



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 Brian Henderson, Karen Henderson (Seller) for the purchase of the real property located at Address 3914 Ingomar St NW Unit# _____ City Washington State DC Zip Code 20015-1916, Parking Space(s) # _____ Storage Unit # _____ with the legal description of Lot _____ Block/Square 1754 Section _____ Subdivision/Project Name Chevy Chase Tax Account # 1754//0907 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. **DC SOIL DISCLOSURE REQUIREMENTS:** The characteristic of the soil on the Property as described by the Soil Conservation Service of the United States Department of Agriculture in the Soil Survey of the District of Columbia published in 1976 and as shown on the Soil Maps of the District of Columbia at the back of that publication is Unknown by seller

For further information, Buyer can contact a soil testing laboratory, the District of Columbia Department of Environmental Services, or the Soil Conservation Service of the Department of Agriculture.

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: None

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>.

Brian Henderson Date 3/25/19 Seller Karen Henderson Date 3/25/19
 Brian Henderson Karen Henderson

PART II. RESALE ADDENDUM

The Contract of Sale dated _____, between Seller _____ 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 Date Buyer Date

Seller Date Buyer Date



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

PROPERTY ADDRESS: 3914 Ingomar St NW, Washington, DC 20015-1916

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, shutters, window shades, blinds, window treatment hardware, mounting brackets for electronics components, smoke and heat detectors, TV antennas, exterior trees and shrubs. 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

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

LAUNDRY

- Washer
- Dryer

ELECTRONICS

- Alarm System
- Intercom
- Satellite Dishes

LIVING AREAS

- Fireplace Screen/Door
- Gas Log
- 4 Ceiling Fans
- Window Fans
- Window Treatments

WATER/HVAC

- Water Softener/Conditioner
- Electronic Air Filter
- Furnace Humidifier
- Window A/C Units

RECREATION

- Hot Tub/Spa, Equipment & Cover
- Pool Equipment & Cover
- Sauna
- Playground Equipment

OTHER

- Storage Shed
- Garage Door Opener
- Garage Door Remote/Fob
- Back-up Generator
- Radon Remediation System
- Solar Panels
- Tool Bench
- Basement sofa Bed

EXCLUSIONS: _____

LEASED ITEMS, LEASED SYSTEMS & SERVICE CONTRACTS: Leased items/systems or service contracts, including but not limited to: solar panels & systems, appliances, fuel tanks, water treatment systems, lawn contracts, pest control contracts, security system and/or monitoring, and satellite contracts **DO NOT CONVEY** unless disclosed here: _____

CERTIFICATION: Seller certifies that Seller has completed this checklist disclosing what conveys with the Property.

Brian Henderson 3/25/19
 Seller **Brian Henderson** Date

Karen Henderson 3/25/19
 Seller **Karen Henderson** Date

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

The Contract of Sale dated _____ between Seller **Brian Henderson, Karen Henderson** and Buyer _____ for the Property referenced above is hereby amended by the incorporation of this Addendum.

 Seller (sign only after Buyer) Date

 Buyer Date

 Seller (sign only after Buyer) Date

 Buyer Date



SELLER'S DISCLOSURE STATEMENT
Instructions to the Seller for Seller's Disclosure Statement

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, not the broker and not the management company, condominium association, cooperative association or homeowners association.

2. In what types of transactions must the Seller provide the Seller's Disclosure Statement to the Purchaser? The Act applies to the following types of transfers or sales of District of Columbia real estate:

- (a) where the property consists of one to four residential dwelling units, and,
- (b) the transactions a sale, exchange, installment land contract, lease with an option to purchase, or any other option to purchase, and,
- (c) the purchaser expresses, in writing, an interest to reside in the property to be transferred.

