



The Stokes Group

REAL ESTATE



Disclosure Packet

**585 REGENT PLACE NE
WASHINGTON, DC 20017**

Anslie Stokes Milligan, GRI
Corcoran McEneaney

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:

Christy Walsh

Legal Information:

Lot: 912 **Block:** 3648

Legal Address: 585 Regent Place NE Washington, DC 20017

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
- HOA Seller Disclosure/Resale Addendum for the District of Columbia
 - HOA fee is \$191.58/Month
- 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 Suite 700
Washington, DC 20015
www.federaltitle.com
202.362.1500

Listing Agent Information:

Anslie Stokes
Corcoran McEneaney
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 **Christy Walsh** _____ (Seller)
 for the purchase of the real property located at Address **585 Regent Pl NE, Washington, DC 20017**
 Unit # _____ City **Washington** State **DC** Zip Code **20017**, Parking Space(s) # _____
 Storage Unit # _____ with the legal description of Lot **0912** Block/Square **3648**
 Section _____ Subdivision/Project Name **Brookland** Tax Account # **3648//0912**
 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. 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>.

Christy Walsh

04/25/2025

Seller

Date

Seller

Date

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PART II. RESALE ADDENDUM

The Contract of Sale dated _____, between Seller Christy Walsh 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 (sign only after Buyer)	Date	Buyer	Date
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Seller (sign only after Buyer)	Date	Buyer	Date
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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

Christy Walsh

Seller/Landlord

04/25/2025

Purchaser/Tenant

Seller/Landlord



Homeowners Association Seller Disclosure/Resale Addendum for the District of Columbia

(Recommended for the Listing Agreement and required for the GCAAR Contract)

Address 585 Regent Pl NECity WashingtonState DCZip 20017

PART I – SELLER DISCLOSURE:

1. **SELLER'S ACKNOWLEDGEMENT:** ALL INFORMATION HEREIN WAS COMPLETED BY SELLER. The information contained in this Disclosure is based upon Seller's actual knowledge and belief and is current as of the date hereof.

2. **NAME OF HOMEOWNER'S ASSOCIATION:** The Property, which is the subject of this Contract, is located within a Development and is subject to the Chancellor's Row Homeowners Association.

3. **CURRENT FEES AND ASSESSMENTS:** Fees and assessments as of the date hereof amount respectively to:

A. **HOA Fee:** Potential Buyers are hereby advised that the present fee for the subject Property and parking space(s) and/or storage unit(s), if applicable, is:

Regular Fee: \$ 191.58

Parking: \$ _____

Storage: \$ _____

Special Assessment: \$ _____ (complete B below)

TOTAL: \$ 191.58 per Month

Fee Includes: The following are included in the HOA Fee:

☒ Trash ☒ Lawn Care ☒ Other Snow removal, management

B. **Special Assessment:** Potential Buyers are hereby advised that there ☐ is OR ☒ is not an assessment either included in the HOA Fee or separately levied. If applicable, complete 1-4 below.

1) Reason for Assessment: _____

2) Payment Schedule: \$ _____ per _____

3) Number of payments remaining _____ as of _____ (Date)

4) Total Special Assessment balance remaining: \$ _____

Unless otherwise agreed in Part II herein below, Seller agrees to pay at Settlement any existing or levied but not yet collected Special Assessments.

4. **PARKING AND STORAGE:** Parking Space(s) and Storage Unit(s) may be designated by the HOA instruments as: general common elements for general use (possibly subject to a lease or license agreement); limited common elements assigned for the exclusive use of a particular unit; or separately taxed and conveyed by Deed. The following Parking Space(s) and/or Storage Unit(s) convey with this Property:

☐ Parking Space #(s) _____ ☐ is ☐ is not separately taxed. If separately taxed:

Lot _____ Square _____, Lot _____ Square _____

☐ Storage Unit #(s) _____ ☐ is ☐ is not separately taxed. If separately taxed:

Lot _____ Square _____, Lot _____ Square _____

5. **MANAGEMENT COMPANY OR AUTHORIZED AGENT:** The management company or agent authorized by the HOA to provide information to the public regarding the HOA is as follows:

Name: EJF Management (Jessica Wood) Phone: 202-516-6628

Email Address: jessica.wood@ejfrealestate.com

6. **HOA INSTRUMENTS AND CERTIFICATE OF HOA (HOA Docs):** Seller agrees to obtain, at Seller's expense, from the HOA and Deliver to Buyer, on or prior to the tenth (10th) Business Day following the Date of Ratification, a copy of the HOA instruments (i.e., articles of incorporation, declaration, bylaws, covenants and restrictions, plats and plans and all exhibits, schedules, certifications and amendments to any of the same) and a certificate setting forth the following:
- A statement, which need not be in recordable form, setting forth the amount of any unpaid assessments levied against the Property;
 - If applicable, a statement, which need not be in recordable form, certifying to the HOA's waiver of, or failure or refusal to exercise, any rights of first refusal or other restraints on free alienability of the Property which may be contained in the HOA instruments;
 - A statement of any capital expenditures approved by the HOA planned at the time of Settlement that are not reflected in the HOA's current operating budget;
 - A statement of the status and amount of any reserves for capital expenditures, contingencies, and improvements, and any portion of such reserves earmarked for any specified project by the HOA;
 - A copy of the statement of financial condition for the HOA for the most recent fiscal year for which such statement is available, and the current operating budget, if any;
 - A statement of the status of any pending suits or any judgments to which the HOA is a party;
 - A statement setting forth what insurance coverage is provided for all owners by the HOA and a statement whether such coverage includes public liability, loss or damage, or fire and extended coverage insurance;
 - A statement that any improvements or alterations made to the Property, or the limited common elements assigned thereto, by the Seller, are not in violation of the HOA instruments;
 - A statement of the remaining term of any leasehold estate affecting the HOA or the Property and the provisions governing any extension or renewal thereof; and
 - The date of issuance of the certificate.

