



DISCLOSURE OF INCLUSIONS/EXCLUSIONS, LEASED ITEMS, AND UTILITIES ADDENDUM

UPON EXECUTION BY BUYER AND SELLER, THIS DOCUMENT WILL BECOME AN ADDENDUM TO THE CONTRACT OF SALE

SELLER'S DISCLOSURE made on 12/01/2025 ADDENDUM to Contract of Sale dated between Buyer and Seller Randall A. Rowe for Property known as 4037 Holly Knoll Drive, Glen Arm, MD 21057

1. INCLUSIONS/EXCLUSIONS. Included in the purchase price are all permanently attached fixtures, including all smoke detectors (and, carbon monoxide detectors, as applicable). Certain other now existing items which may be considered personal property, whether installed or stored upon the property, are included if box below is checked.

- Checkboxes for various items: Alarm System, Ceiling Fan(s) # 6, Central Vacuum, Clothes Dryer, Clothes Washer, Cooktop, Dishwasher, Drapery/Curtain Rods, Draperies/Curtains, Electronic Air Filter, Exhaust Fan(s) # 5, Exist. W/W Carpet, Fireplace Screens/Doors, Fireplace Equipment, Freezer, Furnace Humidifier, Garage Opener(s) #3, Garage remote(s) # 4, Garbage Disposal, Hot Tub, Equipment & Cover, Intercom, Microwave, Playground Equipment, Pool, Equipment & Cover, Refrigerator(s) # 1, w/ Ice Maker(s) # 4, Satellite Dish, Screens, Shades/Blinds, Storage Shed(s) #, Storm Doors, Storm Windows, Stove or Range, TV Antenna, Trash Compactor, Wall Mount TV Brackets, Wall Oven(s) # 2, Water Filter, Water Softener, Window A/C Unit(s) #, Window Fan(s) #, Wood Stove.

ADDITIONAL INCLUSIONS (SPECIFY): Billiard Table

ADDITIONAL EXCLUSIONS (SPECIFY):

2. LEASED ITEM(S) INCLUDED:

- Checkboxes for leased items: Fuel Tank(s), Solar Panels, Alarm System, Water Treatment System, Other.

ADDITIONAL TERMS AND/OR INFORMATION REGARDING LEASED ITEM(S):

3. UTILITIES: WATER, SEWAGE, HEATING, AND AIR CONDITIONING (check all that apply):

- Utilities checkboxes: Water Supply (Public, Well), Sewage Disposal (Public, Septic, Other), Heating (Gas, Electric, Oil, Heat Pump, Other), Hot Water (Gas, Electric, Oil, Other), Air Conditioning (Gas, Electric, Other).

Utility Service Providers: BGE, Propane & Oil from Tevis

All other terms and conditions of the Contract of Sale remain in full force and effect.

Buyer Signature Date Seller Signature Date (with signature of Randall A. Rowe and date 12/2/2025)

Buyer Signature Date Seller Signature Date



GENERAL ADDENDUM TO CONTRACT OF SALE

(For use with the Maryland Association of REALTORS® residential contract sales form)

Buyer(s): _____

Seller(s): Randall A. Rowe

Property: 4037 Holly Knoll Drive, Glen Arm, MD 21057

1. LEGAL REQUIREMENT: A Contract for the sale of real property is required to be in writing to be enforceable under the laws of the State of Maryland. Once signed by the parties, the Contract becomes a legally binding agreement. The original terms of the Contract can only be altered thereafter with the agreement of the parties expressed in writing. All parties have the right to be represented by an attorney and are encouraged to seek competent advice if they do not understand any term(s) of the Contract. The broker/agent is required to promptly submit all written Contract offers to the Seller.

2. INTENDED USE: The use of a particular property may be limited or restricted as a result of zoning laws, local ordinances and/or restrictive covenants applicable to the property. The Contract of Sale form provided by the broker/agent is designed and intended for use only in the purchase and sale of single family residences or unimproved residential property. If Buyer intends to use a property for any other purpose, the standard Contract of Sale form may not adequately serve to protect Buyer's interests without the addition of an appropriate clause or addendum conditioning the Contract offer upon a determination that Buyer's intended use of the Property will be permitted.

3. COVENANTS AND RESTRICTIONS: A majority of homes, whether new or re-sale, located in a subdivision are subject to certain restrictions applicable to the use of the Property as well as the construction of certain improvements to the Property referred to as covenants. In the case of Property subject to a Homeowners Association or Condominium Association, the covenants are contained in a Declaration of Covenants and Restrictions as well as the Bylaws of the Association. However, other properties may be subject to covenants as part of a **voluntary** Community Association or even with no association. **Seller Acknowledges:**

The property _____ / _____ IS, or IS NOT, part of a recorded subdivision with restrictive covenants.
AND

The property _____ / _____ IS, or IS NOT, part of a **voluntary** Community Association.

Current voluntary fees or assessments for the community association are \$ _____ Annually/Quarterly/Monthly (circle one)

Name of Association _____

Address _____

Contact _____ Phone _____ Email _____

OR

The Seller is unaware of the property as being part of any restrictive covenants or **voluntary** community associations.

 Seller Initials

4. PRIVATE AGREEMENTS: Some Property may be subject to agreements, covenants or restrictions relating to the cost of certain maintenance items, restricting the use of properties or dealing with other matters. For example, properties sharing a driveway are often subject to such agreements. These private agreements do not fall within the required disclosures of HOA or condominium laws and may or may not be recorded. Buyer should make inquiries of Seller prior to or at the time of contract.

5. EQUAL HOUSING OPPORTUNITY: A REALTOR is required by federal, state and local law, and the Code of Ethics of the National Association of REALTORS to treat all parties in a non-discriminatory manner without regard to race, color, religion, sex, familial status, national origin, marital status, sexual orientation, gender identity, disability, source of income, or other protected classifications under Fair Housing Laws.

6. SETTLEMENT: All persons to be in title and/or responsible where a mortgage is to be created should be present at the time of settlement and may be required to provide proper identification. Buyer should establish gas, electric and water service in Buyer's name commencing the day of settlement. Buyer should be prepared at the time of settlement to pay the settlement costs and the balance due under the Contract. Buyer must provide for amounts to be paid at settlement in acceptable form (cash, wired funds, bank check or certified check) to meet title company guidelines. In some cases, Seller may be required to provide funds in

excess of any sales proceeds in order for settlement to occur, in which event, Seller also should be prepared to make payment in an approved form. Any party uncertain of the amount required at settlement, or approved methods to pay, should make inquiry of the title company or settlement attorney prior to settlement.

7. MORTGAGE REQUIREMENTS: Buyer acknowledges that, as a condition of obtaining a mortgage loan, lenders may require proof of hazard insurance coverage and may also require flood insurance coverage. Depending upon the type of mortgage applied for by Buyer, lenders may require certain certifications that relate to a Property or require inspections/appraisals that certify that a Property is free of specific hazards or conditions.

8. BWI AIRPORT NOTICE: Some properties may be located in the Baltimore/Washington International Airport Noise Zone. A Buyer desiring to obtain a copy of Noise Zone Maps may do so by calling the Office of Noise, Real Estate and Land Use Compatibility at 410-859-7375 or visit <https://marylandaviation.com/environmental/bwi-marshall-noise-zone/> for more information. Information regarding the location of other airports and their operations may be obtained by calling the local zoning office for the area in which the Property is located.