However, the Act does not apply to:

- (a) court ordered transfers;
- (b) transfers to a mortgagee by a mortgagor in default;
- (c) transfers by sale under a power of sale in a deed of trust or mortgage or any foreclosure sale under a decree of foreclosure or deed in lieu of foreclosures;
- (d) transfers by a non-occupant fiduciary administering a decedent's estate, guardianship, conservatorship or trust;
- (e) transfers between co-tenants;
- (f) transfers made to the transferor's spouse, parent, grandparent, child, grandchild or sibling (or any combinations of the foregoing);
- (g) transfer between spouses under a divorce judgment incidental to such a judgment;
- (h) transfers or exchanges to or from any governmental entity; and
- (i) transfers made by a person of newly constructed residential property that has not been inhabited.

3. 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.

4. 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.



SELLER'S DISCLOSURE STATEMENT
Instructions to the Seller for Seller's Disclosure Statement

5. What is the remedy if the Seller does not provide the Seller's Disclosure Statement to the Transferee? If the Seller's Disclosure Statement is delivered after the purchaser executes the purchase agreement, installment sales contract or lease with an option to purchase, the purchaser may terminate the transaction by written notice to the seller not more than five (5) calendar days after receipt of the Seller's Disclosure Statement by the purchaser, and the deposit must be returned to the purchaser. The right to terminate is waived if not exercised before the earliest of:

- (a) the making of an application for a mortgage loan (if the lender discloses that the right to rescind terminates on submission of the application); or
- (b) settlement or date of occupancy in the case of a sale; or
- (c) occupancy in the case of a lease with an option to purchase.

6. 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.

7. 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

3914 Ingomar St NW

Property Address: Washington, DC 20015-1916

Is the property included in a:

- condominium association? Yes No
- cooperative? Yes No
- homeowners association with mandatory participation and fee?
 Yes No

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.

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

Seller Disclosure: The Seller discloses the following information with the knowledge that, even though this is not a warranty, the Seller specifically makes the following statements based on the seller's actual knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's agent is required to provide a copy to the Buyer or the agent of the Buyer. The Seller authorizes its agent (s) to provide a copy of this statement to any prospective buyer or agent of such prospective buyer in connection with any actual or anticipated sale of property. The following are statements made solely by the Seller and are not the statements of the Seller's agent (s), if any. This information is a disclosure only and is not intended to be a part of any contract between Buyer and Seller.

The seller(s) completing this disclosure statement have owned the property from 12/18/2006 to 03/25/2019 .

The seller(s) completing this disclosure have occupied the residence from 12/18/2006 to 03/25/2019 .

A. Structural Conditions

1. **Roof** roof is a common element maintained by condominium or cooperative (no further roof disclosure required).

Age of Roof 0-5 years 5-10 years 10-15 years 15+ years Unknown

Does the seller have actual knowledge of any current leaks or evidence of moisture from roof?
 Yes No If yes, comments: _____

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

Does the seller know when the chimney(s) and/or flue were last inspected and/or serviced?
 Yes No No chimneys or flues

If yes, when were they last serviced or inspected? 9/18 (Brick repair)

This is the required Seller's Disclosure Statement approved by the Washington, DC Board of Real Estate.

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, comments: _____

Does the seller have actual knowledge of any structural defects in the foundation?

Yes No

If yes, comments: _____

4. Walls and floors

Does the seller have actual knowledge of any structural defects in walls or floors?

Yes No

If yes, comments: _____

5. Insulation

Does the seller have actual knowledge of presence of urea formaldehyde foam insulation?

Yes No

If yes, comments: _____

6. Windows

Does the seller have actual knowledge of any windows not in normal working order?

Yes No

If yes, comments: new with renovation in 2007

B. Operating Condition of Property Systems

1. Heating System heating system is a common element maintained by condominium or cooperative (no further disclosure on heating system required).

Type of system Forced Air Radiator Heat Pump (upper level) 2007

Electric baseboard Other

Heating Fuel Natural Gas Electric Oil Other

Age of system 0-5 years 5-10 years 10-15 years Unknown Furnace

Does the seller have actual knowledge that heat is not supplied to any finished rooms?

Yes No

If yes, comments: _____

Does the seller have actual knowledge of any defects in the heating system?

