SELLER DISCLOSURE OF PROPERTY CONDITION

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	Date of Purchase) Y ADDRESS:	484	River w	end TIA	Date of this For	いついろてみ	w	2670
the improven substitute for SELLER'S I to the best of entity in conf	nents thereon. The any inspection of DISCLOSURE: my/our knowledge tection with actual	T: Disclosure is statement is rewarranty the place of the date of an incipated or anticipated	is based solely on not a warranty of a urchaser may wish he following inforesigned. Seller ausale of the proper independent known	the seller's observing kind by the seller to obtain. mation regarding thorizes the agent by. The following	ation and kno ller or seller's the property a to provide a	owledge of the program and this informaticopy of this states	operty's connot be intended ion is true are	ndition and ded as a nd accurate person or
PROPERTY	INFORMATIO	N, CONDITIO	ONS AND IMPRO	OVEMENTS				
If 2. Is 3. A 4. A	o you currently lift not have you ever property vacant? re you a builder or you a licensed	r lived in this p I r developer? real estate agen	roperty? f so, for how long t? t?	?				
3 								
2. A. 3. A. Is	ny excessive noise	es (airplanes, tra corage tanks?	By whom ains, trucks, etc.)?	Ala v	I?			
C. LAND:								
1. Is	there landfill on a by past or present by standing water by sump pumps in ttach explanation; surance Maps?y abandoned well s land been mined.	ny portion of the flooding or dra after rain?	acted or otherwise the property? No inage problems or awlspace? No r located wholly of current flood insures or cisterns?	Any active r partly in a Flood ance premium \$ Where?	springs? Plain Zone,	as determined by	the Nationa	al Flood
2. Do Is a con inst own zon	proximate age of you know of any my portion of the struction	condition of de dwelling of any n, repair, or rep a prior owner? this property?	esign or workmans y type of construct placement of signif Yes Po you kn	chip of the structure ion other than on- Do you kn icant components ow of any violation	res that would site stick build ow of any structions of govern	It?(No Yes ructural additions ure completed du	Type of or alteration	ns, or the

3. Do you know of any excessive settling, slippage, sliding or other soil problems, past or present?		Explain:
11 So, fiss any structural damage resulted? If yes, attach explanation. Redwood Fir Others Date of last maintenance (paint, etc) 5. Any problems with retaining walls cracking or bulging? Ale Repaired? When? 6. Do you know of any past or presemptroblem with driveways, walkways, sidewalks, and patios such as large cracks, portholes, and raised sections? Nee! If so, what was done and by whom? Explain: Any significant cracks in foundations? Lexterior walls? Slab floors? Ceilings? Chimneys? Fireplaces? Decks? Garage Floor? Porch Floor? Other? 8. Any significant cracks in foundations? Nee Exterior walls? Slab floors? Ceilings? Chimneys? Fireplaces? Decks? Garage Floor? Porch Floor? Other? 8. Any slanted or uneven floors? No Distorted door fames (uneven spaces, between doors and frames)? Any sticking windows? No Any sagging ceiling beams or roof rafters? No Decks? 9. Is the crawl space damp? No Has a moisture barrier been installed? No State of the sticking windows? No Any sagging ceiling beams or roof rafters? No Decks? Explain: 10. Any moisture in basement? No Seals broken: Attach explanation. 11. Any windows of patio door glass broken? No Seals broken in insulated panes? No Decks? Other: ADDITIONAL COMMENTS: Decks? No Seals broken? No Second Floor? Other: ADDITIONAL COMMENTS: The windows of patio door glass broken? No Seals broken in insulated panes? No Second Floor? Other: ADDITIONAL COMMENTS: The part of the windows of patio door glass broken? No Seals broken in insulated panes? No Second Floor? Other: ADDITIONAL COMMENTS: The part of the windows of patio door glass broken? No Seals broken in insulated panes? No Second Floor? Other: Attach explanation. A re any extension cords stapled to baseboards or underneath carpets or rugs? No Second Floor? Other: Attach explanation. A re any extension cords stapled to baseboards or underneath carpets or rugs? Attach explanation. A re fuel-consuming heating excices adequately we per do to the outside? Second floor or outside? Second floor	3	Do you know of any excessive settling, slippage, sliding or other soil problems, past or present?
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2. Electronic air cleaner? No operable? Humidifier? Ves Operable? 3. Fireplace? Last inspection and cleaning? Last inspection	1.	Type of heating system? 07 + Tropaneage? Mage? Supplemental heating? Find Dh
3. Fireplace?	2.	
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Operable? Ves Age? //o is)	ð. ľ	
	-	Number of Electric garage door openers? 2 Operable? Ves Number of controls? 2