Christy Walsh05/30/2025

Seller

Date

Seller

Date

PART II - RESALE ADDENDUM:

The Contract of Sale dated _____, between Seller Christy Walsh 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.

- TITLE:** The Title paragraph is amended to include the agreement of the Buyer to take title subject to easements, covenants, conditions and restrictions of record contained in the HOA instruments, and the right of other owners in the common elements and the operation of the HOA.
- PAYMENT OF FEES AND ASSESSMENTS:** Buyer agrees to pay such HOA Fees and/or other Special Assessments as the HOA may from time to time assess against the Property and Parking Space(s) and/or Storage Unit(s), as applicable, for the payment of operating and maintenance or other proper charges. Seller agrees to pay any delinquent Fees and/or Special Assessments on or before Settlement Date. All violations of requirements noted by the HOA against Seller shall be complied with by Seller and the Property conveyed free thereof. **Regarding any existing or levied but not yet collected Special Assessments, Seller agrees to pay, at the time of Settlement, any Special Assessments unless otherwise agreed herein:**
_____. Costs of obtaining any statements of account from the HOA and/or its related management company will be paid by Seller. Lender's HOA questionnaire fee and any transfer and/or set-up fees for the HOA and/or its related management company will be paid by Buyer.
- ASSUMPTION OF HOA OBLIGATIONS:** Buyer hereby agrees to assume each and every obligation of and to be bound by and comply with the covenants and conditions contained in the HOA instruments, including the rules and regulations and covenants and restrictions of the HOA, from and after the Settlement Date hereunder.
- DELIVERY:** For delivery of all contractually required Condominium documents, Buyer prefers delivery at _____ (email address) if available electronically **OR** _____ if only available in hard copy. An additional courtesy copy shall be delivered to the Buyer's Agent only if contact information is provided herein:
_____.

5. **RIGHT TO CANCEL:** Buyer shall have the right for a period of three (3) Business Days following Buyer's receipt of the HOA instruments referred to in the HOA Docs paragraph to cancel this Contract by giving Notice thereof to Seller. In the event that such HOA Docs are delivered to Buyer on or prior to the Date of Offer by Buyer, such three (3) Business Day period shall commence upon the Date of Ratification. If the HOA Docs are not delivered to Buyer within the 10 Business Day time period referred to in the HOA Docs paragraph, Buyer shall have the option to cancel this Contract by giving Notice thereof to Seller prior to Buyer's receipt of such HOA Docs. Pursuant to the provisions of this paragraph, in no event may Buyer have the right to cancel this Contract after Settlement.

Seller (*sign only after Buyer*)
Date

Buyer
Date

Seller (*sign only after Buyer*)
Date

Buyer _____ Date _____



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:

- Where the property consists of one to four residential dwelling units;
- The transaction is a sale, exchange, installment land contract, lease with an option to purchase, or any other option to purchase; and
- 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:

- Court ordered transfers;
- Transfers to a mortgagee by a mortgagor in default;
- 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;
- Transfers by a non-occupant fiduciary administering a decedent's estate, guardianship, conservatorship or trust;
- Transfers between co-tenants;
- Transfers made to the transferor's spouse, parent, grandparent, child, grandchild or sibling (or any combination of the foregoing);
- Transfer between spouses under a divorce judgment incidental to such a judgment;
- Transfers or exchanges to or from any governmental entity; and
- 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:

- The making of an application for a mortgage loan (if the lender discloses in writing that the right to rescind terminates on submission of the application);
- Settlement or date of occupancy in the case of a sale; or
- 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 have owned the property from:	2017	To:	Current
The seller(s) completing this disclosure have occupied the residence from:	2017	To:	Current

Property Address: 585 Regent Pl NE, Washington, DC 20017

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 <i>If yes, please provide comments:</i>	
	Does the seller have actual knowledge of any existing fire retardant treated plywood? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If yes, please provide comments:</i>	
2. Fireplace/ Chimney(s)	Does the seller have actual knowledge of any defects in the working order of the fireplaces? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No fireplace(s) <i>If yes, please provide comments:</i>	
	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 chimney(s) or flue(s) <i>If yes, when were they last serviced or inspected?:</i>	
3. Basement	Does the seller have actual knowledge of any current leaks or evidence of moisture in the basement? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable <i>If yes, please provide comments:</i>	
	Does the seller have actual knowledge of any structural defects in the foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If yes, please provide comments:</i>	

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 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 type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Other
	Age of System:	<input checked="" type="checkbox"/> 0-5 years <input 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 <i>If yes, please provide comments:</i>
	Does the seller have actual knowledge of any defects in the heating system?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If yes, please provide comments:</i>
	If installed, does the seller have actual knowledge of any defects with the humidifier or electronic filter?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable <i>If yes, please provide comments:</i>
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 type="checkbox"/> Central AC <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Window/Wall Unit <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 checked="" type="checkbox"/> 0-5 years <input 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 <i>If yes, please provide comments:</i>
	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 <i>If yes, please provide comments:</i>

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 type="checkbox"/> PVC <input type="checkbox"/> Plastic polybutelene <input checked="" 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 type="checkbox"/> Natural gas <input checked="" 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 <i>If yes, please provide comments:</i>
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 <i>If yes, please provide test results:</i>
	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 <i>If yes, please provide comments:</i>
	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 <i>Comments:</i>
	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 <i>If yes, please provide date(s) of replacement(s):</i>
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 <i>If yes, please provide test results:</i>

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
Range hood/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 checked="" type="checkbox"/> No	<input 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 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?