Yes No

If yes, comments: _____

Does the heating system include:

Humidifier Yes No Unknown

Electronic air filter Yes No Unknown

If installed, does the seller have actual knowledge of any defects with the humidifier and electronic filter?

Yes No Not Applicable

If yes, comments: _____

2. Air Conditioning System air conditioning is a common element maintained by condominium or cooperative (no further disclosure on air conditioning system required).

Type of system: Central AC Heat Pump Window/wall units

Other Not Applicable

Air Conditioning Fuel Natural Gas Electric Oil Other

Age of system 0-5 years 5-10 years 10-15 years Unknown Heat pump AC

If yes, comments: _____

If central AC, does the seller have actual knowledge that cooling is not supplied to any finished rooms? Yes No Not Applicable

If yes, comments: _____
Does the seller have actual knowledge of any problems or defects in the cooling system? Yes No Not Applicable

If yes, comments: _____

3. Plumbing System

Type of system Copper Galvanized Plastic Polybutelene Unknown

Water Supply Public Well

Sewage Disposal Public Well

Water Heater Fuel Natural Gas Electric Oil Other

Does the seller have actual knowledge of any defects with the plumbing system?

Yes No

If yes, comments: _____

4. Electrical System

Does the seller have actual knowledge of any defects in the electrical system, including the electrical fuses, circuit breakers, outlets, or wiring?

Yes No

If yes, comments: _____

C. Appliances

Does the seller have actual knowledge of any defects with the following appliances?

Range/Oven Yes No Not Applicable

Dishwasher Yes No Not Applicable

Refrigerator Yes No Not Applicable

Range hood/fan Yes No Not Applicable

Microwave oven Yes No Not Applicable

Garbage Disposal Yes No Not Applicable

Sump Pump Yes No Not Applicable

Trash compactor Yes No Not Applicable

TV antenna/controls Yes No Not Applicable

Central vacuum Yes No Not Applicable

Ceiling fan Yes No Not Applicable

Attic fan Yes No Not Applicable

Sauna/Hot tub Yes No Not Applicable

Pool heater & equip. Yes No Not Applicable

Security System Yes No Not Applicable

Intercom System Yes No Not Applicable

Garage door opener Yes No Not Applicable

& remote controls Yes No Not Applicable

Lawn sprinkler system Yes No Not Applicable

Water treatment system Yes No Not Applicable

Smoke Detectors Yes No Not Applicable

Carbon Monoxide

Detectors Yes No Not Applicable

Other Fixtures Yes No Not Applicable

Or Appliances Yes No Not Applicable

If yes to any of the above, describe 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, 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, comments: _____

3. Wood destroying insects or rodents?

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

Yes No

If yes, comments: _____

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

Yes No

If yes, comments: _____

4. 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?

Yes No

If yes, comments: _____

5. 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?

Yes No

If yes, comments: _____

6. 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?

Yes No

If yes, comments: _____

7. Has the property been cited for a violation of any historic preservation law or regulation during your ownership?

Yes No


If yes, comments: _____

8. Does the seller have actual knowledge if a façade easement or a conservation easement has been placed on the property?

Yes No


If yes, comments: _____

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.



Seller
Brian Henderson

3/25/19
Date



Seller
Karen Henderson

3/25/19
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

Date

Buyer

Date

DC Lead Disclosure Form

Information about Lead-Based Paint in this Property

Purpose: Inform potential renters and homebuyers of the presence of lead-based paint and related hazards in the property they are considering.

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can be a health hazard, especially for young children and pregnant women. Owners or managers of these properties must provide information about lead-based paint in the property that they want to rent or sell. DC requires the renter or buyer to have this information **before** they decide to rent or purchase the property.

This form does not replace the Federal Lead Disclosure form. DC law provides additional protections for the renter or purchaser. A DC Lead Disclosure form is not required for properties built in 1978 or later.

Are you a POTENTIAL TENANT or BUYER?

Review this page carefully before following instructions on page two.

Are you a PROPERTY OWNER or MANAGER?