	Battery?	Open	ble? VES	~		Wired to electr	nc system?	
	10. Water softener?	VES	Operable?	VES				
	Burglar alarm?	No	_ Make?	71.3		Opera	ble?	R-Rate?
	11. Is there insulation ADDITIONAL CO	n in: Ceiling?	y R-Rate?	Walls?	У_	R-Rate?	Floors?	R-Rate?
12							man the second	
- 31						THE STATE OF THE S		
	MBING SYSTEM:		e 1927a	resource A				
	 Source of water st If private well, where the start? 	hen was water	sample last chec	ked for safet	y?			Result of
	Well water numer	MEG	D-4-1-4-11-4		Depth?	305	f	
4	Sufficient water d	uring late Sun	_ Date installed	ē		Condit	ion	
	3 Type of water cur	uring rate Sun	uner?	Calmania	. 10	D1 41	0 12	
•	pressure?5	0 851 @	6 GPM	Galvaniza	ea?	Plastic		Normal water
4	4. Are you aware of	excessive stair	ns in tube layate	ries or sinks	2 1/4	n		
4	5. Type sewer: City	sewer?	PSD	sewer?	70,	Sentic tank?	ν.	×
	Installation date:			Type mat	erial: F	iberglass?	Concret	e?Steel?
	Private treatment	plant?			Aeration	system?		
	Date of last cleani	ng?		By whom	?			A STATE OF THE STA
6	5. Type of water hear	ter: Electric?	X Gas?		LP Gas?		Capacity	7? 50 (gals)
	Age? ? 7. Are you aware of 3. Are there any plum 9. Pool Type: In gro		10					
7	7. Are you aware of	any slow drain	is? _ NO_			(ſ
8	 Are there any plun 	nbing leaks are	ound or under: 5	Sinks?	0	Toilets? No	Showers	? No
9								
	Pool heater: Elect	ric?	Gas?	Solar?				
	Date of last cleaning	ng or inspectio	ons?					
A	ADDITIONAL CON	MENTS: _						
i -								
1.00								
4 DDI	LANGRO							
	IANCES:	1* and taken 2 (400) and						
1	theck the following a	ippliances that	remain with the	property:	= 1			
1	Canada A	Operable	·/ - /_	Age? _N	EW_			
2	Range? X Countertop range/v Hood? Dishwasher? Y Disposal?	wall oven?	0	Operable?		Age?		
3.	Dishwashar?	Operable	?	Age?		1- 1		
4,	Disnwasner?y		Operable?	_ A	ge? <u>/</u>	JEW_		
	DISPOSAL!	AR CENTER	Operable?	A	ge?			
A	DUITIONAL CON	IMENTS:	MINGOLIA	172	10	1		
-	***		MICROWA	VI - /	VEV	<i></i>		
_								
	AND ACCESS:					9		
CITT E	AND ACCESS:					1		
TITLE	Does anyone have	the wicht to mak					~ ^1	
FITLE 1.	Does anyone have	the right to ref	fusal to buy, opti	on, or lease t	he prop	erty? _ <i>Ne</i>	Copy of le	ease provided to listing
1.	agent?		. 1					
1. 2.	agent? Is the property curr	ently leased?	No Expira	ntion date? _		Does the lease b	nave option	to renew?
1. 2.	Is the property curr Do you know of ap	ently leased? y existing, per	No Expiranding, or potenti	ntion date? _		Does the lease b	nave option	to renew?
1. 2. 3.	Is the property curr Do you know of an Association?	rently leased? by existing, per Explain:	No Expira	ation date? _ al legal action	ns conce	Does the lease terning the prope	nave option	to renew?
1. 2. 3.	Is the property curr Do you know of ap	rently leased? by existing, per Explain:	No Expira	ation date? _ al legal action	ns conce	Does the lease terning the prope	nave option erty or the P	to renew?
1. 2. 3. 4.	Is the property curr Do you know of an Association? Has a lien been reco	rently leased? y existing, per Explain: orded against	Expiration	ation date?al legal action	ns conce	Does the lease terning the prope	nave option erty or the P	to renew?
1. 2. 3. 4. 5.	Is the property curr Do you know of an Association? Has a lien been reco	rently leased? y existing, per Explain: orded against o	Expire nding, or potential the property?	ation date? _ al legal action	ns conce	Does the lease terning the prope	nave option erty or the P	roperty Owners For how long?
1. 2. 3. 4. 5. 6.	Is the property curr Do you know of an Association? Has a lien been reco Do you own the mi Any bonds, assessn	rently leased? y existing, per Explain: orded against oneral rights? nents, or judgr	Expiration of potential the property? Leased the ments which are	ation date?al legal action Logical toliens upon the	ns conce	Does the lease terning the prope	nave option erty or the Production its its use?	roperty Owners For how long?
1. 2. 3. 4. 5. 6. 7.	Is the property curr Do you know of an Association? Has a lien been reco Do you own the mi Any bonds, assessn Any boundary dispi	rently leased? y existing, per Explain: orded against of neral rights? nents, or judgr utes, or third p	Expiration of the property? Leased ments which are party claims affer	ation date?al legal action Local to liens upon the	ns conce	Does the lease terning the property or which limits of the other	nave option erty or the Project its its use?	roperty Owners For how long? terfere with the use of
1. 2. 3. 4. 5. 6. 7.	Is the property curr Do you know of an Association? Has a lien been reco Do you own the mi Any bonds, assessn Any boundary dispi	rently leased? y existing, per Explain: orded against of neral rights? nents, or judgr utes, or third p way?	Expiration of the property? Leased ments which are party claims affects Any ri	ation date? al legal action to liens upon the cting the prop _ Attach exp ght-of-way o	e proper perty rigolanation	Does the lease terning the property or which limits of the other	nave option erty or the Project its its use?	roperty Owners For how long?