☐ Yes ☒ 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: ☐ Yes ☒ No

Wind: ☐ Yes ☒ No

Flooding: ☐ Yes ☒ No

If yes to any, please provide comments:

3. Wood destroying insects or rodents

Does the seller have actual knowledge of any infestation or treatment for infestations?

☐ Yes ☒ No

If yes, please provide comments:

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

☐ Yes ☒ 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
	<i>If yes, please provide comments:</i>	
	Does the seller have actual knowledge of any substances, materials or environmental hazards (including but not limited to asbestos, radon gas, lead based paint, underground storage tanks, formaldehyde, contaminated soil, or other contamination) on or affecting the property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<i>If yes, please provide comments:</i>	
	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
	<i>If yes, please provide comments:</i>	
	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
<i>If yes, please provide comments:</i>		
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	
<i>If yes, please provide comments:</i>		
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	
<i>If yes, please provide comments:</i>		
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	
<i>If yes, please state the type of exemption, and when the exemption will expire:</i>		

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.

Christy Walsh

Seller's Signature

05/30/2025

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



Solar Panel Seller Disclosure/Resale Addendum

(For use with GCAAR Sales Contract and MR Residential Contract of Sale)

Address 585 Regent Pl NE

City Washington, State DC Zip 20017

NOTICE TO BUYER: The Property contains a solar panel system for the purpose of generating electricity. It is the Buyer's sole responsibility to seek out and gather all pertinent information about the System installed on the Property. There are many variables from one solar panel system to another. Sources of information include but are not limited to, the Seller, the Solar Energy Company that installed the System, any solar leasing or supply company, the broker of any renewable energy certificates, and the local utility company to which the Property is connected.

PART I – SELLER DISCLOSURE

1. **SELLER NOTICE OF SOLAR PANEL INFORMATION:** Seller discloses that Property contains a solar panel system (the "System") installed by the following Solar Energy Company:

Company Name: Solar Solution Phone: 202-249-1112

Address: 4700 14th St NW, Washington, DC 20011

A. The System is currently:

- ☒ 1) Owned by Seller free and clear (not subject to an existing lease, power purchase agreement/supply agreement, or loan) and shall be included in the sale of the Property and conveyed to Buyer at Settlement;
- ☐ 2) Subject to an existing ☐ lease agreement **OR** ☐ power purchase/supply agreement ("Supply Agreement") **OR** ☐ financed by an unpaid loan ("Solar System Financing") **OR** ☐ Other: _____ from the following company (the "Solar Company"):
- Solar Company Name: _____ Phone: _____
- Address: _____

B. Potential Buyers are hereby advised that the present fee, or loan or lease payment, if applicable, for any obligation under an agreement with the Solar Company is \$_____ per _____.

C. Seller ☒ receives **OR** ☐ does not receive benefits from solar renewable energy certificates (SRECs), in a solar-energy marketplace. If applicable, SRECs are distributed from the following aggregator or broker:

Sol Systems

Unless otherwise agreed in Part II herein, SRECs, if any, will convey with the System.

2. **SOLAR PANEL SYSTEM DOCUMENTS:** Copies of any documentation pertaining to the System, the Solar Company, Solar System Financing, and/or the SRECs, including but not limited to statements from the prior 12 months of usage or production of electricity from the System, are attached: ☒ YES ☐ NO. If no, Seller shall Deliver to Buyer such documentation within 3 Business Days of the Date of Ratification. **Seller grants permission for the Solar Company to disclose to Buyer any documentation or information pertaining to the System.**

Christy Walsh

Seller

06/01/2025

Date

Seller

Date

PART II – RESALE ADDENDUM

The Contract of Sale dated _____, between Seller Christy Walsh 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. **BUYER DUE DILIGENCE:** Buyer is advised that if the cost, insurability, operation, or value of the System is a material matter to Buyer, it must be investigated within the allotted timeframe as set forth below. This may include, but is not limited to, lease terms, maintenance, utility and lessor fees, and warranties.
2. **SOLAR PANEL CONTINGENCY:** Unless there are no obligations to assume, this Contract is contingent (“*Solar Panel Contingency*”) on Buyer’s ability to assume all obligations pertaining to the System with the Solar Company.
 - A. **SELLER’S OPTION TO VOID CONTRACT:** Buyer shall Deliver by 6:00pm _____ Days after Date of Ratification (“*Solar Panel Deadline*”) evidence of approval by Solar Company of Buyer’s assumption of obligations pertaining to the System (“*System Approval*”).