You will need the following information to complete this form:

- Copies of any lead-based paint reports, assessments, or surveys related to the property.
- The latest version of the EPA Protect Your Family From Lead in Your Home pamphlet.
- Knowledge about lead-contaminated dust/soil and condition of the paint on the property.
- Knowledge about any lead-based paint related legal actions taken against the property.

Property owners and managers: keep the signed original of this form on record for at least 6 years, as you may be audited by the DC Department of Energy and Environment.

What to look for inside the property or in the property's common areas:

- Peeling, chipping, chalking, cracking, or damaged paint.
- Lead-based paint on windows, doors, stairs, railings, banisters, porches, or other high-wear surfaces that children might chew.
- Lead that is present in bare soil.
- Lead dust that forms when lead-based paint is scraped, sanded, or heated, or when painted surfaces with lead in them bump or rub together.
- Surfaces with lead paint chips/dust, or settled dust that reenters the air through vacuuming or sweeping.

For more information see The District of Columbia "Lead-Hazard Prevention and Elimination Act of 2008," as amended (the "Act"), D.C. Official Code § 8-231.01 et seq., and the Federal Lead Warning Statement, 24 CFR Part 35: <http://bit.ly/federallead>.

If you need help in your language, please call 202-535-2600. | ΠΑΡΟΧΗ ΛΟΓΩΝ ΗΛΕΚΤΡΟΝΙΚΩΝ 202-535-2600 ΕΞΩΤΕΡΑ | Si necesita ayuda en Español, por favor llame al 202-535-2600. | Si vous avez besoin d'aide en Français appelez-le 202-535-2600. | 如果您需要中文服務，請致電 202-535-2600 | 한국어로 도움이 필요합니까? 무료 한국어통역: 202-535-2600 | Nếu quý vị cần giúp đỡ bằng tiếng Việt, xin gọi 202-535-2600.

| If you are: | You need to: |
|-------------------------------|---|
| The property owner or manager | <ul style="list-style-type: none"> • Complete Sections A and B. • Provide a copy to the tenant/buyer. |
| The potential tenant or buyer | <ul style="list-style-type: none"> • Carefully review Section B. • Sign Section C. |

SECTION A: Property Owner/Manager's Signature

| | | | |
|---|-------|----------------|------------------------|
| Property Address: 3914 Ingomar St NW | Unit: | Washington, DC | ZIP: 20015-1916 |
|---|-------|----------------|------------------------|

I am the (check one) owner manager of this property and will truthfully give the answers to the following questions about lead-based paint/hazards in or around this property.

| | |
|--|-------------------------------------|
| Owner/Manager Name: <i>Kof Karen Herdwin</i> | Signature: <i>Kof Karen Herdwin</i> |
|--|-------------------------------------|

SECTION B: Information About the Lead-Based Paint in this Property

Lead-based paint is assumed to be present in properties built before 1978. To the best of your knowledge, is there peeling or chipping paint, lead-contaminated dust/soil, or other lead-based paint hazards inside or around the property?

No Yes, in the following location(s): *For more space attach a summary*

Does DC Government have any pending actions related to lead-based paint for this property?

Check all that apply

Yes, a notice of violation
 Yes, a notice of lead-based paint hazards
 Yes, an administrative order to eliminate lead-based paint hazards
 Yes, other notices or orders related to lead-based paint. Please list:
 No

Are there any reports or documents about lead-based paint or hazards in or around this property?

This includes reports or documents provided to you by a previous or current owner, property manager, DC Government agency, or contractor.

No Yes and I understand I must provide a copy of those documents to the tenant/buyer if they ask.

SECTION C: Tenant/Buyer's Acknowledgement

I was provided this form and the Protect Your Family from Lead in Your Home pamphlet before I signed a lease or purchase agreement.

Yes No, I have already signed a lease or purchase agreement.