	ADDITIONAL COMMENTS:		
J. R	ROOF, GUTTER, DOWNSPOUTS: 1. Type of Roof: Shingle? Wood Shingle? Slate? Rolled ruble Age of Roof? V/2.5 2. Has the roof been resurfaced? Replaced? If so, what year? Installed by where? The stalled by where? Replaced? Replaced? If so, what year? Replaced?	2012	Other?
	Installed by whom? TUCKERS ROPEING 3. Has the roof ever leaked during your ownership? If so, how was it corrected? 4. Are gutters and downspouts in good condition and free of holes and excessive rust? 5. Do downspouts lead from structure? Into storm drain? Sewer? ADDITIONAL COMMENTS:	ES plash blocks?	YES
K. R	Have you received or do you have knowledge of any of the following inspection reports or rejotherwise) made during or prior to your ownership: Roof? Air conditioning? _ Soils/Drainage? Structural? Well? Radon? Pe Geological/Core Drilling? Lead based paint? Asbestos? System? Formaldehyde? Pool/Spa? Home Inspection? City/County Inspection? Notice of Violation? Other? copies of reports.	st Control?Septic T	Furnace? ank/Sewer
L. U	TILITIES: Gas Company AMERIGAS Gas Budget Electric Company POTOMAC ELEC. Elec. Budget Water Company Average Water	t #120	Mo.
	Trash Company Trash Cost TV Cable Company VIASAT		Mo
M. O'	THER DISCLOSURES In addition to the disclosure statements made herein, the following facts are known or suspecte materially affect the values or desirability of the subject property, now or in the future (burial softender, etc.):	ed by me (us) w	hich may nicide, sex
	The foregoing answer and explanations are true and complete to the best of my/our knowledge Keema Swale It Z, the broker in this transaction to disclose the info other real estate brokers, real estate agents, and prospective buyers of the property. SELLER brokers and agents in the transaction and to defend and indemnify them from any claim, demar resulting from any omission or alleged omission by Seller in this Disclosure Statement.	rmation set for AGREES to b	th above to
	This PROPERTY CONDITION DISCLOSURE STATEMENT consists of 4 page SELLER: Australia SELLER: Christic Hands	es, with attach	ments. 8/7/19
	I have received a copy of the PROPERTY CONDITION DISCLOUSURE STATEMENT BUYER:BUYER:	: DATE:	

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