



Disclosure Documents

510 N. Columbus Street
Alexandria, VA 22314

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: Steve Styliandoudis & Vallerey Stylianoudis
 Property Address: 510 N. Columbus Street, Alexandria, VA 22314
 Legal Description: LOT 502 J RANDOLPH F DAVIS
 Property Tax ID: 11673000
 Year Built: 1900
 Lot Size: .04 acres
 Legal Subdivision: Carriage Works
 Advertised Subdivision: Carriage Works
 HOA Fee: None
 Total Tax Bill (2009): \$7,119
 ES/MS/HS: ES Lyles-Crouch / MS George Washington / HS T.C. Williams

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	1	Furnace Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Stove or Range
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Built-in Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>	—	Garage Door Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Sump Pump
<input type="checkbox"/>	<input checked="" type="checkbox"/>	—	Ceiling Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	—	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"/>	1	Gas Log	<input type="checkbox"/>	<input checked="" type="checkbox"/>	—	Wall Oven
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Clothes Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Hot Tub Equip/Cover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Wastewater Ejector
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Clothes Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>	—	Water Treat System
<input type="checkbox"/>	<input checked="" type="checkbox"/>	—	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 type="checkbox"/>	<input checked="" type="checkbox"/>	—	Window Treatments
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	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"/>	1	Fireplace Scr/Door	<input type="checkbox"/>	<input checked="" type="checkbox"/>	—	Satellite Dish	<input type="checkbox"/>	<input checked="" type="checkbox"/>	—	

Other Inclusions:

- Solar Panels
- Dual HVAC
- Gas Burning Lantern at front door
- Outdoor Light on each deck (3)
- 42" Plasma TV

Utilities (Check all that apply)

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

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/ 510 N. Columbus Street, Alexandria, VA 22314
Legal Description: LOT 502 J RANDOLPH F DAVIS

- 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.

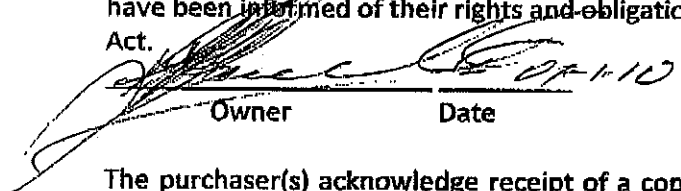
The disclosures required by this subsection shall be made by a builder or owner (i) when selling a completed dwelling, before acceptance of the purchase contract or (ii) when selling a dwelling before or during its construction, after issuance of a certificate of occupancy. Such disclosure shall not 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.).

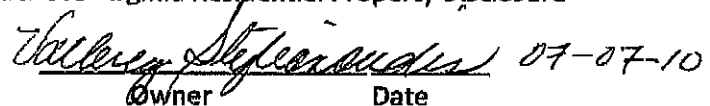
The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.



Owner

07-11-10

Date



Owner

07-07-10

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

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

For the sale of the Property at: 510 N Columbus Street, Alexandria, VA 22314

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)

JS / JS (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):

JS / JS (b)

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

____ / ____ (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:

____ / ____ (SEAL)
 Date Signature Steve Stylianoudis
04-21-10 / ____ (SEAL)
 Date Signature Meray Stylianoudis
 ____ / ____ (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

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Phone: (703)350-1234

Fax: Joseph O'Hara

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

www.zipLogix.com

510 N Columbus

Tax ID: 11673000

County: ALEXANDRIA CITY

Property Address: 510 COLUMBUS ST N, ALEXANDRIA VA 22314 2216

Metropolitan Regional Information Systems, Inc.
Full Tax Record

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21-Apr-2010
12:40 pm

Legal Subdiv/Neighborhood: CARRIAGE WORKS
Incorporated City: ALEXANDRIA
Owner Name: STEVE STYLIANOUDIS
Addtl: VALLEREY

Condo/Coop Project:
Absent Owner: Yes
Company Owner:
Care of Name:

MAILING ADDRESS: 508 NORTH COLUMBUS ST, ALEXANDRIA, VA 22314 2216

LEGAL DESCRIPTION: LOT 502 J RANDOLPH F DAVIS

Mag/Dist #:	Lot: 502	Block/Square: 02	
Election District: 8	Legal Unit #:	Grid:	Tax Map: 064.02-02-25
Section:	Subdiv Ph:	Addl Parcel Flag/#:	Map: 064.02
Map Suffix:	Suffix:	Parcel:	Sub-Parcel:
Historic ID:	Agri Dist:	Plat Folio:	Plat Liber:
Tax Year 2009			

Total Tax Bill: \$7,119	City Tax: \$7,119	Tax Levy Year: 2009
State/County Tax:	Refuse:	Tax Rate: 0.90
Spec Tax Assmt:	Homestd/Exempt Status:	
Front Foot Fee:	Mult. Class:	
Exempt Class: 0		
Tax Class: TAXABLE		

ASSESSMENT

<u>Year Assessed</u>	<u>Total Tax Value</u>	<u>Land</u>	<u>Improvement</u>	<u>Land Use</u>
2009	\$788,338	\$293,481	\$494,857	
2008	\$794,329	\$299,472	\$494,857	
2007	\$821,231	\$258,893	\$562,338	

DEED	Deed Liber: 2004	Deed Folio: 41517
<u>Transfer Date</u>	<u>Price</u>	<u>Grantor</u>
04-Oct-2004	\$360,000	EDSON, STEVEN A
30-Apr-1990	\$130,000	CLAYBORNE JOHN E EXEC
21-Aug-1989	\$0	
		<u>Grantee</u>
		STYLIANOUDIS, STEVE & VALLEREY
		STEVEN A EDSON
		CLAYBORNE, JOHN E EXEC

PROPERTY DESCRIPTION

Year Built: 1900	Zoning Code: RB	Census Trct/Blck: 201,600/2011
Irregular Lot:	Square Feet: 1,737	Acreage: 0.04
Land Use Code: Residential	Plat Liber/Folio: /	Property Card:
Property Class: 9120	Quality Grade: GOOD	Road Description:
Zoning Desc: TOWNHOUSE ZONE	Xfer Devel. Right:	Road Frontage:
Prop Use: ROW (TOWNHOUSE)	Site Influence:	Topography:
Building Use: SINGLE FAMILY		Sidewalk:
Lot Description:		Pavement:

STRUCTURE DESCRIPTION

	<u>Section 1</u>	<u>Section 2</u>	<u>Section 3</u>	<u>Section 4</u>	<u>Section 5</u>
Construction:	Masonry				
Story Type:	2				
Description:					
Dimensions:					
Area:	896				
Foundation:		Roofing:		# of Dormers:	
Ext Wall: Masonry		Style: Standard Unit		Year Remodeled: 1997	
Stories: 2.00		Units:		Model/Unit Type: ROW HOUSE-CENTE	
Total Building Area:			Living Area: 1,606	Base Sq Ft:	
Patio/Deck Type: WOOD	Sq Ft: 90		Porch Type:	Sq Ft: 90	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type:		Fireplaces:	
Bedrooms:		Bsmt Type: Not Specified		Garage Type:	
Full Baths: 3		Bsmt Tot Sq Ft: 803		Garage Const.:	
Half Baths: 0		Bsmt Fin Sq Ft: 803		Garage Sq Ft:	
Baths: 3.50		Bsmt Unfin Sq Ft: 0		Garage Spaces:	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat:		Sewer:	Fuel:	
Electric:	Water:		Underground:	Walls:	

Tax Record Updated : 25-Jun-2009

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.