9. ENVIRONMENTAL CONSIDERATIONS; HAZARDOUS MATERIALS: There are many hazardous materials that could affect a Property. The Brokers and their agents will generally have no knowledge of these hazardous materials and do not have the technical expertise to ascertain or advise you of the presence or significance of these hazardous materials. Buyer has the right to request, as a condition of an offer and, subject to acceptance by the Seller, the employment of a specialist of Buyer's choice to provide an analysis of hazardous materials which may be present.

Hazardous materials inside a property can include, but are not limited to, fire retardant treated plywood (FRT), asbestos, aluminum wiring, radon, polybutylene pipe (PB), lead paint, petroleum products, lawn and garden chemicals and indoor air pollutants that can accumulate. Hazardous materials outside the 2 home can include, but are limited to, those found in contaminated land, water, landfills and other disposal sites, industrial air and water emissions, radiation from high tension wires, and those which may be present in underground storage tanks. For additional information pertaining to these materials is available from the Maryland Department of the Environment (MDE) at (410) 537-3000.

Additional information regarding FRT plywood is available from the National Association of Homebuilders at (800) 368-5242.

For additional information regarding Radon buyer can contact the Center for Radiological Health at the MDE at (410) 537-3000 or visit <https://mde.maryland.gov/programs/air/radiologicalhealth/pages/radon.aspx> for further information.

For additional information regarding asbestos buyer can contact the MDE at (410) 537-3000 or visit <https://mde.maryland.gov/programs/air/asbestos/pages/factsaboutasbestos.aspxv> for further information.

Buyer _____ Date _____

Buyer _____ Date _____

Seller Signed by:
Randall A. Rowe _____ Date 12/2/2025
B1711D29696842...

Seller _____ Date _____

This form has been prepared by The Greater Baltimore Board of REALTORS® (GBBR) for the use of their members. GBBR, including its members and employees, assumes no responsibility if this form fails to protect the interests of any party. Each party should seek its own legal, tax, financial, and other advice.



REVISED 03/2025

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BALTIMORE COUNTY NOTICES AND DISCLOSURES ADDENDUM
(For use with Maryland Association of REALTORS® Residential Contract of Sale)

BUYER: _____

SELLER: Randall A. Rowe

PROPERTY: 4037 Holly Knoll Drive, Glen Arm, MD 21057

1. **MASTER PLAN:** Buyer is hereby advised that the Property, or the area in which the Property is located, may be affected by provisions of the current Baltimore County Master Plan. You may wish to review the Master Plan. To become fully informed of current and future land use plans, facilities plans, public works plans or school plans, you should consult the appropriate Baltimore County agency for information regarding such plans. For further information, contact Baltimore County Office of Planning at 410-887-3211, 401 Bosley Avenue, Suite 406, Towson, Maryland, 21204.

<https://www.baltimorecountymd.gov/Agencies/planning/masterplanning/masterplan2020download.html>

Buyer acknowledges that Seller has informed Buyer that (a) the Property may be affected by provisions of the Master Plan and that Buyer may wish to review the Master Plan, and (b) in order to become fully informed of current and future land use plans, facilities plans, public works plans, school plans, or other plans affecting the Property or locality, Buyer should consult the appropriate state, Baltimore County or other authorities for information regarding such plans.

Buyer's Signature _____ Buyer's Signature _____

2. **DEVELOPMENT PLAN:** Buyer is hereby advised that the Property, or the area in which the Property is located, may be affected by the provisions of a development plan. To become fully informed of any current development plan affecting the Property, and in order to have an opportunity to review such development plan, Buyer should contact the appropriate Baltimore agency. For further information, contact Baltimore County Department of Permits and Development Management at 410-887-3353, 111 W. Chesapeake Avenue, Towson, Maryland, 21204.

https://www.baltimorecountymd.gov/departments/permits/pdm_devmanage

3. **PANHANDLE LOTS:** Buyer is hereby advised that if the Property is a panhandle lot (as defined in Section 32-4-101 of the Baltimore County Code), the County is not responsible for maintaining the road, removing snow, or providing trash collection along the panhandle driveway. For further information, contact Baltimore County Department of Permits and Development Management at 410-887-3353, 111 W. Chesapeake Avenue, Towson, Maryland, 21204.

https://www.baltimorecountymd.gov/departments/permits/pdm_devmanage/

4. **AGRICULTURAL OPERATIONS:** If the Property is located in, or within five hundred feet (500') of an R.C. 4 zone, Buyer is hereby advised that the Property may be subject to inconvenience or discomforts arising from agricultural operations, including, but not limited to: operation of machinery of any kind (including aircraft) during any 24-hour period; the storage and disposal of manure; and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Baltimore County shall not consider an agricultural operation to be a public or private nuisance if the operation complies with all federal, state or county health and zoning requirements and is not being conducted in a negligent manner. For further information, contact Baltimore County Department of Permits & Development Management at 410-887-3353, 111 W. Chesapeake Avenue, Towson, Maryland, 21204.

https://www.baltimorecountymd.gov/departments/permits/pdm_devmanage/

5. **BALTIMORE COUNTY TRANSFER TAX EXEMPTION FOR OWNER-OCCUPIED RESIDENTIAL PROPERTY:** Buyer and Seller are hereby advised that the Baltimore County Transfer Tax does not apply to the first Twenty-Two Thousand Dollars (\$22,000.00) of consideration payable for residentially improved owner-occupied real property. Under Baltimore law, the Buyer will receive the full benefit of this exemption, unless the Seller pays all Baltimore County transfer taxes, in which case the Seller will receive the benefit. **(initial)** _____ Seller agrees to pay all Baltimore County transfer taxes.

6. **NOTICE TO BUYER - SEWER AND/OR WATER SUPPLY:** Seller hereby discloses that the Property is _____ or is not served by a public water supply and is _____ or is not served by a public sewer system.

PROPERTY 4037 Holly Knoll Drive, Glen Arm, MD 21057

7. **PUBLIC WATER OR SEWER FACILITIES; NOTICE TO BUYERS OF REAL ESTATE IN BALTIMORE COUNTY:**

The Property is subject to a fee or assessment charged under the authority granted to developer pursuant to Section 32-4-310 of the Baltimore County Code, which purports to cover or defray the cost of installing all or part of the public water or sewer facilities constructed by the developer of the subdivision known as _____. This fee or assessment is \$ _____, payable annually in the month of _____ to _____ (name and address) (hereinafter called "lienholder") until _____. There may be a right of prepayment or discount for early payment which may be ascertained by contacting the lienholder. The fee and assessment is a contractual obligation between the lienholder and each owner of the Property, that runs with the land, and is not in any way, a fee or assessment of Baltimore County.

8. **NOTICE TO BUYER: PRIVATE WATER SUPPLY/WELL:** (a) If the Property is served by, or intended to be serviced by, a private water supply, attach separate Baltimore County Well Water Notice and Addendum (GBBR form 1451).

(b) **ELEVATED LEVELS OF NATURALLY OCCURRING RADIUM:** Buyer is notified that Baltimore County Department of Environmental Protection and Resource Management has advised that, as a result of a water quality survey, elevated levels of naturally occurring radium and uranium have been found in some wells located in the Baltimore Gneiss formation. Properties serviced by public water are not impacted. Property Owners in the affected area will be required to test new and replacement wells and, if applicable, install a treatment system (water softener or reverse osmosis), prior to being granted a Certificate of Potability and putting the well into use. There are no regulations that require private owners of existing private wells to meet US EPA drinking water standards for radioactivity. Buyer of property served by private water supply will be provided with the brochure entitled "Radionuclides & Your Well Water: A Homeowner's Guide." For a copy of a general map of Baltimore County showing the potentially affected areas or for further information, Buyer should contact the Baltimore County Department of Environmental Protection and Sustainability at 410-887-2762.