I understand I have the right to ask the owner or manager for any reports or documents about lead-based paint or hazards in or around this property.

| | | |
|-------|------------|-------|
| Name: | Signature: | Date: |
|-------|------------|-------|



Lead Paint - Federal Disclosure of Lead-Based Paint and Lead-Based Paint Hazards for SALES

(Required for the SALE of all properties in the U.S. with any existing part built prior to 1978)

PROPERTY ADDRESS: 3914 Ingomar St NW, Washington, DC 20015-1916

There are parts of the property that still exist that were built prior to 1978 OR No parts of the property were built prior to 1978 OR Construction dates are unknown. If any part of the property was constructed prior to 1978 or if construction dates are unknown, this disclosure is required. If the entire property was built in 1978 or later, this disclosure is not required.

LEAD WARNING STATEMENT FOR BUYERS: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE:

(A) Presence of lead-based paint and/or lead-based paint hazards

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

_____ OR

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(B) Records and reports available to the Seller:

Seller has provided Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

_____ OR

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT:

(Buyer to initial all lines as appropriate)

(C) _____ / _____ Buyer has read the Lead Warning Statement above.

(D) _____ / _____ Buyer has read Paragraph B and acknowledges receipt of copies of any information listed therein, if any.

(E) _____ / _____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home (required).

(F) _____ / _____ Buyer has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT: (Agent to initial)

(G) RK Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY: The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Brian Henderson 3/25/19
 Seller Date
 Brian Henderson

Karen Henderson 3/25/19
 Seller Date
 Karen Henderson

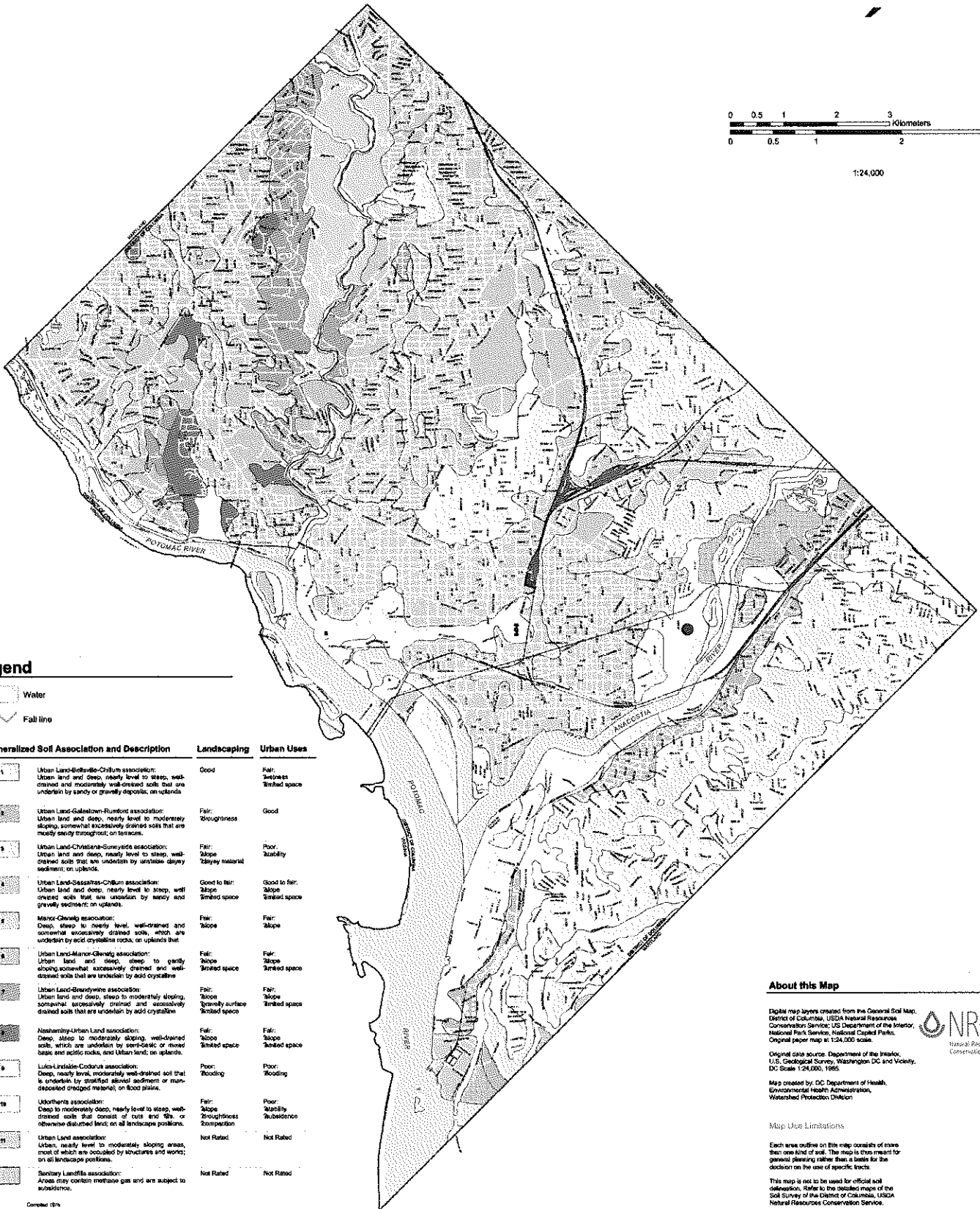
Robert Kerxton 3-25-19
 Agent for Seller, if any Date
 Robert Kerxton

