

## RESIDENTIAL PROPERTY DISCLOSURE REPORT

This report applies to: 8407 PENNELL ST, FAIRFAX VA 22031 APN:(0493 36 0001)

The Virginia Residential Property Disclosure Act (§ 55-517 et seq. of the Code of Virginia) advises the purchaser of residential real property to exercise their "due diligence" prior to settlement. The purchaser of this report has exercised their due diligence, with the knowledge that this report along with a professional home inspection and repair documentation will assist in making a more informed purchase decision. The following representations are based on public records obtained from the local, state and/or federal government sources. The disclosures provided below are not intended to be part of any contract between the purchaser and the owner.

1. **ADJACENT PARCEL(S)** to the subject property are zoned for agricultural, commercial, industrial, or office permitted uses as designated by the locality.

Yes: **X** No:

2. **HISTORIC DISTRICT ORDINANCES** designated by the locality pursuant to § Section Code 15.2-2306, including review of any local ordinance creating such district or any official map adopted by the locality depicting historic districts.

Yes: No: **X**

3. **RESOURCE PROTECTION AREAS** are contained on the property as established in an ordinance implementing the Chesapeake Bay Preservation Act (§ 10.1-2100) adopted by the locality where the property is located pursuant to section 10.1-2109 of the code of Virginia.

Yes: No: **X**

4. **SEXUAL OFFENDERS** located in the same zipcode as the subject property, as listed in the The Sex Offender and Crimes against Minors Registry program (Chapter 9, of Title 9.1 of the Code of Virginia. This disclosure is not intended to warn citizens about any specific individual. Adult individuals found within the registry are included solely by virtue of their conviction record and applicable state law. For the most current offender information visit the Virginia State Police website at <http://sex-offender.vsp.virginia.gov/sor/index.html> and enter the property address.

5. **DAM BREAK INUNDATION ZONE(S)** shown on the map adopted by the locality depicting dam break zones.

Yes: No: **X**

6. **STORMWATER DETENTION** facilities on the property that are privately owned and maintained by the property owner, with inspection and oversight by the locality. Typical stormwater detention facilities used in residential areas include: dry and wet ponds, rain gardens, trenches, pervious pavement, wetlands and manufactured facilities (which are usually underground baffling systems designed to filter out certain pollutants).

Yes: No: **X**

7. **PUBLIC WASTEWATER (SEWER) SYSTEM** facilities connected or available at the property. Buyers are also advised to investigate the costs associated with maintaining, repairing, or inspecting any wastewater system, including any costs or requirements related to the pump-out of septic tanks, in accordance with terms and conditions as may be contained in the real estate purchase contract. **Public Sewer:** Homeowners are responsible for resolving problems or damages resulting from blockages in the service line if the home is connected to the public sewer system. The service line extends from the home/business to the public sewer, including the connection to the sewer. You may consider contacting your insurance carrier for information about sewer backup insurance. **Septic Tank or Alternative:** When public sewer is not available, a septic system may be installed with the approval from the Division of Environmental Health. For more information on septic systems, review the [US EPA's Home Owner's Guide to Septic Systems](#).

Yes: **X** No:

8. **SOLAR ENERGY COLLECTION DEVICE(S)** on the property. Prospective buyers are advised to exercise due diligence in regard to the right to install or use solar energy collection devices on the property. If solar energy devices already exist on the property, the prospective buyer is advised to find out whether it is a solar lease (i.e. lease costs), prepaid lease, or an owned solar system.

9. **SPECIAL FLOOD HAZARD AREAS** (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency. Prospective homeowners located within a Special Flood Hazard Area may be required to purchase flood insurance if (a) they are being assisted by Federal programs or by Federally supervised, regulated, or insured agencies or lending institutions (b) the property is located in a community that is participating in the National Flood Insurance Program.