<https://www.baltimorecountymd.gov/departments/environment/groundwatermgmt/educational.html>

Buyer to initial:

_____ If property is served by private water supply, Buyer acknowledges receipt of the brochure entitled "Radionuclides & Your Well Water: A Homeowner's Guide"

9. **NOTICE TO BUYER - HOUSE PHYSICALLY REMOVED FROM FLOOD PLAINS:** Seller hereby discloses to Buyer that the house, building or structure which is the subject of the Contract, _____ has or has not (Seller to initial applicable provision) been physically removed from a 100-year flood plain located in Baltimore County.

10. **HISTORIC OR LANDMARK PROPERTY:** Seller hereby discloses to Buyer that the Property is _____ or is not (Seller to initial applicable provision) located within a historic district under the Baltimore County Code or does _____ or does not (Seller to initial applicable provision) appear on the Baltimore County preliminary landmarks list or final landmarks list. **Buyer acknowledges that if the Property is located within a historic district or appears on either the Baltimore County preliminary or final landmarks list, Buyer's use of the Property shall be subject to the provision of the Baltimore County Code. For further information, contact the Baltimore County Office of Planning at (410) 887-3211, 401 Bosley Avenue, Suite 406, Towson, Maryland 21204.**

https://www.baltimorecountymd.gov/departments/planning/historic_preservation/designating_properties.html

11. RENTAL HOUSING LICENSE -BALTIMORE COUNTY:

- (A) In Baltimore County, all buildings or a portion of a building that contain one to six dwelling units intended or designated as rental units must register and be licensed with Baltimore County on or before January 1, 2009.
- (B) A person who owns and rents a dwelling unit or a portion of a dwelling unit without a license may be subject to the denial, suspension, revocation or non-renewal of the license and/or civil penalties of \$25 per day for each day a violation occurs and \$200 per day for each day a correction notice is not complied with, and there will be a \$1,000 fine for not complying with the Rental Registration Law.
- (C) In the event a rental dwelling located in Baltimore County is sold or a change of ownership of the dwelling occurs, the new property owner is required to notify the Baltimore County Department of Permits and Development Management of the change of ownership.

<https://www.baltimorecountymd.gov/departments/permits/rentalregistration/index.html>

12. NOTICE ON ZONES OF DEWATERING INFLUENCE

The property may be located in a "Zone of Dewatering Influence." Such a zone is defined under Maryland law as the area surrounding a surface pit mine in "karst" terrain (limestone and carbonate rock containing closed depressions, sinkholes, caverns, cavities, and underground channels that, partially or completely, may capture surface streams), where groundwater has been depleted through pumping activities in the subject mine. Dewatering of karst terrain may result in gradual caving in or sinking of the surface of the land. Dewatering may also result in declining ground water levels, which may affect the yield of wells on a property. The Maryland Department of the Environment (MDE) is required to provide on its website for use by the public a searchable map of established zones of dewatering influence. The MDE website can be accessed at <http://www.mde.maryland.gov>.

A PURCHASER OF REAL PROPERTY LOCATED IN BALTIMORE COUNTY, CARROLL COUNTY, FREDERICK COUNTY, OR WASHINGTON COUNTY IS ADVISED TO CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT TO DETERMINE WHETHER THE REAL PROPERTY FOR PURCHASE IS LOCATED WITHIN A ZONE OF DEWATERING INFLUENCE. MARYLAND LAW PROVIDES CERTAIN REMEDIES FOR PROPERTY IMPACTED BY DEWATERING.

_____	_____
BUYER	DATE
_____	_____
BUYER	DATE
Signed by: <i>Randall A. Rowe</i>	12/2/2025
_____	_____
SELLER	DATE
_____	_____
SELLER	DATE

This form has been prepared for the sole use of the following Boards/Associations of REALTORS® and their members. Each Board/Association, including its members and employees, assumes no responsibility if this form fails to protect the interests of any party. Each party should seek its own legal, tax, and financial or other advice.

The Greater Baltimore Board of REALTORS®, Inc.	Harford County Association of REALTORS®, Inc.
Carroll County Association of REALTORS®, Inc.	Howard County Association of REALTORS®, Inc.

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NOTICE TO BUYER AND SELLER OF BUYER'S RIGHTS AND SELLER'S OBLIGATIONS UNDER MARYLAND'S SINGLE FAMILY RESIDENTIAL PROPERTY CONDITION DISCLOSURE LAW

ADDENDUM dated _____ to the Contract of Sale
between Buyer _____
and Seller Randall A. Rowe _____ for Property
known as 4037 Holly Knoll Drive, Glen Arm, MD 21057

NOTE: This notice does not apply to: (1) the initial sale of single family residential property which has never been occupied, or for which a certificate of occupancy has been issued within one year prior to the date of the Contract; (2) a transfer that is exempt from the transfer tax under Subsection 13-207 of the Tax-Property Article, except land installments contracts of sale under Subsection 13-207(a)(11) of the Tax-Property Article and options to purchase real property under Subsection 13-207(a)(12) of the Tax-Property Article; (3) a sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure; (4) a sheriff's sale, tax sale, or sale by foreclosure, partition or by court appointed trustee; (5) a transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust; (6) a transfer of single family residential real property to be converted by the buyer into a use other than residential use or to be demolished; or (7) a sale of unimproved real property.

Section 10-702 of the Real Property Article of the Annotated Code of Maryland ("Section 10-702") requires that a seller of a single family residential property ("the property") deliver to each buyer, on or before entering into a contract of sale, on a form published and prepared by the Maryland Real Estate Commission, **EITHER**:

- (A) A written property condition disclosure statement listing all defects including latent defects, or information of which the seller has actual knowledge in relation to the following:
- (i) Water and sewer systems, including the source of household water, water treatment systems, and sprinkler systems;
 - (ii) Insulation;
 - (iii) Structural systems, including the roof, walls, floors, foundation and any basement;
 - (iv) Plumbing, electrical, heating, and air conditioning systems;
 - (v) Infestation of wood-destroying insects;
 - (vi) Land use matters;
 - (vii) Hazardous or regulated materials, including asbestos, lead-based paint, radon, underground storage tanks, and licensed landfills;
 - (viii) Any other material defects, including latent defects, of which the seller has actual knowledge;
 - (ix) Whether the required permits were obtained for any improvements made to the property;
 - (x) Whether the smoke alarms:
 - 1. will provide an alarm in the event of a power outage;
 - 2. are over 10 years old; and
 - 3. if battery operated, are sealed, tamper resistant units incorporating a silence/hush button and use long-life batteries as required in all Maryland homes by 2018; and
 - (xi) If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, whether a carbon monoxide alarm is installed on the property.