 Buyer Date

 Buyer Date

 Agent for Buyer, if any Date

Generalized Soils Map, District of Columbia



1:24,000

Legend

- Water
- Fall line

| Generalized Soil Association and Description | Landscaping | Urban Uses |
|--|---|---|
| Urban Land-Baltimore-Chillum association: Urban land and deep, nearly level to steep, well-drained and moderately well-aerated soils that are underlain by sandy or gravelly deposits, on uplands. | Good | Fair: Treeless Limited space |
| Urban Land-Galesburg-Runkford association: Urban land and deep, nearly level to moderately sloping, somewhat excessively drained soils that are mostly sandy throughout, on terraces. | Fair: Slopingness | Good |
| Urban Land-Christiana-Summit association: Urban land and deep, nearly level to steep, well-drained soils that are underlain by unstable clayey sediment, on uplands. | Fair: Slope Stony material | Poor: Stability |
| Urban Land-Sassatara-Chillum association: Urban land and deep, nearly level to steep, well-aerated soils that are underlain by sandy and gravelly sediment, on uplands. | Good to fair: Slope Limited space | Good to fair: Slope Limited space |
| Manor-Glewyn association: Deep, steep to nearly level, well-drained and somewhat excessively drained soils, which are underlain by acid crystalline rocks, on uplands. | Fair: Slope | Fair: Slope |
| Urban Land-Manor-Glewyn association: Urban land and deep, steep to fairly sloping, somewhat excessively drained and well-aerated soils that are underlain by acid crystalline rocks. | Fair: Slope Limited space | Fair: Slope Limited space |
| Urban Land-Brandywine association: Urban land and deep, steep to moderately sloping, somewhat excessively drained and excessively drained soils that are underlain by acid crystalline rocks. | Fair: Slope Gravelly surface Limited space | Fair: Slope Limited space |
| Neighborhood-Urban Land association: Deep, steep to moderately sloping, well-drained soils, which are underlain by semi-basic or more basic and acidic rocks, and Urban land, on uplands. | Fair: Slope Limited space | Fair: Slope Limited space |
| Linton-Lincoln-Codomo association: Deep, nearly level, moderately well-drained soil that is underlain by stratified alluvial sediment or marl-deposited checked material, on flood plains. | Poor: Flooding | Poor: Flooding |
| Uppertown association: Deep to moderately deep, nearly level to steep, well-drained soils that consist of cuts and fills, or otherwise disturbed land, on all landscape positions. | Fair: Slope Slopingness Suspension | Poor: Stability Subsidence |
| Urban Land association: Urban, nearly level to moderately sloping areas, most of which are occupied by structures and works, on all landscape positions. | Not Rated | Not Rated |
| Secondary Landfills association: Areas that contain methane gas and are subject to subsidence. | Not Rated | Not Rated |

Completed 10/94

About This Map

Digital map layers created from the General Soil Map, District of Columbia, USDA Natural Resources Conservation Service; US Department of the Interior, National Park Service, National Capital Parks. Original paper map at 1:24,000 scale.