Yes: No: **X**

10. A **CONSERVATION EASEMENT OR OTHER EASEMENT** (i.e., agricultural, forest, historic, or open space easement) is located on the property based on information obtained from the National Conservation Easement Database. A conservation easement restricts certain activities on private land, such as commercial development or residential subdivisions. Its main goal is to conserve natural or man-made resources on the land. Land covered by a conservation easement is still privately held land, with the only restrictions on land use being those desired by the owner who places the easement on the property. Easements can restrict or permit certain public uses of the land and do not have to permit public access at all. The decision to allow public access is made by the property owner(s) that places the easement on the property.

Yes: No: **X**

11. A **COMMUNITY DEVELOPMENT AUTHORITY** imposes a special assessment or tax on the subject property. Failure to pay the special assessment or tax, will lead to foreclosure proceedings on the property.

Yes: No: **X**

## ADDITIONAL STATUTORY DISCLOSURES

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12. **PLANNING DISTRICT 15** where mining operations have previously been conducted on the property or (ii) the presence of abandoned mines, shafts, or pits as reported by the Virginia Department of Mines, Minerals and Energy.

Yes: No: **X**

13. **MILITARY AIR INSTALLATION NOISE ZONE** designated on the official zoning map by the locality. The DoD identifies noise zones as a planning tool for local planning agencies. The DoD measures the noise exposure using the day-night average sound level (Ldn or DNL). The abbreviation "DNL" refers to a day-night average sound level. The frequency of actual single noise events may vary over time depending on the operational needs of the military. Single noise events may result in significantly higher noise levels than the average level(s).

Yes: No: **X**

14. **WITHIN A MILITARY AIR INSTALLATION ACCIDENT POTENTIAL ZONE** designated on the official zoning map by the locality. The DoD identifies accident potential zones (APZ's) as a planning tool for local planning agencies. APZ's are areas where an aircraft mishap is most likely to occur if one occurs. They do not reflect the probability of an accident. APZ's follow arrival, departure and pattern flight tracks and are based upon analysis of historical data. For an area to be deemed an APZ, a minimum 5,000 flight operations- landing or takeoff- have to occur annually. DoD recommends that noise sensitive uses (e.g., houses, churches, amphitheaters, etc.) be placed outside the high noise zones and that people-intensive uses (e.g., regional shopping malls, theaters, etc.) not be placed in APZ's. These DoD recommendations are intended to serve only as guidelines. Local governments alone are responsible for regulating land use.

Yes: No: **X**

15. **PROPERTY PREVIOUSLY USED TO MANUFACTURE METHAMPHETAMINE ("METH-LAB")** as reported by the US Drug Enforcement Agency.

Yes: No: **X**

### **Assumptions, Conditions, and Limitation of Liability**

**This Property Disclosure Report (Report) was issued by PROPERTY DISCLOSURE SOLUTIONS, LLC ("PDS"). PDS must receive full payment of fees in order to validate this Report. This Report IS NOT REFUNDABLE AND MAY NOT BE CANCELLED after a successful order has been processed by our on-line system.**

**The liability of PDS is strictly limited to the party that pays for the Report. Therefore, there is no accountability, obligation, or liability to any other party. Possession of this Report may not be referred to or relied upon by any other than the actual recipient without written consent of PDS.**

**Report is issued as of the date specified on the cover page herein. PDS has no obligation to advise recipient or any other person of any relevant circumstance, fact, or change that occurred after such date which pertains to subject property or which modified or otherwise affects the information provided in this Report.**

**While PDS has made a reasonable and systematic attempt to gather the most recent information available about the disclosures that the Report portrays, PDS cautions users that the disclosures are no more complete than the source documents used in their compilation, the vintage of those source documents, and the translation of the information on those source documents.**

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**In no event shall PDS be liable for any special, indirect or consequential damages in connection with or arising out of the issuance of Report. Acceptance of, and/or use of this Report by recipient or any third party constitutes acceptance of the aforementioned conditions.**