"Latent defects" under Section 10-702 means material defects in real property or an improvement to real property that:

- (i) A buyer would not reasonably be expected to ascertain or observe by a careful visual inspection, and
- (ii) Would pose a threat to the health or safety of the buyer or an occupant of the property, including a tenant or invitee of the buyer;

OR

- (B) A written disclaimer statement providing that:
- (i) Except for latent defects of which the seller has actual knowledge, the seller makes no representations or warranties as to the condition of the real property or any improvements on the real property; and
 - (ii) The buyer will be receiving the real property "as is," with all defects, including latent defects, that may exist, except as otherwise provided in the contract of sale of the property.



At the time the disclosure or disclaimer statement is delivered to you ("the buyer"), you are required to date and sign a written acknowledgement of receipt on the disclosure or disclaimer statement which shall be included in or attached to the contract of sale.

Section 10-702 further provides that a buyer who receives the disclosure or disclaimer statement on or before entering into a contract of sale does not have the right to rescind the contract based upon the information contained in the disclosure or disclaimer statement.

You are hereby notified that, in certain circumstances, you have the right to rescind your contract with the seller if the seller fails to deliver to you the written property condition disclosure or disclaimer statement. Section 10-702 provides that a buyer who does not receive the disclosure or disclaimer statement on or before entering into the contract has the unconditional right, upon written notice to the seller or seller's agent.

- (i) To rescind the contract at any time before the receipt of the disclosure or disclaimer statement or within 5 days following receipt of the disclosure or disclaimer statement; and
- (ii) To the immediate return of any deposits made on account of the contract.

Your right to rescind the contract under Section 10-702 terminates if not exercised before making a written application to a lender for a mortgage loan, if the lender discloses in writing at or before the time application is made that the right to rescind terminates on submission of the application or within 5 days following receipt of a written disclosure from a lender who has received your application for a mortgage loan, if the lender's disclosure states that your right to rescind terminates at the end of that 5 day period.

Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void. Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

- (i) Closing or occupancy by you, whichever occurs first, in the event of a sale; or
- (ii) Occupancy, in the event of a lease with option to purchase.

The information contained in the property condition disclosure statement is the representation of the seller and not the representation of the real estate broker or sales person, if any. A disclosure by the seller is not a substitute for an inspection by an independent professional home inspection company. You should consider obtaining such an inspection. The information contained in a disclosure statement by the seller is not a warranty by the seller as to the condition of the property of which condition the seller has no actual knowledge or other condition, including latent defects, of which the seller has no actual knowledge. The seller is not required to undertake or provide an independent investigation or inspection of the property in order to make the disclosures required by Section 10-702. The seller is not liable for an error, inaccuracy or omission in the disclosure statement if the error, inaccuracy or omission was based upon information that was not within the actual knowledge of the seller or was provided to the seller by a third party as specified in Section 10-702(i) or (j).

You may wish to obtain professional advice about the property or obtain an inspection of the property.

The undersigned buyer(s) and seller(s) acknowledge receipt of this notice on the date indicated below and acknowledge that the real estate licensee(s) named below have informed the buyer(s) and the seller(s) of the buyer(s)' rights and the seller(s)' obligations under Section 10-702.

Buyer's Signature	Date	<div style="display: flex; justify-content: space-between;"> <div style="font-size: small;">Signed by: <i>Randall A. Rowe</i> REALTOR</div> <div>12/2/2025</div> </div>
Buyer's Signature	Date	Seller's Signature Date
Agent's Signature	Date	<div style="display: flex; justify-content: space-between;"> <div style="font-size: small;">Signed by: <i>Jonathan Schmitt</i> REALTOR</div> <div>12/1/2025</div> </div>
		Agent's Signature Date

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 4037 Holly Knoll Drive, Glen Arm, MD 21057

Legal Description:

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, Annotated Code of Maryland, requires the seller of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the seller is selling the property "as is" and makes no representations or warranties as to the condition of the property or any improvements on the real property, except as otherwise provided in the contract of sale, or in a listing of latent defects; or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects or other information about the condition of the real property actually known by the seller. Certain transfers of residential property are excluded from this requirement (see the exemptions listed below).

10-702. EXEMPTIONS. The following are specifically excluded from the provisions of §10-702:

- 1. The initial sale of single family residential real property:
A. that has never been occupied; or
B. for which a certificate of occupancy has been issued within 1 year before the seller and buyer enter into a contract of sale;
2. A transfer that is exempt from the transfer tax under §13-207 of the Tax-Property Article, except land installment contracts of sales under §13-207(a) (11) of the Tax-Property Article and options to purchase real property under §13-207(a)(12) of the Tax-Property Article;
3. A sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure;
4. A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;
5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. A transfer of single family residential real property to be converted by the buyer into use other than residential use or to be demolished; or
7. A sale of unimproved real property.

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
(2) Would pose a direct threat to the health or safety of:
(i) the purchaser; or
(ii) an occupant of the real property, including a tenant or invitee of the purchaser.

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO SELLERS: Complete and sign this statement only if you elect to disclose defects, including latent defects, or other information about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

NOTICE TO PURCHASERS: The information provided is the representation of the Sellers and is based upon the actual knowledge of Sellers as of the date noted. Disclosure by the Sellers is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge.

How long have you owned the property? _____

Property System: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply [] Public [] Well [] Other _____
Sewage Disposal [] Public [] Septic System approved for _____ (# of bedrooms) Other Type _____
Garbage Disposal [] Yes [] No
Dishwasher [] Yes [] No
Heating [] Oil [] Natural Gas [] Electric [] Heat Pump Age _____ [] Other _____
Air Conditioning [] Oil [] Natural Gas [] Electric [] Heat Pump Age _____ [] Other _____
Hot Water [] Oil [] Natural Gas [] Electric Capacity _____ Age _____ [] Other _____

Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems? Yes No Unknown

Comments: _____

2. Basement: Any leaks or evidence of moisture? Yes No Unknown Does Not Apply

Comments: _____

3. Roof: Any leaks or evidence of moisture? Yes No Unknown

Type of Roof: _____ Age _____

Comments: _____

Is there any existing fire retardant treated plywood? Yes No Unknown

Comments: _____

4. Other Structural Systems, including exterior walls and floors:

Comments: _____

Any defects (structural or otherwise)? Yes No Unknown

Comments: _____

5. Plumbing system: Is the system in operating condition? Yes No Unknown

Comments: _____

6. Heating Systems: Is heat supplied to all finished rooms? Yes No Unknown

Comments: _____

Is the system in operating condition? Yes No Unknown

Comments: _____

7. Air Conditioning System: Is cooling supplied to all finished rooms? Yes No Unknown Does Not Apply

Comments: _____

Is the system in operating condition? Yes No Unknown Does Not Apply

Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?

Yes No Unknown

Comments: _____

8A. Will the smoke alarms provide an alarm in the event of a power outage? Yes No

Are the smoke alarms over 10 years old? Yes No

If the smoke alarms are battery operated, are they sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries as required in all Maryland Homes by 2018? Yes No

Comments: _____

9. Septic Systems: Is the septic system functioning properly? Yes No Unknown Does Not Apply

When was the system last pumped? Date _____ Unknown

Comments: _____

10. Water Supply: Any problem with water supply? Yes No Unknown

Comments: _____

Home water treatment system: Yes No Unknown

Comments: _____

Fire sprinkler system: Yes No Unknown Does Not Apply

Comments: _____

Are the systems in operating condition? Yes No Unknown

Comments: _____

11. Insulation:

In exterior walls? Yes No Unknown

In ceiling/attic? Yes No Unknown

In any other areas? Yes No Where? _____

Comments: _____

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?

