



Disclosure Documents

933 Bellview Road
McLean, VA 22102

Susan Koehler & Joe O'Hara

Serving the Greater DC Area

Washington Fine Properties

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Pertinent Information

General Information – Owners, Property Information, Schools:

Legal Owners: Ira F. Kuhn & Janet L. Kuhn
 Property Address: 933 Bellview Road, McLean, VA 22102
 Legal Description: HOWARD C HOGG PROP LT 3
 Property Tax ID: 20-1-1- -18B
 Year Built: 1989
 Lot Size: .90 acres
 Legal Subdivision: None
 Advertised Subdivision: None
 HOA Fee: None
 Total Tax Bill (2008): 21,996 approximately
 ES/MS/HS: Spring Hill ES / Cooper MS / Langley HS

Conveyances – The items marked YES below are currently installed or offered:

<u>Y</u>	<u>N</u>	<u>#</u>	<u>Items</u>	<u>Y</u>	<u>N</u>	<u>#</u>	<u>Items</u>	<u>Y</u>	<u>N</u>	<u>#</u>	<u>Items</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Alarm System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Freezer (Separate)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Storage Shed
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Attic Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Furnace Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Stove or Range
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Built-in Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	Garage Door Opener	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Sump Pump
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	w/Remote	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Trash Compactor
<input type="checkbox"/>	<input type="checkbox"/>		Central Vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Gas Log	<input type="checkbox"/>	<input type="checkbox"/>		Wall Oven
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Clothes Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Hot Tub Equip/Cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wastewater Ejector
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Clothes Washer	<input type="checkbox"/>	<input type="checkbox"/>		Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Water Treat System
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Cooktop	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Playground Equip	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window A/C Unit
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Pool, Equip, Cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window Fan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	Disposer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Window Treatments
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Electric Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	w/Ice Maker	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wood Stove
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Fireplace Scr/Door	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Satellite Dish				

Other Inclusions/Exclusions: Custom Carpets convey

As Is Items – Seller does not warrant the condition or working order of the following items and/or systems:

Leased Items, Systems, and/or Service Contracts – Any leased items, systems or service contracts (including, but not limited to, termite or pest control, home warranty, fuel tanks, water treatment systems, lawn contracts, security system monitoring, and satellite contracts) **DO NOT CONVEY** absent an express written agreement by Purchaser and Seller. The following is a list of the leased items within the Property: Pest Control, Security Monitoring, HVAC Service / Maintenance contract, FIOS

Utilities (Check all that apply)

Water Supply: Public Private Well Community Well
 Sewage Disposal: Public Septic # BR: 4
 Type of Septic System: Community Conventional Alternative

Hot Water: Oil Gas Elec. Other _____ # of Gallons _____
 Air Conditioning: Oil Gas Elec. Heat Pump Zones # Zones 2
 Heating: Oil Gas Elec. Heat Pump Zones # Zones 2

Parking:

Garage Attached Detached # of Cars 3
 Driveway
 Carport
 Off-Street Permit Required # of Spaces _____
 Off-Street Assigned # of Spaces _____
 Street

RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO SELLER AND PURCHASER

The Virginia Residential Property Disclosure Act (§ 55-517 et seq. of the Code of Virginia) requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish to the purchaser a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT stating the owner makes the following representations as to the real property. Certain transfers of residential property are excluded from this requirement (see § 55-518).

Property Address/ 933 Bellview Road, McLean, VA 22102

Legal Description: HOWARD C HOGG PROP LT 3

1. **CONDITION:** The undersigned owner(s) of the real property described above makes no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser(s) is advised to exercise whatever due diligence the purchaser(s) deems necessary including obtaining a certified home inspection, as defined in § 54.1-500, in accordance with the terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement on the parcel of residential real property.
2. **ADJACENT PARCELS:** The undersigned owner(s) makes no representations with respect to any matters that may pertain to parcels adjacent to the subject parcel, and the purchaser(s) is advised to exercise whatever due diligence the purchaser(s) deems necessary with respect to adjacent parcels in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement on the parcel of residential real property.
3. **HISTORIC DISTRICT ORDINANCES(S):** The undersigned owner(s) makes no representations to any matters that pertain to whether the provisions of any historic district ordinance affect the property, and the purchaser(s) is advised to exercise whatever due diligence the purchaser(s) deems necessary with respect to any historic district designated by the locality pursuant to §15.2-2306, including review of any local ordinance creating such district or any official map adopted by the locality depicting historic districts, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement on the parcel of residential real property.
4. **RESOURCE PROTECTION AREAS:** The undersigned owner(s) makes no representations with respect to whether the property contains any resource protection areas established in an ordinance implementing the Chesapeake Bay Preservation Act (§ 10.1-2100 et seq.) adopted by the locality where the property is located pursuant to § 10.1-2109, and the purchaser(s) is advised to exercise whatever due diligence the purchaser(s) deems necessary to determine whether the provisions of any such ordinance affect the property, including review of any official map adopted by the locality depicting resource protection areas, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement on the parcel of residential real property.