Following the Solar Panel Deadline, but until Buyer Delivers the System Approval to Seller, the Solar Panel Contingency will continue and **Seller may Deliver Notice to Buyer declaring the Contract Void.**

Upon Delivery of the System Approval, Seller may no longer Deliver Notice declaring the Contract Void under the Solar Panel Contingency until the Settlement Date has passed.
 - B. **REMOVAL OF CONTINGENCY:** At any time prior to Seller Delivering Notice declaring the Contract Void, Buyer may remove this contingency by delivering to Seller evidence of Buyer’s ability to assume all obligations pertaining to the System without System Approval by Solar Company.
 - C. **SYSTEM REJECTION:** Buyer may Deliver Notice declaring the Contract Void if Buyer receives rejection for System Approval from Solar Company and Delivers evidence of the rejection to Seller.
3. **ASSUMPTION OF SOLAR PANEL SYSTEM OBLIGATIONS:** Buyer hereby agrees to assume all obligations of the System from and after the Settlement Date hereunder. SRECs, if any, will convey with the System unless otherwise agreed to herein. Buyer shall not be responsible for any arrearages due from Seller to Solar Company. Proratable charges for Solar Company fees and/or payments are to be adjusted to the Settlement Date. In no event shall Seller be obligated to proceed to Settlement should Solar Company refuse to relieve Seller of Seller’s existing contractual obligation to Solar Company.
4. **BUYER LENDER:** If applicable, Buyer must disclose to Lender that Property contains a solar panel system.
5. **RIGHT TO CANCEL:** Notwithstanding the Solar Panel Contingency herein, Buyer shall have the right for a period of seven (7) Days from the Date of Ratification to declare this Contract Void by Delivering Notice thereof to Seller.

Seller	Date	Buyer	Date
Seller	Date	Buyer	Date



The Stokes Group
REAL ESTATE

585 Regent Place NE Washington, DC 20017

NET NEGATIVE ELECTRIC & GAS BILL

Month	Electric	Gas	SREC
Jun-24	\$19.10	\$16.55	\$408.54
Jul-24	\$19.19	\$16.55	
Aug-24	\$19.10	\$17.94	\$410.11
Sep-24	\$19.10	\$16.55	
Oct-24	\$19.10	\$16.55	399.11
Nov-24	\$19.40	\$16.55	
Dec-24	\$19.71	\$29.30	\$389.30
Jan-25	\$133.03	\$26.15	
Feb-25	\$106.85	\$25.11	
Mar-25	\$42.25	\$24.12	
Apr-25	\$20.40	\$16.55	
May-25	\$20.40	\$18.18	389.01
Monthly Average	\$38.14	\$20.01	\$166.34
NET Monthly Average Electric & Gas Payment			(\$9.02)

corcoran

MCENEARNEY

4910 Massachusetts Ave. NW Suite 119
Washington, DC 20016
202.552.5600 | McEneaney.com



Index

00_Index

A01_Overview

PV01_Roof Layout

PV02_Ballast Detail

PV03_Hardware Specifications

E01_Electrical Diagram

E02_Electrical Calculations

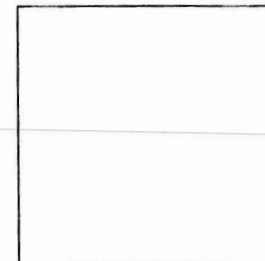
E03_Electrical Labels

Scope of Work:

To install 4.81 kW size of solar panels with a system height of 1.1 feet on roof of building.

Codes

- 2017 DCMR 12H
- FIRE CODE 2015, SECTION 605.11.
- 2017 DCMR 12A
- IBC 2015
- 2017 DCMR 12B
- 2015 IRC
- 2017 DCMR 12C
- NEC 2014



