



Greater Capital Area Association of REALTORS® , Inc.
INCLUSIONS/EXCLUSIONS DISCLOSURE AND ATTACHMENT TO LISTING AGREEMENT

ADDRESS 2039 New Hampshire Ave, NW # 203

FOR USE WITH REGIONAL CONTRACT

PERSONAL PROPERTY, FIXTURES, AND UTILITIES: Unless otherwise negotiated in a contract of sale, the purchase price shall include the following personal property and fixtures: A. Any existing built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, smoke and heat detectors, tv antennas, exterior trees and shrubs and B. The items marked YES below as currently installed or offered.

| | | | | | | | |
|--|---|---|--|--|---|--|---|
| Included Yes No | <input type="checkbox"/> Stove or Range | Included Yes No | <input type="checkbox"/> Disposer | Included Yes No | <input type="checkbox"/> Ceiling Fan(s) # _____ | Included Yes No | <input type="checkbox"/> Alarm System <input type="checkbox"/> Leased |
| <input checked="" type="checkbox"/> Cooktop | <input type="checkbox"/> Freezer | <input type="checkbox"/> Washer | <input type="checkbox"/> Window Fan(s) # _____ | <input type="checkbox"/> Dryer | <input type="checkbox"/> Intercom | <input type="checkbox"/> Storage Shed(s) # _____ | <input type="checkbox"/> Garage Opener(s) # _____ |
| <input type="checkbox"/> Wall Oven(s) # _____ | <input type="checkbox"/> Window A/C Unit(s) # _____ | <input type="checkbox"/> Furnace Humidifier | <input checked="" type="checkbox"/> Refrigerator(s) # <u>1</u> | <input type="checkbox"/> Pool, Equip. & Cover | <input type="checkbox"/> Electronic Air Filter | <input type="checkbox"/> w/remotec(s) # _____ | <input type="checkbox"/> Playground Equipment |
| <input checked="" type="checkbox"/> w/ice maker | <input type="checkbox"/> Hot Tub, Equip. & Cover | <input type="checkbox"/> Central Vacuum | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Satellite Dish & Equip. | <input type="checkbox"/> Water Treatment System | <input type="checkbox"/> Wood Stove | <input type="checkbox"/> Fireplace Screen/Door |
| <input checked="" type="checkbox"/> Built-in Microwave | <input type="checkbox"/> Window Treatments | <input type="checkbox"/> Exhaust Fan(s) | <input type="checkbox"/> Trash Compactor | | | | |

ADDITIONAL INCLUSIONS (SPECIFY): _____

ADDITIONAL EXCLUSIONS (SPECIFY): _____

FOR USE WITH MAR CONTRACT

INCLUSIONS/EXCLUSION: Unless otherwise negotiated in a contract of sale, the purchase price shall include all permanently attached fixtures, including all smoke detectors. Certain other now existing items which may be considered personal property, whether installed or stored upon the property, are included or excluded, as follows (if neither column is checked, it shall be considered excluded):

| | | | |
|--|---|---|---|
| Included Yes | Included Yes | Included Yes | Included Yes |
| <input type="checkbox"/> Stove or Range | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Ceiling Fan(s) # _____ | <input type="checkbox"/> Alarm System <input type="checkbox"/> Leased |
| <input type="checkbox"/> Cooktop | <input type="checkbox"/> Freezer | <input type="checkbox"/> Clothes Washer | <input type="checkbox"/> Intercom |
| <input type="checkbox"/> Wall Oven(s) # _____ | <input type="checkbox"/> Window Fan(s) # _____ | <input checked="" type="checkbox"/> Clothes Dryer | <input type="checkbox"/> Storage Shed(s) # _____ |
| <input type="checkbox"/> Refrigerator(s) # _____ | <input type="checkbox"/> Fireplace Screen/Door | <input type="checkbox"/> Furnace Humidifier | <input type="checkbox"/> Garage Opener(s) # _____ |
| <input type="checkbox"/> w/ice maker | <input type="checkbox"/> Pool, Equip. & Cover | <input checked="" type="checkbox"/> Electronic Air Filter | <input type="checkbox"/> w/remotec(s) # _____ |
| <input type="checkbox"/> Built-in Microwave | <input type="checkbox"/> Hot Tub, Equip. & Cover | <input type="checkbox"/> Water Filter | <input type="checkbox"/> Playground Equipment |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Screens | <input type="checkbox"/> Water Softener | <input type="checkbox"/> Wood Stove |
| <input type="checkbox"/> Exist. W/W Carpet | <input type="checkbox"/> Storm Windows | <input type="checkbox"/> Drapery/Curtains | <input type="checkbox"/> T.V. Antenna |
| <input type="checkbox"/> Garbage Disposer | <input type="checkbox"/> Storm Doors | <input type="checkbox"/> Drapery Curtain Rods | <input type="checkbox"/> Satellite Dish |
| <input type="checkbox"/> Exhaust Fan(s) | <input type="checkbox"/> Window A/C Unit(s) # _____ | <input type="checkbox"/> Shades/Blinds | <input type="checkbox"/> Central Vacuum |

ADDITIONAL INCLUSIONS (SPECIFY): _____

ADDITIONAL EXCLUSIONS (SPECIFY): _____

WATER, SEWAGE, HEATING AND CENTRAL AIR CONDITIONING: (Check all that apply)

Water Supply: Public Well _____ Hot Water: Oil Gas Elec. Other _____
 Sewage Disposal: Public Septic #BR _____ Air Conditioning: Oil Gas Elec. Heat Pump Other _____
 Heating: Oil Gas Elec. Heat Pump Other _____

I/We, the Seller(s) of the above referenced property, have completed these checklists disclosing what conveys with the property and give permission to make this information available to prospective buyers.