Yes No Unknown

Comments: _____

Are gutters and downspouts in good repair? Yes No Unknown

Comments: _____

13. Wood-destroying insects: Any infestation and/or prior damage? Yes No Unknown

Comments: _____

Any treatments or repairs? Yes No Unknown

Any warranties? Yes No Unknown

Comments: _____

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property? Yes No Unknown

If yes, specify below

Comments: _____

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

Yes No Unknown

Comments: _____

16. Are there 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 Unknown

If yes, specify below

Comments: _____

16A. If you or a contractor have made improvements to the property, were the required permits pulled from the county or local permitting office? Yes No Does Not Apply Unknown

Comments: _____

17. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District? Yes No Unknown If yes, specify below

Comments: _____

18. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association?

Yes No Unknown If yes, specify below

Comments: _____

19. Are there any other material defects, including latent defects, affecting the physical condition of the property?

Yes No Unknown

Comments: _____

NOTE: Seller(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

The seller(s) acknowledge having carefully examined this statement, including any comments, and verify that it is complete and accurate as of the date signed. The seller(s) further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Seller(s) _____ Date _____

Seller(s) _____ 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 §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO SELLER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned seller(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The seller(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
- (2) Would pose a direct threat to the health or safety of:
 - (i) the purchaser; or
 - (ii) an occupant of the real property, including a tenant or invitee of the purchaser.

Does the seller(s) have actual knowledge of any latent defects? Yes No If yes, specify:

See all inspections attached hereto per the Addendum Transmitting Prior Inspections.

Signed by: Seller Randall A. Rowe Date 12/31/2025
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Seller _____ Date _____

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____



**MARYLAND NON-RESIDENT SELLER
TRANSFER WITHHOLDING TAX ADDENDUM**

ADDENDUM dated _____ to Contract of Sale
between Buyer _____
and Seller Randall A. Rowe

for Property known as 4037 Holly Knoll Drive, Glen Arm, MD 21057

Seller acknowledges, pursuant to Section 10-912 of the Tax-General Article, Annotated Code of Maryland, that if Seller is: 1) a non-resident individual of the State of Maryland or is 2) a non-resident entity which is not formed under the laws of the State of Maryland and is not qualified by or registered with the Maryland State Department of Assessments and Taxation to do business in the State of Maryland, the deed or other instrument of writing that effects a change of ownership to the Property may not be recorded with the clerk of the court for a county or filed with the Maryland State Department of Assessments and Taxation unless payment is first made by the Seller in an amount equal to:

- a) 8% of the total payment to a non-resident seller; **OR**
- b) 8.25% of the total payment to a non-resident entity;

(NOTE: The amount of the payment for a non-resident individual is subject to adjustment on a recurring basis by the Comptroller of Maryland. The amount of the payment for a non-resident entity is subject, from time to time, to change by an Act of the Maryland General Assembly. Seller acknowledges that the amount(s) as set forth in a) and b) above may be greater or lesser than the actual amount(s) due by Seller at time of settlement.)

UNLESS each seller:

1. Certifies, in writing, under the penalties of perjury, that the Seller is a resident of the State of Maryland or is a resident entity of the State of Maryland; **OR**
2. Presents to the clerk of the circuit court for a county or the Maryland State Department of Assessments and Taxation a certificate issued by the Comptroller of the State of Maryland stating that: i) there is no tax due in connection with the sale or exchange of the Property; or ii) a reduced amount of tax is due from the Seller and the reduced amount is collected by the clerk of the circuit court for a county or the Maryland Department of Assessments and Taxation before recording or filing; **(NOTE: If Seller intends to obtain a certificate from the Comptroller's office, Seller should immediately contact the Comptroller at 1-800-MDTAXES. Obtaining the certificate requires a MINIMUM of three (3) weeks); OR**
3. Has satisfied the tax liability or has provided adequate security to cover such liability; **OR**
4. Certifies, in writing, under the penalties of perjury, that the Property being transferred is the Seller's principal residence.

As defined under Maryland law and as used in a) and b) above, the term "total payment" means the net proceeds paid to the Seller for the Property and associated tangible personal property, less: 1) debts owed by the Seller and secured by a mortgage or other lien against the Property being paid upon the sale or exchange of the Property and 2) other expenses of the Seller arising out of the sale or exchange of the Property and disclosed on a settlement statement prepared in connection with the sale or exchange of the Property. "Total payment" includes the fair market value of any property transferred to the Seller.

Signed by: Randall A. Rowe

Seller's Signature

12/2/2025

Date

Seller's Signature

Date





**Consumer Notice to Buyers of Residential Real Estate in Maryland
(Include with Exclusive Buyer/Tenant Representation Agreement)**

Buyers of residential real estate in Maryland are advised to inquire about the following items:

COVENANTS RUNNING WITH THE LAND: Covenants running with the land are agreements that stipulate that ownership of the land cannot be transferred unless the new owner agrees to continue to abide by the covenants. They cannot be separated from the land and transfer with it. For example, an individual might own property subject to a covenant that requires the property to be used for charitable purposes only. A buyer who purchases the property must agree to use the property for charitable purposes only.

DEED RESTRICTIONS: Deed restrictions are provisions in a deed that limit the use of the property. With some exceptions, deed restrictions cannot be removed by the new owner.

EASEMENTS: An easement is a right, privilege, or interest that one party has in the land of another. There are many types of easements, including, conservation easements, utility easements, gas line easements, and power line easements. Easements may be in property deeds or title papers, and are part and parcel of the land they affect.

LEASES: A lease is any agreement that gives rise to a landlord/tenant relationship. Unless otherwise specified in the lease agreement, the buyer of a property occupied by a tenant under a lease is bound by the conditions and terms of the lease.

ONSITE SEWAGE DISPOSAL SYSTEMS (OSDS) WITH BEST AVAILABLE TECHNOLOGY (BAT): An OSDS is a wastewater treatment system that discharges the treated effluent into the ground. An OSDS with best available technology reduces nitrogen levels. If an OSDS system with BAT is installed on the property, Seller may have used state funds to purchase the system. If state funds were used to purchase the system, the property may be encumbered by an easement that obligates the owner of the property to comply with certain requirements such as maintaining the system and allowing the Maryland Department of the Environment and the county/city in which the property is located to inspect the system. Buyer is advised to inquire about the terms under which an OSDS system with BAT was installed on the property and check with the appropriate city/county agency.

PROPANE TANKS: Propane is a source of energy that is used for heating homes and water, cooking and refrigerating food, drying clothes, and fueling gas fireplaces and barbecue grills. Propane tanks may be owned or leased. If a propane tank is installed on the property, Buyer is advised to inquire about the terms under which the propane tank was installed, how to transfer the ownership or lease, and any costs associated with the transfer.

HOME SECURITY SYSTEMS THAT RECORD AUDIO: Buyer is advised that Maryland law prohibits **audio recording** of private conversations without the consent of all parties.

SOLAR PANELS: Solar panels are devices that convert light into electricity. If solar panels are installed on the property, Buyer is advised to inquire about the terms under which the solar panels were installed, how to transfer the ownership or lease, and any costs associated with the transfer.

WIRE FRAUD THROUGH EMAIL: Buyer is advised to never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Buyer should always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Buyer should never wire money without double-checking that the wiring instructions are correct.

