



Inclusions/Exclusions Disclosure and/or Addendum
(Required for use with GCAAR Listing Agreement & Sales Contract)

PROPERTY ADDRESS: 53 Adams St NW Washington DC 20001

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 shall be noted in the blank.

KITCHEN APPLIANCES

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

LAUNDRY

- ___ Washer
- ___ Dryer

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

LIVING AREAS

- ___ Fireplace Screen/Doors
- ___ Gas Logs
- 3 Ceiling Fans
- ___ Window Fans
- ___ Window Treatments

WATER/HVAC

- ___ Water Softener/Conditioner
- ___ Electronic Air Filter
- ___ Furnace Humidifier
- ___ Window AC 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/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.

Signed by: Auria O. Styles 3/31/2023
 Seller Date Seller Date

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

The Contract of Sale dated 03/30/23 between Seller Auria O Styles and Buyer _____
 for the Property Aurora O Styles hereby amended by the incorporation of this Addendum. E1D1803796C0456

Seller (signed only after Buyer) _____ Date _____ Buyer _____ Date _____
 Seller (signed 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:

- 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: 2001 To: Present

The seller(s) completing this disclosure have occupied the residence from: _____ To: _____

Property Address: **53 Adams St NW Washington DC 20001**

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

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: 0-5 years 5-10 years 10-15 years 15+ years Unknown

1. Roof Does the seller have actual knowledge of any current leaks or evidence of moisture from roof? Yes No
If yes, please provide comments:

Does the seller have actual knowledge of any existing fire retardant treated plywood? Yes No
If yes, please provide comments:

2. Fireplace/ Chimney(s) Does the seller have actual knowledge of any defects in the working order of the fireplaces? Yes No 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? Yes No No chimney(s) or flue(s)
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? Yes No Not applicable
If yes, please provide comments:

Does the seller have actual knowledge of any structural defects in the foundation? Yes No
If yes, please provide comments:

4. Walls and Floors	Does the seller have actual knowledge of any structural defects in walls or floors? If yes, please provide comments:	<input type="checkbox"/> Yes <input 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 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 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 type="checkbox"/> Heat Pump <input type="checkbox"/> Electric Baseboard <input type="checkbox"/> Other
	Heating Fuel: <input 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 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 type="checkbox"/> No <input type="checkbox"/> Unknown
	Does the heating system include an electronic air filter? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
	Does the seller have actual knowledge that heat is not supplied to any finished rooms? If yes, please provide comments: <input type="checkbox"/> Yes <input type="checkbox"/> No
	Does the seller have actual knowledge of any defects in the heating system? If yes, please provide comments: <input type="checkbox"/> Yes <input type="checkbox"/> No
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 type="checkbox"/> Not applicable If yes, please provide comments:	
2. Air Conditioning System	<input type="checkbox"/> Air conditioning is a common element maintained by condominium or cooperative (if you check this box, no further disclosure on the air conditioning system is required; go to section B.3.)
	Type of System: <input type="checkbox"/> Central AC <input 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 type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Other
	Age of System: <input 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 type="checkbox"/> No <input type="checkbox"/> Unknown
	Does the heating system include an electronic air filter? <input type="checkbox"/> Yes <input 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? If yes, please provide comments: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable
	Does the seller have actual knowledge of any problems or defects in the cooling system? If yes, please provide comments: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable

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 type="checkbox"/> Unknown
	Water Supply: <input type="checkbox"/> Public <input type="checkbox"/> Well
	Sewage Disposal Treatment: <input 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 type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Other
	Does the seller have actual knowledge of any defects with the plumbing system? <i>If yes, please provide comments:</i> <input type="checkbox"/> Yes <input type="checkbox"/> No
4. Water System	Does the seller have actual knowledge of the results of any lead tests conducted on the water supply of the property? <i>If yes, please provide test results:</i> <input type="checkbox"/> Yes <input type="checkbox"/> No
	Does the seller have actual knowledge that the property has been included on the DC Water service line map website (https://www.dewater.com/leadmap) as of August 2019) as a property with a lead water service line on the private property or in public space? <i>If yes, please provide comments:</i> <input type="checkbox"/> Yes <input type="checkbox"/> No
	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 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 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? <i>If yes, please provide test results:</i> <input type="checkbox"/> Yes <input type="checkbox"/> No

