyer**

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**PART II. RESALE ADDENDUM**

The Contract of Sale dated \_\_\_\_\_, between Seller **Thomas T. Breyer,** 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](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 (sign only after Buyer) | Date | Buyer | Date |
| <b>Thomas T. Breyer</b>        |      |       |      |

|                                |      |       |      |
|--------------------------------|------|-------|------|
| Seller (sign only after Buyer) | Date | Buyer | Date |
|--------------------------------|------|-------|------|

# 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](http://doee.dc.gov/lead) Updated March 2020

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## SECTION A: PROPERTY OWNER'S SIGNATURE

|  |   |                |                   |
|--|---|----------------|-------------------|
| Property Address: <b>1508 D St. NE</b>   | Unit:   | Washington, DC | Zip: <b>20002</b> |
| 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: <b>Thomas T. Breyer</b>  | Signature:  |                | 9/11/2023         |
| Owner Name:  | Signature:  |                |                   |

## 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: 1508 D St. NE, Washington, DC 20002**

☒ 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) \_\_\_\_\_<sup>ds</sup> 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:  
  
 Seller \_\_\_\_\_ Date **9/11/2023**  
**Thomas T. Breyer**

Buyer \_\_\_\_\_ Date

Seller \_\_\_\_\_ Date

Buyer \_\_\_\_\_ Date

DocuSigned by:  
  
 Agent for Seller, if any \_\_\_\_\_ Date **9/8/2023**  
**Anslie Stokes**

Agent for Buyer, if any \_\_\_\_\_ Date

GCAAR # 907A: Federal Lead Paint Sales Disclosure -MC & DC 2016, The Greater Capital Area Association of REALTORS®, Inc. This Recommended Form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by REALTOR members only. Previous editions of this Form should be destroyed.

2/2016

## DISCLOSURE OF AFFILIATED BUSINESS RELATIONSHIPS

### MCENEARNEY ASSOCIATES, MIDDLEBURG REAL ESTATE AND ATOKA PROPERTIES

This statement is to provide notice of an affiliated business relationship between the following entities doing business as McEneaney Associates, McEneaney Commercial, Middleburg Real Estate, and Atoka Properties. Each of these affiliated entities is wholly owned by a common parent, National Capital Partners, LLC., which is owned by McEneaney Holdings, LLC and Pejacsevich and Buzzelli, LLC.

### BUSINESS RELATIONSHIPS WITH SERVICE PROVIDERS

In addition to the business relationships referenced above, McEneaney Associates, Middleburg Real Estate, and Atoka Properties have marketing relationships with other service providers which are listed below. These are contractual agreements that provide marketing opportunities for those service providers through our real estate offices. These opportunities include such things as placing marketing materials in our offices, including information about their services in mailings, broadcast emails, property brochures, company websites, and social media. They are provided with in-office opportunities to sponsor or conduct seminars and to expand their customer base. These service providers pay an appropriate fee for the marketing opportunities provided. There is no fee for any referral of clients or customers to these providers, nor is this disclosure intended to be a referral to those providers.

CONSUMERS AND PROSPECTIVE CONSUMERS ARE NOT REQUIRED TO USE THE SERVICES OF THESE PROVIDERS. THERE ARE FREQUENTLY OTHER PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE ENCOURAGED TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND RATES FOR THOSE SERVICES.

### SERVICE PROVIDERS WITH WHOM WE HAVE CURRENT AGREEMENTS:

Atlantic Coast Mortgage, LLC - Provider of residential mortgages

Movement Mortgage, LLC - Provider of residential mortgages

Vesta Settlements, LLC - Provider of real estate settlement services

I/we have read this disclosure statement and understand and acknowledge the business and financial relationships disclosed herein.

\_\_\_\_\_  
Purchaser/Tenant

\_\_\_\_\_  
Purchaser/Tenant

DocuSigned by:



\_\_\_\_\_  
Seller/Landlord

**Thomas T. Breyer**

\_\_\_\_\_  
Seller/Landlord

9/11/2023





## Inclusions/Exclusions Disclosure and Addendum

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

**PROPERTY ADDRESS: 1508 D St. NE, Washington, DC 20002**

**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

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

### LAUNDRY

- ☒ Washer  
☒ 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.