DEPOSIT HELD BY ESCROW AGENT: Buyer is advised that an escrow agent, other than a Maryland licensed real estate broker, is not subject to the same legal requirements that Maryland licensed real estate brokers are under the Maryland Real Estate Brokers Act concerning the holding and the release of deposit monies. If the deposit is going to be held by a third party other than by a Maryland licensed real estate broker involved in the transaction, the parties are required to enter into a separate written escrow agreement, binding upon the parties and the escrow agent that complies with Section 10-802 of the Real Property Article, Annotated Code of Maryland.

SMOKE ALARMS: Buyer is notified that there were changes in Maryland law regarding smoke alarms and smoke detectors (Section 9-101 et seq. of the Public Safety Article, Annotated Code of Maryland). The type of smoke alarm required in a dwelling depends upon the age of the property. As of January 1, 2018, among other changes, no alarm—battery powered or hard-wired—may be older than 10 years from the date of manufacture, and if battery powered, be sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries. There are penalties for non-compliance. Additionally, some jurisdictions have more stringent rules for new construction or for rentals. Buyer is advised to inquire about smoke alarm compliance. Buyer may





STATE OF MARYLAND
REAL ESTATE COMMISSION

Consent for Dual Agency

(In this form, the word "seller" includes "landlord"; "buyer" includes "tenant"; and "purchase" or "sale" includes "lease")

When Dual Agency May Occur

The possibility of Dual Agency arises when:

- 1) The buyer is interested in a property listed by a real estate broker; and
- 2) The seller's agent and the buyer's agent are affiliated with the same real estate broker.

Important Considerations Before Making a Decision About Dual Agency

A broker or broker's designee, acting as a dual agent does not exclusively represent either the seller or buyer; there may be a conflict of interest because the interests of the seller and buyer may be different or adverse. As a dual agent, the real estate broker does not owe undivided loyalty to either the seller or buyer.

Before the buyer and seller can proceed to be represented by a broker acting as a dual agent, they must both sign Consent for Dual Agency. If the buyer has previously signed Consent for Dual Agency, the buyer must **affirm** the buyer's consent for the purchase of a particular property before an offer to purchase is presented to the seller. If the seller has previously signed Consent for Dual Agency, the seller must **affirm** the seller's consent for the sale of the property to a particular buyer before accepting an offer to purchase the property. The **affirmation** is contained on Page 2 of this form.

Your Choices Concerning Dual Agency

In a possible dual agency situation, the buyer and seller have the following options:

1. **Consent in writing to dual agency.** If all parties consent in writing, the real estate broker or the broker's designee (the "dual agent") shall assign one real estate agent affiliated with the broker to represent the seller (the seller's "intra-company agent") and another agent affiliated with the broker to represent the buyer (the buyer's "intra-company agent"). Intra-company agents are required to provide the same services to their clients that agents provide in transactions not involving dual agency, including advising their clients as to price and negotiation strategy.
2. **Refuse to consent to dual agency.** If either party refuses to consent in writing to dual agency, the real estate broker must terminate the brokerage relationship for that particular property with the buyer, the seller, or both. If the seller terminates the brokerage agreement, the seller must then either represent him or herself or arrange to be represented by another real estate company. If the buyer terminates the brokerage agreement, the buyer may choose not to be represented but simply to receive assistance from the seller's agent, from another agent in that company, or from a subagent from another company. Alternatively, the buyer may choose to enter into a written buyer agency agreement with a different broker/company.

SMOKE ALARM LAWS

2018



AS OF JANUARY 1, 2018 - MARYLAND LAW REQUIRES:

IF BATTERY OPERATED ONLY, ALARM MUST:

- Be powered by 10-year sealed battery
- Have a silence/hush feature

IF HARDWIRED ALTERNATING CURRENT (AC) ALARM:

- May NOT be older than 10 years from the date of manufacture*

ONE ALARM MUST BE LOCATED ON EACH LEVEL OF THE DWELLING INCLUDING THE BASEMENT

NOTE: REGARDLESS OF WHEN BUILT, battery operated only alarms must be powered by 10-year sealed batteries, and no unit, whether battery operated or AC, may be older than 10 years. Types of alarms found in homes have changed over time based on requirements at the time of construction.

BUILT BEFORE 7/1/75	BUILT BETWEEN 7/1/75 - 1/1/89	BUILT BETWEEN 1/1/89 - 7/1/90	BUILT BETWEEN 7/1/90 - 7/1/13	BUILT AFTER 7/1/13
Located: Each hallway outside bedroom(s)	Located: Each hallway outside bedroom(s)	Located: Each hallway outside bedroom(s)	Located: Each hallway outside bedroom(s)	Located: Each hallway outside bedroom(s) AND in each bedroom

BE AWARE!

- Hardwired AC Alarms must be replaced with hardwired alarms of the same type.
- Additional alarms required as of January 1, 2018 (such as in basement) may be battery operated if they are 10-year sealed battery alarms with a silence/hush button feature.
- A seller who fails to comply with the law is subject to a fine, imprisonment, or both.
- As required by law, any information about alarms that is shared with a REALTOR® is considered a material fact that must be disclosed to all parties.

*NOTE: Date of manufacture will be marked on back of smoke alarm. If no date is printed on device, it should not be used.

KEY

- B: Battery powered alarm
- AC: Alarm powered by alternating current (hardwired)
- AC-AC: Hardwired interconnected alarm
- BB: Battery Backup
- 2nd ⚡ Alternate secondary power source (i.e. WiFi or Radio Frequency)

ADDEDNDUM TRANSMITTING PRIOR INSPECTIONS

BUYER:
SELLER: Randall A. Rowe
PROPERTY: 4037 Holly Knoll Drive, Glen Arm, MD 21057
DATE:
ADDENDUM # _____ TO CONTRACT OF SALE DATED _____

For valuable consideration, receipt of which is hereby acknowledged, we, the undersigned parties, hereby agree as follows:

As an accommodation to Buyer, Seller hereby delivers a copy of the following inspection reports:

- Seneca Home and Radon Inspections
- Clear Choice Pool Inspection
- Home Land Water Quality, Well Yield, and Septic
- Clean Sweep Chimney

that Seller obtained when Seller purchased the property in September of 2025. Delivery is made without inspection or any duty on the part of the Seller to inspect the report or any findings contained in it. Delivery also is made and accepted without any representation, warranty or recourse against Seller whatsoever. Seller specifically disclaims any representations and warranties concerning the report, including but not limited to the nature or extent of the inspection, the contents of the report or anything not contained in the report. Seller also specifically disclaims all liability for anything relating to the report. Buyer accepts delivery of the report subject to the foregoing and waives any recourse against Seller with respect to it.

Counterparts: This addendum may be signed in counterparts, which taken together shall constitute one instrument. Signatures obtained by facsimile shall be deemed to be originals.

All other terms and conditions of the Contract shall remain the same and in full force and effect.

