



Disclosure Documents

6304 Walden Woods
McLean, VA 22101

Joe O'Hara

Serving the Greater DC Area

Washington Fine Properties

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Pertinent Information

General Information:

Legal Owners: Fayez S. Omar and Elahe B. Omar
 Property Address: 6304 Walden Woods Court, McLean, VA 22101
 Legal Description: WALDEN OF MCLEAN LT 19
 Property Tax ID: 31-3-51- -19
 Year Built: 1998
 Lot Size: .24
 Legal Subdivision: Walden of McLean
 Advertised Subdivision: Walden of McLean
 HOA Fee: \$480 Annually
 Total Tax Bill (2009): \$13,213
 ES/MS/HS: Chesterbrook / Longfellow / McLean

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"/>	___	Alarm System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___	Freezer (Separate)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___	Storage Shed
<input type="checkbox"/>	<input checked="" type="checkbox"/>	___	Attic Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___	Furnace Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___	Stove or Range
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Built-in Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Garage Door Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Sump Pump
<input type="checkbox"/>	<input checked="" type="checkbox"/>	___	Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	w/Remote	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___	Trash Compactor
<input type="checkbox"/>	<input checked="" type="checkbox"/>	___	Central Vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Gas Log	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Wall Oven
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	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"/>	1	Clothes Washer	<input type="checkbox"/>	<input checked="" 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"/>	2	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"/>	2	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"/>	3	Fireplace Scr/Door	<input type="checkbox"/>	<input checked="" type="checkbox"/>	___	Satellite Dish				

Exclusions:

- Mirror at main level powder room
- Chandelier at dining room
- Gold silk curtains and accompanying hardware at main level study/sitting room, living room, and dining room
- Decorative fireplace cover at main level family room

As is Items: None

Utilities:

Water Supply: Public Private Well Community Well
Sewage Disposal: Public Septic # BR: _____
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 2____
 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/ 6304 Walden Woods Court, McLean, VA 22101

Legal Description: WALDEN OF MCLEAN LT 19

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.

<u>F. S. Omar</u> <u>6/28/10</u> Owner Date	<u>E. B. Omar</u> <u>6/28/10</u> Owner Date
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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

Property Address: 6304 WALDEN WOODS CT, MC LEAN VA 22101 3165

Legal Subdiv/Neighborhood: WALDEN OF MCLEAN

Incorporated City:

Owner Name: FAYEZ S OMAR

Addtl: ELAHE B

MAILING ADDRESS: 6304 WALDEN WOODS CT, MC LEAN, VA 22101 3165

LEGAL DESCRIPTION: WALDEN OF MCLEAN LT 19

Mag/Dist #: 2

Election District:

Section:

Map Suffix:

Historic ID:

Tax Year 2009

Lot: 19

Legal Unit #:

Subdiv Ph:

Suffix:

Agri Dist:

Condo/Coop Project:

Phone #:

Company Owner:

Care of Name:

Absent Owner: No

Block/Square:

Grid:

Addl Parcel Flag/#:

Parcel:

Plat Folio: 313

Tax Map: 0313 51 0019

Map: 69361

Sub-Parcel:

Plat Liber:

Total Tax Bill: \$13,213

State/County Tax: \$12,903

Spec Tax Assmt: \$310

Front Foot Fee:

Exempt Class: 00

Tax Class:

City Tax:

Refuse:

Homestd/Exempt Status: TAXABLE

Mult. Class:

Tax Levy Year: 2009

Tax Rate: 1.07

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2009	\$1,240,670	\$486,000	\$754,670	
2008	\$1,284,010	\$506,000	\$778,010	
2007	\$1,284,010	\$400,000	\$884,010	

Transfer Date	Price	Grantor	Deed Folio: 1699	Grantee
20-Jul-1998	\$673,435			OMAR, FAYEZ S & OMAR, ELAHE B
18-Mar-1998	\$216,075			

PROPERTY DESCRIPTION

Year Built: 1998
 Irregular Lot:
 Land Use Code: Residential
 Property Class:
 Zoning Desc: R-3C(R-3 W/CLUSTER DEV)
 Prop Use: SINGLE FAMILY DETACHED
 Building Use: SINGLE DWELLING OR PATIO
 Lot Description: BUILDABLE-AVERAGE LOT

Zoning Code: 131
 Square Feet: 10,500
 Plat Liber/Folio: /313
 Quality Grade:
 Xfer Devel Right:
 Site Influence:

Census Trct/Blck: 470,400/4000
 Acreage: 0.24
 Property Card:
 Road Description:
 Road Frontage:
 Topography:
 Sidewalk: Connected
 Pavement: CONNECTED

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:	Wood				
Story Type:	2H	2H	2		
Description:				AO	OH
Dimensions:	39X38	26X2	21X21	444X1	64X1
Area:	3,705	130	882	444	64
Foundation:		Roofing: Shingle - Composite		# of Dormers:	
Ext Wall: Siding - Alum/Viny		Style:		Year Remodeled:	
Stories: 2		Units:		Model/Unit Type: OAKTON	
Total Building Area: 5,225			Living Area: 5,225	Base Sq Ft: 1,975	
Patio/Deck Type:	Sq Ft:		Porch Type: Open	Sq Ft: 24	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms: 14		Fireplace Type:		Fireplaces: 3	
Bedrooms: 5		Bsmt Type: Daylight Full		Garage Type: Attached	
Full Baths: 5		Bsmt Tot Sq Ft: 1,975		Garage Const.:	
Half Baths: 1		Bsmt Fin Sq Ft: 723		Garage Sq Ft: 0	
Baths: 5.50		Bsmt Unfin Sq Ft: 1,252		Garage Spaces:	
Other Rooms: BSMT BEDRM/DEN			Air Conditioning:		
Other Amenities: AIR COND			Interior Floor: HARDWOOD		
Appliances:			Outbuildings:		
Gas: Connected	Heat: Forced Air		Sewer: Connected	Fuel:	
Electric: Connected	Water: Connected		Underground: Connected	Walls:	

Tax Record Updated : 24-Nov-2009

Courtesy of: Joe O'Hara
 Home: (703) 350-1234
 Cell: (703) 350-1234
 Company: Washington Fine Properties LLC
 Office: (202) 944-5000

Office:
 Email: Joe.OHara@wfp.com
 Fax: (202) 944-5021

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