[Signature] 09-01-06
 Seller Date

 Seller Date

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SELLER'S DISCLOSURE STATEMENT

Property Address: 2029 New Hampshire Ave NW
 Condominium Unit: _____ Cooperative Unit: 203

Purpose of statement: This statement is a disclosure by the Seller of the defects or information actually known by the Seller concerning the property, in compliance with the District of Columbia Residential Real Property Seller Disclosure Act. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY AGENT REPRESENTING THE SELLER IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN.

Seller's Disclosure: The Seller discloses the following information with the knowledge that, even though this is not a warranty, the Seller specifically makes the following statements based on the Seller's actual knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's agent is required to provide a copy to the Buyer or the agent of the Buyer. The Seller authorizes its agent(s) to provide a copy of this statement to any prospective buyer or agent of such prospective buyer in connection with any actual or anticipated sale of property. The following are statements made solely by the Seller and are not the statements of the Seller's agent(s), if any. This information is a disclosure only and is not intended to be part of any contract between Buyer and Seller.
 If this is a sale of a condominium unit or cooperative unit, or lot in a homeowners association, this disclosure form provides information only as to the unit (as defined in the governing documents of the association) or lot (as defined in the covenants applicable to the lot), and not as to any common elements, common areas or other areas outside of the unit or lot.

A. Property Conditions, Improvements & Additional Information

| | Yes | No | Unknown | N/A |
|-----------------------------------|-------------------------------------|----|---------|-------------------------------------|
| 1. Water system: | | | | |
| Well supplied | | | | |
| City supplied | <input checked="" type="checkbox"/> | | | |
| Working order? | <input checked="" type="checkbox"/> | | | |
| 2. Sewer system: | | | | |
| Septic tank | | | | |
| City supplied | <input checked="" type="checkbox"/> | | | |
| Working order? | <input checked="" type="checkbox"/> | | | |
| 3. Insulation: | | | | |
| Urea formaldehyde foam insulation | | | | <input checked="" type="checkbox"/> |
| 4. Leaks in roof | | | | |
| 5. Age of roof: | | | | |
| 0-5 years | | | | <input checked="" type="checkbox"/> |
| 5-10 years | | | | |
| 10-15 years | | | | |
| 15+ years | | | | |
| 6. Wall defects | | | | |
| 7. Floor defects | | | | |
| 8. Foundation defects | | | | |
| 9. Window defects | | | | |
| 10. Evidence of water in basement | | | | |
| 12. Heating system: | | | | |
| Central | <input checked="" type="checkbox"/> | | | |
| Gas | | | | |
| Oil | <input checked="" type="checkbox"/> | | | |
| Heat Pump | | | | |
| Working order? | <input checked="" type="checkbox"/> | | | |
| Age of Heating System: | | | | |
| 0-5 years | | | | <input checked="" type="checkbox"/> |
| 5-10 years | | | | |
| 10+ years | | | | |
| 13. Air Conditioning System: | | | | |
| Central | <input checked="" type="checkbox"/> | | | |
| Window | | | | |
| Gas | | | | |
| Electric | <input checked="" type="checkbox"/> | | | |
| Heat Pump | | | | |
| Working order? | <input checked="" type="checkbox"/> | | | |
| Age of Air Conditioning System: | | | | |
| 0-5 years | <input checked="" type="checkbox"/> | | | |
| 5-10 years | | | | |
| 10+ years | | | | |

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GCAR Form #919-DC - Seller's Disclosure



| | Yes | No | Unknown | N/A |
|-----------------------------|-------------------------------------|----|-------------------------------------|-----|
| 14. Plumbing System: | | | | |
| Copper | | | <input checked="" type="checkbox"/> | |
| Galvanized | | | | |
| Other | | | | |
| Working order? | <input checked="" type="checkbox"/> | | | |
| Any known problems? | | | | |
| 15. Electrical System: | | | | |
| Working order? | | | | |
| Any known problems? | | | | |
| 16. History of Infestation: | | | | |
| Termites | | | <input checked="" type="checkbox"/> | |
| Carpenter Ants | | | <input checked="" type="checkbox"/> | |
| Rodents | | | <input checked="" type="checkbox"/> | |
| Other | | | <input checked="" type="checkbox"/> | |
| 17. Environmental Problems: | | | | |
| Asbestos | | | <input checked="" type="checkbox"/> | |
| Radon Gas | | | <input checked="" type="checkbox"/> | |
| Formaldehyde | | | <input checked="" type="checkbox"/> | |
| Contaminated soil | | | <input checked="" type="checkbox"/> | |
| Other | | | <input checked="" type="checkbox"/> | |

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

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

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

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

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

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GCAR Form #919-DC - Seller's Disclosure (Formerly Form #104)