BUYER

Date

BUYER

Date

Signed by:
Randall A. Rowe

12/31/2025

SELLER

Date

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SELLER

Date

Information / Overview

CUSTOMER NAME: Randy & Evie Rowe
PROPERTY ADDRESS: 4037 Holly Knoll Dr, Glen Arm, MD 21057
INSPECTION DATE: 8/28/2025
STARTING TIME: 8:25 AM
ENDING TIME: 11:45 AM Write 5:20-7:30 PM

SENECA HOME INSPECTION, INC.
 Chris and Cam Snyder
 20810 Slab Bridge Road
 Freeland, MD 21053
 410-343-1535 / Chris9959@gmail.com
 MAHI/ASHI Member MD Lic# 29311

LIST HOUSE AGE: Approx 43 yr. **MAIN ROOF AGE:** Approx 19 yr

HOUSE TYPE: Single Town Duplex Condo **OCCUPANCY:** Vacant Occupied Storage

FRONT FACES: North East South West **NIGHT TEMP:** < 32° 60° > 60°

PAST WEATHER: Dry Rain Big rain Snow **TEMP NOW:** < 32° < 60° > 60° 80°+

WEATHER NOW: Clear Rainy Big rain Clouds Snowy/Sleet High winds Snow covered

ATTENDED BY: Buyer 100 % Buy agent 100 % List agent 100 % Seller 100 % Inspector only

BUYER AGENT: Elizabeth Atwood **LISTING AGENT:** Michelle Pappas

THE HOUSE IN PERSPECTIVE – General observation of the home in its current condition.

Overall, the 1982 home, which has multiple additions, is in a satisfactory or typical condition for the age with various repairs needed or advised at this time. See below and through the report for all the details. The exterior lighting, generator, and pool were not a part of the inspection. Please call with any questions.

Thank you, Chris and Cam Snyder

INSPECTION OVERVIEW – This is **not** a comprehensive listing. Please read the entire report for all the items noted

MAJOR CONCERNS

An area, item or system which is need of immediate and/or expensive service, repair or upgrade.

None Seen

COMMON SAFETY / CURRENT REPAIR

Typical safety item or current smaller repair in need of prompt attention.

Repair, Safety Issue: Ideally there should be a handrail installed at the rear yard steps.

Repair: Tree branches should be trimmed away from the house and/or roof to avoid damage.

Repair: There were various “fish mouthed” asphalt shingles seen on the roof, mostly on the left side towards the front of the house.

These curled openings in the shingles can be areas prone to leakage and should be repaired.

Improve, Safety Issue: The door between the attached garage and the interior of the house should ideally be fire rated, self closer with at least a 4 inch threshold. The current door does not meet this standard; advise upgrading.

Service: The water conditioning equipment in the basement should be serviced. The salt for the water softener did not look like it had been filled in some time.

Repair: There are plumbing vent lines in the attic of the 2 door garage that have openings that should be capped off to help prevent sewer gas from entering the attic.

Correct, Safety Issue: None of the outlets in the 2 door garage tripped when they were tested. Given the age of the garage, they should all be GFCI protected outlets. They may all be connected to a master GFCI outlet that is not tripping and needs replacement, but such an outlet was not found. Have this further reviewed and corrected as needed.

Repair, Safety Issue: A junction box in the attic for the 2 door garage was missing a cover plate. Correct as needed.

Correct, Safety Issue: The ground and neutral wires for the sub panel in the original garage need to be properly separated.

Repair, Safety issue: The yellow CSST piping for the propane did not appear to be bonded to the electrical grounding system. Have an electrician further review and correct as needed.

Correct, Safety Issue: A couple of the outlets in the original attached garage were not GFCI protected. Correct as needed.

Repair as Needed: The humidifier in the rear left addition needs to have its filter pad replaced.

Service: The main air handler for the house in the basement has a HEPA air filter, UV light filter and humidifier installed. There is also a whole house air exchange system installed in the basement. All of these things should have regular service and should be serviced now.

TYPICAL REPAIR / MAINTENANCE

Repair or maintenance item that needs attention but can be done at anytime.

Repair: Some very minor/isolated mortar joint repointing should be done at the rear retaining wall and step columns.

Repair: Various sealing of exposed nail heads is needed at the front right ridge of the roof. Repair as needed.

Monitor, Improve as needed: The basement has signs of minor past water and/or dampness, but showed well during inspection.

Improve any related site drainage to offset future problems. Consult seller about past history.

Repair: There is evidence of typical mice activity in the attics. Contact a pest control specialist to correct.

Monitor: There are copper water lines on a well water system. The integrity of these lines is **not known** as the well water can deteriorate them over time and cause leaks. When this occurs, replacing these lines with a CPVC type line is prudent but costly versus making continual repairs. If some lines have already been replaced, the remaining lines can **fail at anytime**.

Repair: The sump pump pit should be fully sealed off since there is a radon mitigation system installed. Repair as needed.

Monitor, OK?: There appears to have been a past leak in the condensate drain line for the high efficiency propane furnace in the rear left of the house. Ask the seller if this was repaired.

Repair: The Freon line for the 2006 Trane AC needs additional insulation at the exterior condenser unit.

Repair as desired: The sink stopper in the garage bathroom is damaged. Repair or replace as desired.

Repair as desired: The sink stoppers in the MBR do not quite stop the draining of water. Repair as desired.

Repair as desired: The left side hallway full bathrooms sink stopper is not popping up properly without unscrewing the top. It also does not stop water from draining. Repair as desired.

IMPROVE / UPGRADE

Areas that would be logical and beneficial to improve or upgrade.

Can't test: The sump pump was sealed off, inaccessible, a submersible type, etc., and could not be tested.

Improve: The water pressure in the bathrooms was somewhat lower when multiple bathroom fixtures in multiple bathrooms were being run at once. Changing the well pressure switch to a 40/60 switch may help alleviate this. The well pressure switch appears to currently be 30/50 PSI.

AGING SYSTEMS – These items are within or past their normal useful life range. Budget to repair or replace at anytime!

- ORIGINAL PLUMBING FIXTURES
- 2005 BOCK WATER HEATER
- 2006 TRANE CENTRAL AC
- 2006 TRANE HEAT PUMP
- 2005 LOWBOY OIL FURNACE

ADVISORIES-FYI - Areas, beyond the scope of this home inspection, that you should further research and /or investigate.

A SPECIAL NOTE ABOUT "MOLD"

There has been a great deal of concern and misinformation about "mold" over the past several years. "Mold" has always been with us and always will be. This home inspection is **not** a mold inspection. If you are concerned about "mold", you should have further testing done by a qualified company. There are many sources (i.e. EPA website) to get more information on this ever changing, controversial topic.

- **Heat pumps will be operated in either the heating or cooling mode depending on outside temperatures to prevent damage to the equipment.** There can be items found at changeover season, such as reversing valves, that **CANNOT** be tested or known about. If you desire to know the working condition of "both sides" of the heat pump, make further arrangements with the seller to have a qualified company inspect the system at an appropriate time. "Backup" heat will only be tested as feasible in the cooling season.
- Copper water supply lines on private well systems are subject to deterioration and eventual failure due to acidic well water. The integrity of copper supply lines on well systems is **not known** and future performance or failure cannot be predicted. Acid neutralizer water conditioning systems offer the best protection for these copper pipes.
- The water conditioning system was not part of the inspection.
- **•The condition of any flue, vent or chimney is mostly all unseen and the actual condition is NOT known. Have a sweep further review if you desire a full knowledge of the actual condition.**
- Fencing requirements around pools should always be verified with the local municipality.