- 5. **SEXUAL OFFENDERS:** The undersigned owner(s) makes no representations with respect to information on any sexual offenders registered under Chapter 23 (§ 19.2-387 et seq.) of Title 19.2, and the purchaser(s) is advised to exercise whatever due diligence the purchaser(s) deems necessary with respect to such information, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to that contract.

- 6. **DAM BREAK INUNDATION ZONE(S):** The undersigned owner(s) makes no representations with respect to whether the property is within a dam break inundation zone and the purchaser(s) is advised to exercise whatever due diligence the purchaser(s) deems necessary with respect to whether the property resides within a dam break inundation zone, including a review of any map adopted by the locality depicting dam break inundation zones.

- 7. **STORMWATER DETENTION:** The undersigned owner(s) makes no representations with respect to the presence of any stormwater detention facilities located on the property and the purchaser(s) is advised to exercise whatever due diligence the purchaser(s) deems necessary to determine the presence of any stormwater detention facilities on the property, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to that contract.

- 8. **WASTEWATER SYSTEM:** The undersigned owner(s) makes no representations with respect to the presence of any wastewater system, including the type or size thereof or associated maintenance responsibilities related thereto, located on the property and the purchaser(s) is advised to exercise whatever due diligence the purchaser(s) deems necessary to determine the presence of any wastewater system on the property, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to that contract.

- 9. **UNIFORM STATEWIDE BUILDING CODE:** The undersigned owner(s) represents that there are no pending enforcement actions pursuant to the Uniform Statewide Building Code (§ 36-97 et seq.) that affect the safe, decent, and sanitary living conditions of the real property described above of which the owner has been notified in writing by the locality, nor any pending violation of the local zoning ordinance which the violator has not abated or remedied under the zoning ordinance, within a time period set out in the written notice of violation from the locality or established by a court of competent jurisdiction, except as disclosed on this statement.

Additional Written Disclosure Requirements

FIRST SALE OF A DWELLING: Section 55-518.B. contains other disclosure requirements for transfers involving the first sale of a dwelling because the first sale of a dwelling is exempt from the disclosure requirements listed above. The builder of a new dwelling shall disclose in writing to the purchaser thereof all known material defects which would constitute a violation of any applicable building code.

PLANNING DISTRICT 15: In addition, for property that is located wholly or partially in any locality comprising Planning District 15, the builder or owner, if the builder is not the owner of the property, shall disclose in writing whether the builder or owner has any knowledge of (i) whether mining operations have previously been conducted on the property or (ii) the presence of abandoned mines, shafts, or pits, if any.

The disclosures required by this subsection shall be made by a builder or owner (i) when selling a completed dwelling, before acceptance of the purchase contract or (ii) when selling a dwelling before or during its construction, after issuance of a certificate of occupancy. Such disclosure shall not abrogate any warranty or any other contractual obligations the builder or owner may have to the purchaser. The disclosure required by this subsection may be made on this disclosure form. If no defects are known by the builder to exist, no written disclosure is required by this subsection.

Section 55-519.1 contains a disclosure requirement for properties located in any locality in which there is a military air installation.

Section 32.1-164.1:1 contains a disclosure requirement regarding the validity of septic system operating permits.

See also the Virginia Condominium Act (§ 55-79.39 et seq.), the Virginia Cooperative Act (§ 55-424 et seq.) and the Virginia Property Owners' Association Act (§ 55-508 et seq.).

The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

Leo F. Kephart, Jr. 28 JUNE 2010 Janet Gule 6/28/10
Owner Date Owner Date

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

Purchaser Date

Purchaser Date

DPOR 7/10

SALE: DISCLOSURE AND ACKNOWLEDGMENT OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

For the sale of the Property at: 933 Bellview Road, McLean, VA 22102-1213

Lead Warning Statement

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 (Initial)

IES JJK

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

IES JJK

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

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

Purchaser's Acknowledgment (Initial)

- ____/____ (c) Purchaser has received and had an opportunity to review copies of all information listed above.
- ____/____ (d) Purchaser has received the pamphlet "Protect Your Family From Lead in Your Home."
- ____/____ (e) Purchaser 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 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.

Sales Associates' Acknowledgments (Initial)

JJK

- (f) Listing and Selling Sales Associates are aware of their duty to ensure compliance with 42 U.S.C. 4852d. These Associates have informed the Seller of the Seller's obligations under this law as evidenced by Seller and Purchaser having completed this form.

Certification of Accuracy

The undersigned have reviewed the information above and certify that to the best of their knowledge the information they have provided is true and accurate.