CLIENT
Christy Walsh

585 Regent PI NE
Washington, DC 20017

PROJECT NO.
4749

SYSTEM SIZE
4.81kW

ISSUE
06.22.2022

DRAWN BY
HS



4700 14th ST. NW
Washington, DC 20011

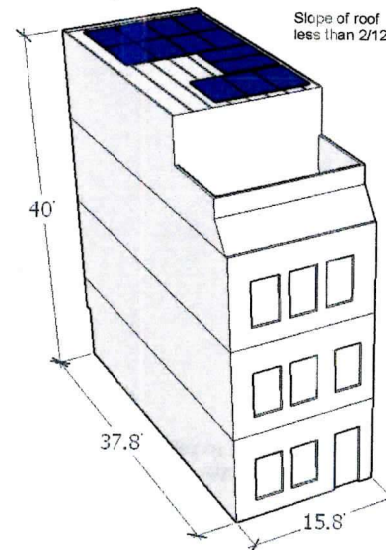
00



1 Site Plan
A01



2 Street View of Building
A01

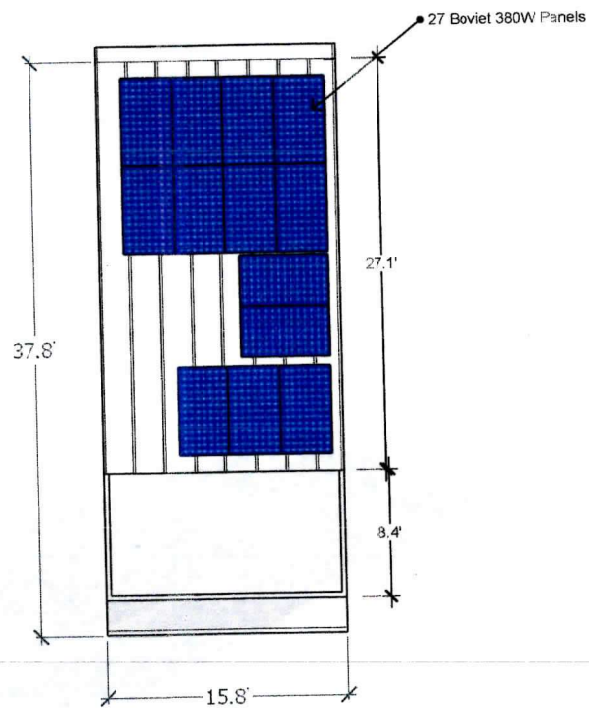


4 Back System Elevation
A01 Scale: 1/8" = 1'

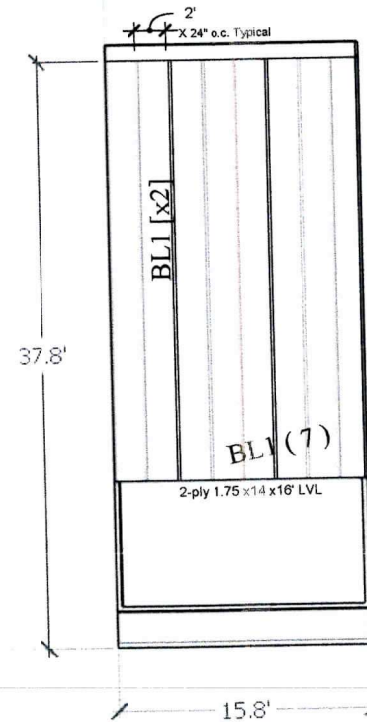


TO BE INSTALLED PER FIRE CODE 2015, SECTION 605.11

Occupancy Ground - Single Family
Construction Type - Construction Type III
Roof Construction Material - Brick Parapet & TPO Roof
Class A Roof Rating



1 Roof Plan
A02



2 Roof Framing Plan
A02

SOLAR SOLUTION
4700 14th ST. NW
Washington, DC 20011

Project #4749
Christy Walsh
585 Regent Pl NE,
Washington, DC 20017

Roof Layout

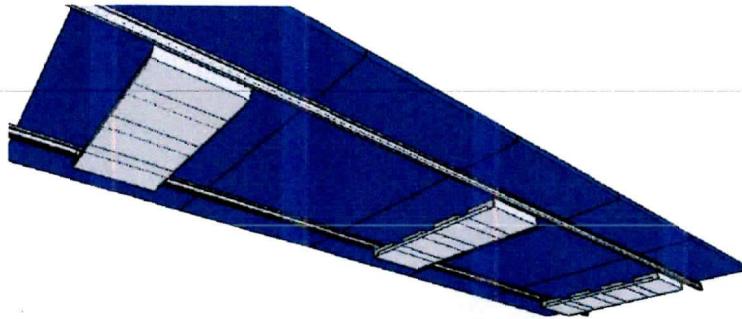
Issue Date
06.22.2022

Revisions:

System Size:
4.81 kW

pv

01

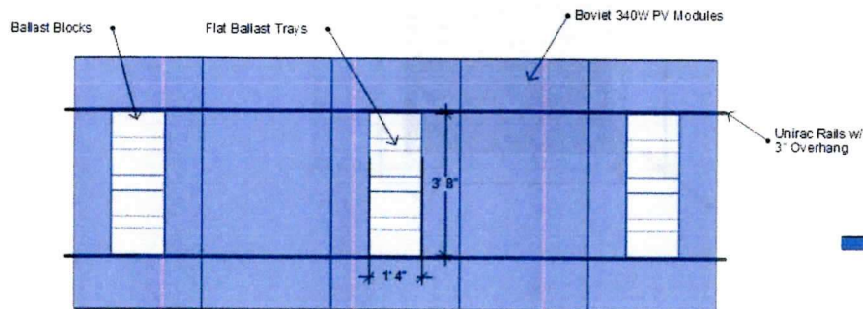


Occupancy Ground - Single Family
 Construction Type - Construction Type III
 Roof Construction Material - Brick Parapet & TPO Roof
 Class A Roof Rating
 Total of Anchor Bolts Installed at Every 2'

NOTE:

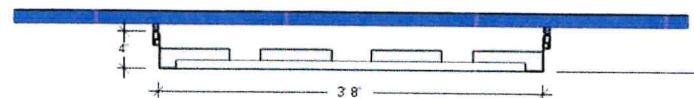
No embedded attachment between solar system and roof. The system is heaved down to the roof by ballasts sitting at the four (4) corners of PV module. See attached load report for average ballast load weight.

1 Single Ballasted Module
 A03



2 Bottom View
 A03

Ballast Detail



3 Side View
 A03

SOLAR SOLUTION
 4700 14th ST. NW
 Washington, DC 20011

Project #4749
 Christy Walsh
 585 Regent Pl NE,
 Washington, DC 20017

Ballast Detail

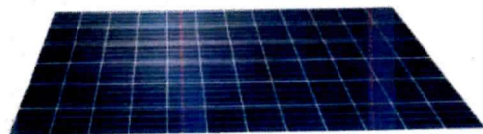
Issue Date
 06.22.2022

Revisions:

System Size:
 4.81 kW

pV

TO BE INSTALLED PER FIRE CODE 2015, SECTION 605.11



Silfab 370W

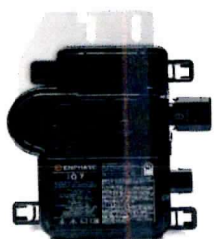
ULC ORD C1703, UL1703, CEC listed***, UL 61215-1/-1-1/-2***, UL 61730-1/-2, IEC 61215-1/-1-1/-2***, IEC 61730-1/-2***, CSA C22.2#61730-1/-2***, IEC 62716 Ammonia Corrosion; IEC61701:2011 Salt Mist Corrosion Certified, UL Fire Rating: Type 2