Original data source: Department of the Interior, U.S. Geological Survey, Washington DC and Vicinity, DC Scale 1:24,000, 1985.

Map created by: DC Department of Health, Environmental Health Administration, Watershed Protection Division.

Map Use Limitations

Each area outlined on this map consists of more than one kind of soil. The map is thus meant for general planning rather than a basis for the decision on the use of specific tracts.

This map is not to be used for official soil delineation. Refer to the detailed maps of the Soil Survey of the District of Columbia, USDA National Resources Conservation Service.

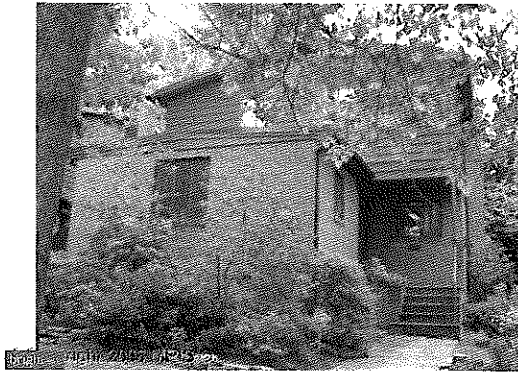
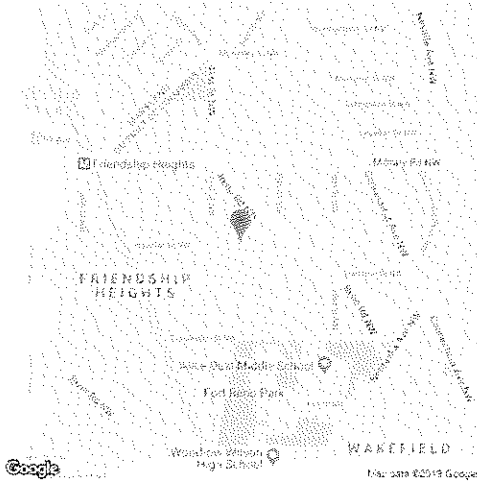
Parcel Client 360 Property Report

3914 Ingomar St NW, Washington, DC
20015-1916

Washington Dc

Tax ID 1754//0907

Public Records



Summary Information

| | | | |
|-------------------|-------------------------|---------------------|-------------|
| Owner: | Karen & Brian Henderson | Property Class: | Residential |
| Owner Address: | 3914 Ingomar St NW | Annual Tax: | \$7,934 |
| Owner City State: | Washington Dc | Record Date: | 02/20/07 |
| Owner Zip+4: | 20015-1916 | Sale Amount: | \$680,000 |
| Owner Occupied: | Yes | Book: | 0 |
| Owner Carrier Rt: | C058 | Page: | 0 |
| | | Tax Record Updated: | 03/21/19 |

Geographic Information

| | | | |
|--------------------|----------------|--------------------|-------------|
| County: | Washington, DC | Lot: | 907 |
| Municipality: | Washington Dc | Qual Code: | GOOD QUALIT |
| Tax ID: | 1754//0907 | Legal Subdivision: | CHEVY CHASE |
| Tax Map: | 011-A | | |
| Tax ID Alt: | 1754//0907 | | |
| Block: | 1754 | | |
| City Council Dist: | 3 | | |

Assessment & Tax Information

| | | | | | |
|----------------|---------|--------------------|-----------|---------------------|-------------|
| Tax Year: | 2018 | Annual Tax: | \$7,934 | Taxable Total Asmt: | \$1,012,850 |
| Municipal Tax: | \$7,934 | Taxable Land Asmt: | \$492,050 | | |
| Asmt As Of: | 2018 | Taxable Bldg Asmt: | \$520,800 | | |