SELLER:

PURCHASER:

15 May 2010 / *Ira F. Kuhn, Jr.* (SEAL)
 Date Signature Ira F. Kuhn

12 May 2010 / *Janet L. Kuhn* (SEAL)
 Date Signature Janet L. Kuhn

18 May 2010 / *Susan M. Koehler* (SEAL)
 Date Signature of Listing Associate
 Susan Koehler/Joe O'Hara

____/____ (SEAL)
 Date Signature

____/____ (SEAL)
 Date Signature

____/____ (SEAL)
 Date Signature of Selling Associate

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NVAR - 1034 - 9/96

Washington Fine Properties, LLC 3201 New Mexico Avenue NW Ste 2 Washington DC, MD 20016
 Phone: (703)350-1234 Fax: Joseph O'Hara

Kuhn - 933

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com



Property Address: 933 BELLVIEW RD, MC LEAN VA 22102 1213

Legal Subdiv/Neighborhood: Condo/Coop Project:
Incorporated City: Absent Owner: No
Owner Name: IRA F KUHN Company Owner:
Addnl: JANET L Care of Name:

MAILING ADDRESS: 933 BELLVIEW RD, MC LEAN, VA 22102 1213

LEGAL DESCRIPTION: HOWARD C HOGG PROP LT 3

Mag/Dist #: 2 Lot: 3 Block/Square:
Election District: Legal Unit #: Grid: Tax Map: 0201 01 0018B
Section: Subdiv Ph: Addl Parcel Flag/#: Map: 04541
Map Suffix: Suffix: Parcel: Sub-Parcel:
Historic ID: Agri Dist: Plat Folio: 201 Plat Liber:
Tax Year 2009

Total Tax Bill: \$21,996 City Tax: Tax Levy Year: 2009
State/County Tax: \$21,479 Refuse: Tax Rate: 1.07
Spec Tax Assmt: \$516 Exempt Class: 00 Homestd/Exempt Status: TAXABLE
Front Foot Fee: Tax Class: Mult. Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2010	\$1,889,900	\$445,000	\$1,444,900	
2009	\$2,065,320	\$744,000	\$1,321,320	
2008	\$2,347,500	\$846,000	\$1,501,500	

DEED Deed Liber: 7140 Deed Folio: 1396
Transfer Date Price Grantor Grantee
09-Sep-1988 \$350,000 KUHN, IRA F JR & JANET L
25-Aug-1987 \$150,000

PROPERTY DESCRIPTION

Year Built: 1989 Zoning Code: 110 Census Trct/Bldk: 480,300/2008
Irregular Lot: Square Feet: 39,217 Acreage: 0.90
Land Use Code: Residential Plat Liber/Folio: /201 Property Class:
Property Class: Quality Grade: Road Description:
Zoning Desc: R-1(RESIDENTIAL 1 DU/AC) Xfer Devel.Right: Road Frontage:
Prop Use: SINGLE FAMILY DETACHED Site Influence: Topography:
Building Use: SINGLE DWELLING OR PATIO Sidewalk: Not Available
Lot Description: BUILDABLE-AVERAGE LOT Pavement: CONNECTED

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:	Wood				
Story Type:	2H	2	1		
Description:				AO	WD
Dimensions:	59X47	17X3	14X3	22X16	382X1
Area:	6,933	102	42	352	382

Foundation: Roofing: Shingle - Wood # of Dormers: 3
Ext Wall: Brick/Stone Style: Year Remodeled:
Stories: 2 Units: Model/Unit Type:

Total Building Area: 7,429 Living Area: 7,429 Base Sq Ft: 2,866
Patio/Deck Type: WOOD DECK Sq Ft: Porch Type: Sq Ft:
Balcony Type: Sq Ft: Pool Type: Sq Ft:
Attic Type: Sq Ft: Roof Type:

Rooms: 10 Fireplace Type: Fireplaces: 4
Bedrooms: 4 Bsmt Type: Garage Type: Attached
Full Baths: 4 Bsmt Tot Sq Ft: 2,866 Garage Const.:
Half Baths: 1 Bsmt Fin Sq Ft: Garage Sq Ft: 0
Baths: 4.50 Bsmt Unfin Sq Ft: 2,866 Garage Spaces:

Other Rooms: Air Conditioning:
Other Amenities: AIR COND Interior Floor: HARDWOOD
Appliances: Outbuildings:
Gas: Connected Heat: Forced Air Sewer: Connected Fuel:
Electric: Connected Water: Connected Underground: Not Available Walls:

Tax Record Updated : 24-Apr-2010

Courtesy of: Joe O'Hara
Home: (703) 350-1234 Office:
Cell: (703) 350-1234 Email: Joe.OHara@wfp.com
Company: Washington Fine Properties LLC
Office: (202) 944-5000 Fax: (202) 944-5021

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Accuracy of square footage, lot size and other information is not guaranteed.