9/27/2023

Seller Thomas T. Breyer Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_

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

The Contract of Sale dated September 8, 2023 between Seller Thomas T. Breyer

and Buyer \_\_\_\_\_

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

Seller (sign only after Buyer) \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_  
**Thomas T. Breyer**

Seller (sign only after Buyer) \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

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## 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 contract or 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 transferor 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: | 2013 | To: | 2023 |
|--|------|-----|------|

|  |      |     |      |
|--|------|-----|------|
| The seller(s) completing this disclosure have occupied the residence from: | 2013 | To: | 2023 |
|--|------|-----|------|

**1508 D St. NE**  
**Property Address: Washington, DC 20002**

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<br>(if you check this box, no further roof disclosure required; go to section B)                            |  |  |
|                                  | Age of Roof: <input type="checkbox"/> 0-5 years <input checked="" type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years <input type="checkbox"/> 15+years <input 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/<br>Chimney(s)                        | Does the seller have actual knowledge of any defects in the working order of the fire places?<br><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" 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?<br><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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?<br><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?<br><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?<br>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?<br>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?<br>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<br>(if you check this box, no further disclosure on heating system required; go to section B.1.)                   |   |  |   |   |   |
|   | Type of System:   | <input type="checkbox"/> Forced Air             | <input type="checkbox"/> Radiator              | <input checked="" type="checkbox"/> Heat Pump | <input type="checkbox"/> Electric baseboard | <input type="checkbox"/> Other          |
|   | Heating Fuel  | <input checked="" type="checkbox"/> Natural Gas | <input type="checkbox"/> Electric              | <input type="checkbox"/> Oil                  | <input type="checkbox"/> Other              |   |
|   | Age of system   | <input type="checkbox"/> 0-5 years              | <input checked="" type="checkbox"/> 5-10 years | <input type="checkbox"/> 10-15 years          | <input type="checkbox"/> Unknown            |   |
|   | Does the heating system include a humidifier?   | <input type="checkbox"/> Yes                    | <input checked="" type="checkbox"/> No         | <input type="checkbox"/> Unknown              |   |   |
|   | Does the heating system include an electronic air filter?   | <input type="checkbox"/> Yes                    | <input checked="" type="checkbox"/> No         | <input type="checkbox"/> Unknown              |   |   |
|   | Does the seller have actual knowledge that heat is not supplied to any finished rooms?  | <input type="checkbox"/> Yes                    | <input checked="" type="checkbox"/> No         |   |   |   |
|   | If yes, please provide comments:  |   |  |   |   |   |
|   | Does the seller have actual knowledge of any defects in the heating system?   | <input type="checkbox"/> Yes                    | <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<br>(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 type="checkbox"/> Heat Pump             | <input type="checkbox"/> Window/wall units    | <input type="checkbox"/> Other              | <input type="checkbox"/> Not Applicable |
|   | AC Fuel:  | <input type="checkbox"/> Natural Gas            | <input checked="" type="checkbox"/> Electric   | <input type="checkbox"/> Oil                  | <input type="checkbox"/> Other              |   |
|   | Age of System:  | <input type="checkbox"/> 0-5 years              | <input checked="" type="checkbox"/> 5-10 years | <input type="checkbox"/> 10-15 years          | <input type="checkbox"/> Unknown            |   |
|   | Does the heating system include a humidifier?   | <input type="checkbox"/> Yes                    | <input checked="" type="checkbox"/> No         | <input type="checkbox"/> Unknown              |   |   |
|   | Does the heating system include an electronic air filter?   | <input type="checkbox"/> Yes                    | <input checked="" type="checkbox"/> No         | <input type="checkbox"/> Unknown              |   |   |
|   | If central AC, does the seller have actual knowledge that cooling is not supplied to any finished rooms?  |   |  |   |   |   |
|   | <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 problems or defects in the cooling system?                       |   |   |  |   |   |   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable   |   |   |  |   |   |   |
| 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<br>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<br>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 ( <a href="https://www.dewater.com/leadmap">https://www.dewater.com/leadmap</a> , 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<br>If yes, please provide comments:        |
|                      | 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<br><input type="checkbox"/> Yes, there is lead bearing plumbing on the property<br><input checked="" type="checkbox"/> No<br>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 checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable<br>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<br>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 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 checked="" type="checkbox"/> No | <input 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 checked="" type="checkbox"/> No | <input type="checkbox"/> Not Applicable            |
| & remote controls            | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input 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 type="checkbox"/> No            | <input checked="" 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 type="checkbox"/> Yes <input checked="" 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: |  |

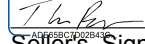
|  |   |                              |  |
|--|---|------------------------------|--|
| 3. Wood destroying insects or rodents? | Does the seller have actual knowledge of any infestation or treatment for infestations?             | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 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  
**Thomas T. Breyer**

9/27/2023

Date

\_\_\_\_\_  
 Seller's Signature

\_\_\_\_\_  
 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

**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** and **McEneaney Associates**  
 (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.)

\_\_\_\_\_  
 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.