Lot Characteristics

| | |
|--------|--------|
| Sq Ft: | 3,797 |
| Acres: | 0.0900 |

Building Characteristics

| | | | | | |
|---------------------|---------|-----------------|--------------|-------------------|------|
| Total SQFT: | 3,123 | Total Rooms: | 10 | Year Built: | 1952 |
| Residential Design: | 2 Story | Bed Rooms: | 4 | Total Below Grade | 729 |
| Stories: | 2.00 | Full Baths: | 2 | SQFT: | |
| Total Units: | 1 | Total Baths: | 2.5 | | |
| Abv Grd Fin SQFT: | 2,394 | Exterior: | Brick | | |
| Below Grade Fin | 227 | Roof: | Slate | | |
| SQFT: | | Fireplace: | Yes | | |
| Below Grade Unfin | 502 | Heat Delivery: | Hot/Warm Air | | |
| SQFT: | | Year Remodeled: | 2008 | | |
| Model: | Single | | | | |
| Part Baths: | 1 | | | | |

Codes & Descriptions

Exempt Desc: 1



← Prev

Property Detail

Address: 3914 INGOMAR ST NW

SSL: 1754 0907

Record Details

| | | | |
|-----------------------------|---|---------------------------|-------------------|
| Neighborhood: | CHEVY CHASE | Sub-Neighborhood: | A |
| Use Code: | 12 - Residential-Detached-Single-Fa | Class 3 Exception: | No |
| Tax Type: | TX - Taxable | Tax Class: | 001 - Residential |
| Homestead Status: | ** Currently receiving the Homestead Deduction* | | |
| Assessor: | CLINTON MURPHY | | |
| Gross Building Area: | | Ward: | 3 |
| Land Area: | 3,797 | Triennial Group: | 3 |

Owner and Sales Information

| | |
|--------------------------|--|
| Owner Name(s): | KAREN HENDERSON & BRIAN HENDERSON |
| Care Of: | |
| Mailing Address: | 3914 INGOMAR ST NW, WASHINGTON DC 20015-1916 |
| Sale Price: | \$680,000 |
| Recordation Date: | 02/20/2007 |
| Instrument No.: | 22494 |
| Sales Code: | MARKET |
| Sales Type: | I - IMPROVED |

Tax Year 2020 Preliminary Assessment Roll

| | Current Value (2019) | Proposed New Value (2020) |
|------------------------------|----------------------|---------------------------|
| Land: | \$492,050 | \$503,220 |
| Improvements: | \$520,800 | \$522,050 |
| Total Value: | \$1,012,850 | \$1,025,270 |
| Taxable Assessment: * | \$938,000 | \$950,420 |

* Taxable Assessment after Tax Assessment Credit and after \$74,850 Homestead Credit, if applicable. (Click here for more information).

** This property is currently receiving tax relief through the Homestead deduction program. If you are not domiciled in the District or the property is not your principal place of residence, you are obligated to inform the Office of Tax and Revenue. This can be done by accessing the link below and completing the necessary form and returning it per the instructions. You may also write to the Office of Tax and Revenue, Real Property Administration, P.O. Box 176, Washington, DC 20044. For additional information regarding the Homestead program, call (202)727-4TAX. Click here to download the Homestead Deduction and Senior Citizen Tax Relief cancellation application *

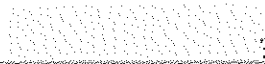
If the real property does not appear on the map below, please either search the map manually or email questions or feedback to maps.title@dc.gov. If emailing, please provide the Square Suffix Lot and property address (if applicable).

Pay Here

[View Tax Information](#) | [View Property Features](#) | [View Payments](#) | [View Current Tax Bill](#)

Legend

Info



3

Property ID (SSL) or DC Address:

Property ID: 1754 0907

OWNER NAME KAREN
 HENDERSON
PREMISE ADDRESS 3914 INGOMAR ST
 NW
LAND AREA (SF) 3,797

DCRA Surveyor Subdivision and Assessment
& Taxation Plat Search

Search SurDocs by: Book 3328 and
Page *, or Square 1754 Suffix () and
Lot 0907