Electrical Data/STC

Nominal Power [Wp]: 370W
Operational Voltage [Vmp]: 34.85V
Operational Current [Imp]: 10.60A
Open-Circuit Voltage [Voc]: 41.75V
Short-Circuit Current [Isc]: 11.25A

Component Materials

120 Half cells - Si mono PERC
9 busbar - 83 x 166 mm



IQ 7

INPUT DATA (DC)

Commonly used module pairings¹
Module compatibility
Maximum input DC voltage
Peak power tracking voltage
Operating range
Min/Max start voltage
Max DC short circuit current (module Isc)
Overvoltage class DC port
DC port backfeed current
PV array configuration

IQ7-60-2-US / IQ7-60-B-US

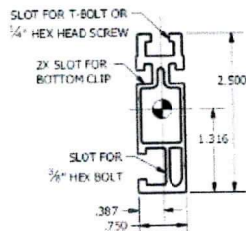
235 W - 350 W +
60-cell PV modules only
48 V
27 V - 37 V
16 V - 48 V
22 V / 48 V
15 A
II
0 A
1 x 1 ungrounded array; No additional AC side protection requires max 20A

OUTPUT DATA (AC)

Peak output power
Maximum continuous output power
Nominal (L-L) voltage/range²
Maximum continuous output current
Nominal frequency
Extended frequency range
AC short circuit fault current over 3 cycles
Maximum units per 20 A (L-L) branch circuit³
Overvoltage class AC port
AC port backfeed current
Power factor setting
Power factor (adjustable)
EFFICIENCY
Peak efficiency
CEC weighted efficiency

IQ 7 Microinverter

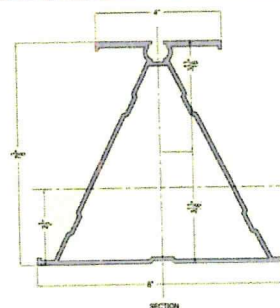
250 VA
240 VA
240 V /
211-264 V
1.0 A (240 V)
60 Hz
47 - 68 Hz
5.8 Arms
16 (240 VAC)
13 (208 VAC)
III
0 A
1.0
0.85 leading ... 0.85 lagging
@240 V
@208 V
97.6 %
97.0 %



The universal SolarMount rail system has three options which can be assembled into a wide variety of PV mounting structures to accommodate any job site. Unirac provides a technical support system complete with installation and code compliance documentation.



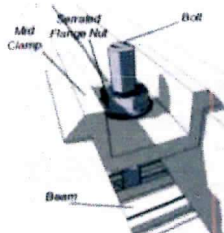
The S4 is manufactured from extruded aluminum to maximize spans while minimizing weight for improved handling. The S4 carrier has a side slot to enable the option of bottom mounting. Optimized features for large span length in Free Field systems.



MASS PROPERTIES S-RR BEAM
6063A T6 Aluminum
Area = 3.963 in²
Volumetric Weight = 0.098 lb/in
Density = 0.101 lb/in³
Wt = 0.396 lb/ft
Cp = 2.50 in
I_x = 29.227 in⁴
I_y = 2.50 in⁴
S_x = 13.88 in³
S_y = 1.94 in³
R_x = 1.94 in
R_y = 0.33 in
Tensile Strength = 38,000 psi
Yield Strength = 24,000 psi
T_x (T₀) = 41,000 psi
T_y (T₀) = 40,000 psi
F_x = 35,000 psi
Assume F_y = 0.55 F_x
F_y = 20,000 psi
Max. Allowable Moment = S_x x F_x
Max. Moment = 26.718 ft-lbs

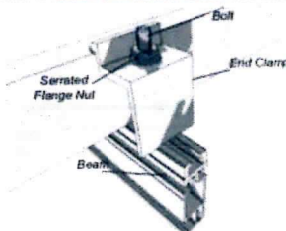
Product Certificate UL2703

SolarMount Mid Clamp



- Mid clamp material:** One of the following extruded aluminum alloys: 6005-T5, 6105-T5, 6061-T6
- Ultimate tensile:** 38ksi, Yield: 35 ksi
- Finish:** Clear or Dark Anodized
- Mid clamp weight:** 0.050 lbs (23g)
- Allowable and design loads are valid when components are assembled according to authorized UNIRAC documents
- Values represent the allowable and design load capacity of a single mid clamp assembly when used with a SolarMount series beam to retain a module in the direction indicated
- Assemble mid clamp with one Unirac 1/2"-20 T-bolt and one 1/2"-20 ASTM F594 serrated flange nut
- Use anti-seize and tighten to 10 ft-lbs of torque
- Resistance factors and safety factors are determined according to part 1 section 9 of the 2005 Aluminum Design Manual and third-party test results from an IAS accredited laboratory

SolarMount End Clamp



- End clamp material:** One of the following extruded aluminum alloys: 6005-T5, 6105-T5, 6061-T6
- Ultimate tensile:** 38ksi, Yield: 35 ksi
- Finish:** Clear or Dark Anodized
- End clamp weight:** varies based on height: ~0.058 lbs (26g)
- Allowable and design loads are valid when components are assembled according to authorized UNIRAC documents
- Values represent the allowable and design load capacity of a single end clamp assembly when used with a SolarMount series beam to retain a module in the direction indicated
- Assemble with one Unirac 1/2"-20 T-bolt and one 1/2"-20 ASTM F594 serrated flange nut
- Use anti-seize and tighten to 10 ft-lbs of torque
- Resistance factors and safety factors are determined according to part 1 section 9 of the 2005 Aluminum Design Manual and third-party test results from an IAS accredited laboratory
- Modules must be installed at least 1.5 in from either end of a beam



4700 14th ST. NW
Washington, DC 20011

Project #4749
Christy Walsh
585 Regent PI NE,
Washington, DC 20017

Hardware Specifications

Issue Date
06.22.2022

Revisions:

System Size:
4.81 kW

pv

03

NOTE: The IQ 7 Micro, IQ 7+ Micro and the IQ 7X Micro have integrated ground and double insulation. The inverter does not require a EGC, other EGC requirements remain unchanged. The DC circuit is isolated and insulated from ground and meets the requirements of NEC 690.35.

Notes:

Modules are clamped with mid/end clamps.
#6 bare copper Ground Wire in contact with all modules and rails/beams/trays

Mid and End Clamps with integrated Grounding

13 Silfab 370W Panels

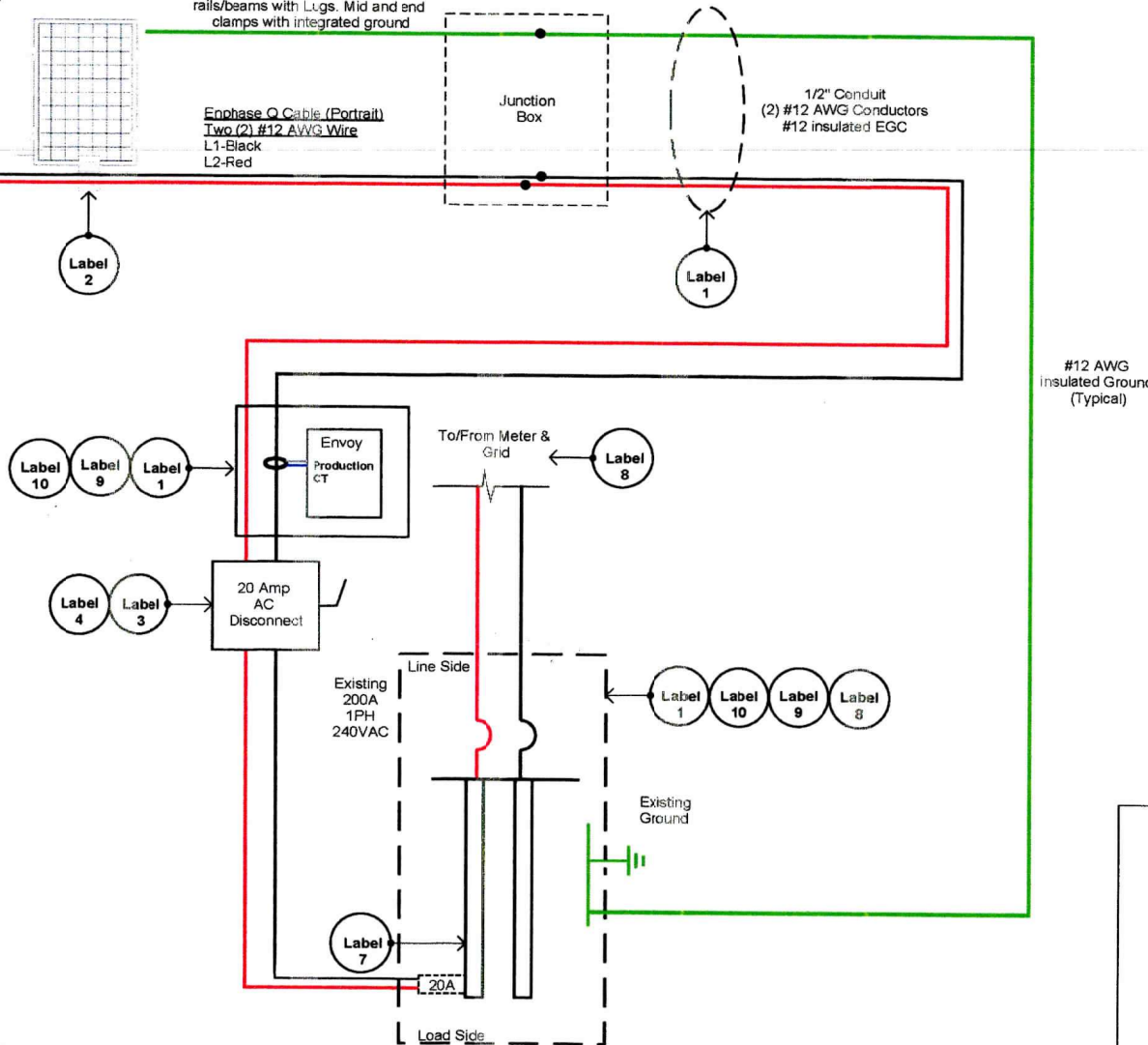
#6 Bare Copper connected to all rails/beams with Lugs. Mid and end clamps with integrated ground

Enphase Q Cable (Portrait)
Two (2) #12 AWG Wire
L1-Black
L2-Red

Junction Box

1/2" Conduit
(2) #12 AWG Conductors
#12 insulated EGC

#12 AWG Insulated Ground (Typical)



CODE REFERENCE:**ART 690.8 (A)**

1. The maximum current shall be the sum of parallel module rated short - circuit currents multiplied by 125%.

3. The maximum current shall be the inverter continuous output current rating.

ART 690.8(B)(1)

1. CONDUCTION MUST HAVE 30 C AMPACITY > 125% OF CONTINUOUS CURRENT PER 690.8(A)
2. CONDUCTOR MUST HAVE (AFTER CORRECTIONS FOR CONDITIONS OF USE) GREATER THAN OR EQUAL TO CONTINUOUS CURRENT PER TABLE 310.15
3. EVALUATE CONDUCTOR TEMPERATURE AT TERMINATION PER ART 110.14(C). AMPACITY OF WIRE DERATED FOR CONDITIONS OF TERMINATION MUST BE > CONTINUOUS CURRENT X 1.25.

DC CALCULATIONS

SYSTEM SIZE 13X 370 W = 4.81kW

PV SOURCE CIRCUIT

PV MODULE ISC = 11.25A

OF MODULES IN PARALLEL PER CIRCUIT = 1

MAX ISC = 1 X 11.25 A X 1.25 = 14.06

OCPD/Ampacity = 14.6A X 1.25 = 17.57A, 20A OCPD

SOURCE CIRCUIT WIRING

CONDUCTOR = COPPER #12 AWG THWN-2 90°C RATED

CORRECTION FACTOR FOR 60°C AMBIENT = 0.71

CORRECTED AMPACITY: 30 A X 0.71 X 0.8 = 17.0A > 14.4A

AC Current Calculations

Total Panels: 13 x 1A = 13A
String 1: 13 x 1A = 13A

Combiner Box Home Run Current: 13 x 1.21A = 13A

OCPD Sizing: 20A

80% of OCPD = 20A x .8 = 16A > 13A

Wiring for Junction Box: 1/2" Conduit #12 AWG & #12 Ground

Conductor for #12 AWG THWN-2 90 C Rated

Correction Factor for 45 C Ambient = 0.87

Corrected Ampacity: 30A x 0.87 x 0.8 = 20.88A > 13A

Solar System Warning Labels Material

Vinyl Material - Flexcon DPM FWS White Vinyl

Reflective Material - Avery Dennison T-1500-A Engineering Grade Beaded Retroreflective Film

Lamination - Flexcon DPM Clear Gloss Polyester Laminate

Label 1

WARNING:
PHOTOVOLTAIC POWER SOURCE
4" X 1"

Location: (C)(CB)
Per code:
NEC 690.31.G.3

Label 6

WARNING
ELECTRIC SHOCK HAZARD
DO NOT TOUCH TERMINALS
TERMINALS ON BOTH THE LINE AND
LOAD SIDES MAY BE ENERGIZED
IN THE OPEN POSITION
PHOTOVOLTAIC MODULES PRODUCE DC VOLTAGE
WHENEVER THEY ARE EXPOSED TO SUNLIGHT
4" X 3"

Location: (AC)(POI)
Per code:
NEC 690.17.E

Label 2

WARNING
ELECTRIC SHOCK HAZARD
IF GROUND FAULT IS INDICATED
ALL NORMALLY GROUNDED
CONDUCTORS MAY BE
UNGROUND AND ENERGIZED
4" X 3"

Location: (DC)(INV)
Per code:
NEC 690.5 (C)

Label 7

CAUTION
SOLAR POINT OF CONNECTION
4" X 1"

Location: (POI)
Per code:
NEC 690.17.4

Label 3

WARNING
ELECTRIC SHOCK HAZARD
DO NOT TOUCH TERMINALS
TERMINALS ON BOTH THE LINE AND
LOAD SIDES MAY BE ENERGIZED
IN THE OPEN POSITION
PHOTOVOLTAIC MODULES PRODUCE DC VOLTAGE
WHENEVER THEY ARE EXPOSED TO SUNLIGHT
4" X 3"

Location: (DC)(CB)
Per code:
NEC 690.17 (4)

Label 8

WARNING
DUAL POWER SUPPLY
SOURCES: UTILITY GRID AND
PV SOLAR ELECTRIC SYSTEM
4" X 2"

Location: (POI)
Per code:
NEC 690.64.B.4

Label 4

PHOTOVOLTAIC SYSTEM
AC DISCONNECT
OPERATING VOLTAGE 240 VOLTS
OPERATING CURRENT 13 AMPS
4" X 2"

Location: (AC)(POI)
Per code:
NEC 690.54

Label 9

WARNING
SOLAR ELECTRIC
CIRCUIT BREAKER
IS BACKFED
4" X 2"

Location: (D)(POI)
Per code:
NEC 690.64.B.4

Label 5

NOMINAL OPERATING AC VOLTAGE 240V
NOMINAL OPERATING AC FREQUENCY 60HZ
MAXIMUM AC POWER 3770W
MAXIMUM AC CURRENT 13A
MAX OVERCURRENT DEVICE RATING
FOR AC MODULE PROTECTION 20A
4" X 2"

Location: (AC)
Per Code:
NEC 690.52

Label 10

WARNING
INVERTER OUTPUT CONNECTION
DO NOT RELOCATE
THIS OVERCURRENT DEVICE
4" X 2"

Location: (POI)
Per code:
NEC 690.64.B.7

SOLAR SOLUTION
4700 14th ST. NW
Washington, DC 20011

Project #4749
Christy Walsh
585 Regent PI NE,
Washington, DC 20017

Electrical Labels

Issue Date
06.22.2022

Revisions:

System Size:
4.81 kW

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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 Corcoran McEneaney
(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.