SMOKE AND CARBON MONOXIDE DETECTORS

All homes should have at least a working smoke detector on each level of the home. (New house requirements are higher than this.) A carbon monoxide detector should also be present and located according to the manufactures guidelines if there is any gas or oil burning appliances, furnaces, fireplaces, etc. present. Also if any wood, coal, pellet, etc appliance are present or if the home has an adjacent garage. **It is your responsibility to make sure these items are working and updated as needed when you move into the home.**

Site

DESCRIPTION OF SITE

- Site Drainage:**
 - The drainage at the front, left and rear of the home is a gentle slope away from the home.
 - The drainage on the right of the home is flat or near level.
- Sidewalks:**
 - The sidewalk at the front of the home is stone.
- Driveway Type:**
 - The driveway is asphalt.
- Retaining Walls:**
 - The retaining wall at the rear of the home is brick.
- Fencing:**
 - The fencing is aluminum.
- Yard Steps:**
 - The yard steps at the rear of the home are brick.

OVERALL IMPRESSIONS

GENERAL COMMENTS

The overall drainage around the home is good.

RECOMMENDATIONS AND/OR REPAIRS

DRAINAGE

Satisfactory: The site drainage around the home is satisfactory.

DRIVEWAY

Satisfactory: There are no driveway repairs observed today. Common cracks and minor flaws are always present.

SIDEWALK

Satisfactory: There were no sidewalk repairs observed today. Common cracks and minor flaws are always present.

RETAINING WALL

Repair: Some very minor/isolated mortar joint repointing should be done at the rear retaining wall and step columns.

LANDSCAPING

Repair: Tree branches should be trimmed away from the house and/or roof to avoid damage.

FENCING

Satisfactory: There were no fencing repairs observed today.

YARD STEP

Repair, Safety Issue: Ideally there should be a handrail installed at the rear yard steps.



LIMITATIONS & ADVISORIES FOR THE SITE INSPECTION

- The inspection is not an assessment of any geological, environmental or buried hazards. These aspects are not known.
- Good site drainage is critical towards having a dry basement or crawl space. Any improvements towards having water flow away from the foundation should be pursued as feasible. **You can count on a wet basement or crawl space if you do not correct the drainage around the home.** Low lying or high water table areas may require expensive waterproof systems to maintain always dry conditions even with acceptable drainage; determining this is beyond the scope of this inspection.

Please also refer to the MD Standards of Practice for a detailed explanation of the scope of this inspection.

Porch / Patio / Deck / Steps / Garage

DESCRIPTION OF PORCH / PATIO / DECK / STEPS / GARAGE

- | | |
|---------------------------------|---|
| Porches or Stoops: | •The porch at the front of the house is a stone type. |
| Patio(s): | •The patios at the rear of the house and around the pool are concrete. •The patio at the rear courtyard is a paver or masonry type. |
| Garage Exterior: | •The garages exteriors are the same as the main house. |
| Garage Roof: | •The garage roofs are the same as the main house; see the roof section. |
| Garage Interior: | •The garage interiors are finished. |
| Overhead Garage Door(s): | •The 3 garage doors are metal doors. •The garage doors have automatic openers installed. |

OVERALL IMPRESSIONS

GENERAL COMMENTS

The two garages are in a normal condition for their age.
 The porch is in typical condition for its age.
 The patios are in typical condition for their age.

RECOMMENDATIONS AND/OR REPAIRS

PORCH

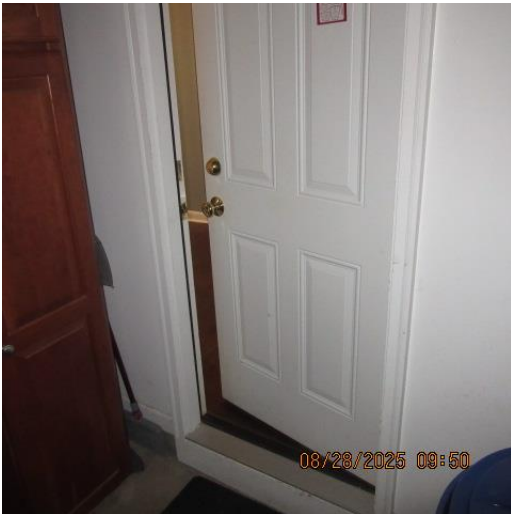
Satisfactory: There were no repairs seen for the porch

PATIO

Satisfactory: There were no repairs seen for the patios.

GARAGE

Improve, Safety Issue: The door between the attached garage and the interior of the house should ideally be fire rated, self closer with at least a 4 inch threshold. The current door does not meet this standard; advise upgrading.



LIMITATION & ADVISORY FOR PORCH / PATIO / DECK / STEPS / GARAGE INSPECTION

- Typically, there are non-readily accessible or concealed items or areas cannot be fully inspected and are not known.
- Outbuildings, sheds, barns, etc. are not part of the inspection unless otherwise noted.

Please also refer to the MD Standards of Practice for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

- Exterior Wall Covering:** •The exterior wall is brick.
- Exterior Trim, Soffits Fascias, Etc:** •The exterior trim is metal.
- Exterior Door Type:** •The exterior door in various locations is an insulated metal type door. •The exterior door at the rear of the house is a sliding type.
- Exterior Window Type:** •The exterior window(s) are a casement type.

OVERALL IMPRESSIONS

GENERAL COMMENTS

The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS AND/OR REPAIRS

EXTERIOR WALLS

Satisfactory: There were no repairs seen for the exterior walls.

EXTERIOR TRIM, SOFFITS & FASCIAS

Satisfactory: There were no repairs seen for the exterior trim.

WINDOWS

Satisfactory: There were no repairs seen for the windows.

EXTERIOR DOORS

Satisfactory: There were no repairs seen for the exterior doors.

HOSE BIBBS

Satisfactory: The exterior hose bibbs were operating properly.

LIMITATIONS & ADVISORIES FOR THE EXTERIOR INSPECTION

- Only a representative sampling, not a comprehensive review of every exterior component, is inspected.
- Screening, shutters, awnings, or similar seasonal accessories, recreational facilities, outbuildings, pools, hot tubs, seawalls, docks, erosion control and earth stabilization measures are not inspected unless specifically noted in this report.

Please also refer to the MD Standards of Practice for a detailed explanation of the scope of this inspection.

Roof System & Chimneys

DESCRIPTION OF ROOF SYSTEM & CHIMNEYS

- Method of Inspection:** •The roof was inspected by walking on the roof but was limited due to the steepness of the roof in areas.
- Roof Covering:** •The roof is a multi-layered asphalt shingle type.
- Roof Flashings:** •The roof flashing(s) are metal. •The roof flashing(s) are shingle material. •The roof flashing(s) are plastic and/or rubber.
- Chimneys/Flues:** •The chimney is brick. •The chimney is metal.
- Roof Drainage System:** •The roof gutter system is aluminum. •The downspouts discharge above and below grade.

OVERALL IMPRESSIONS

GENERAL COMMENTS

Overall, the roof coverings show evidence of normal wear and tear for their estimated age.

RECOMMENDATIONS AND/OR REPAIRS

SLOPED ROOFING

- Repair:** Various sealing of exposed nail heads is needed at the front right ridge of the roof. Repair as needed.
- Repair:** There were various “fish mouthed” asphalt shingles seen on the roof, mostly on the left side towards the front of the house. These curled openings in the shingles can be areas prone to leakage and should be repaired.

FLASHINGS

Satisfactory: There were no flashing repairs seen today.

GUTTERS & DOWNSPOUTS

- Satisfactory:** The gutter system does not need any repair currently.
- Satisfactory:** The downspout system does not need any repair currently.
- Monitor:** Underground downspout discharges should be monitored. If they are ever suspected to be clogged or broken below grade, they should be redirected to discharge at least ten (10) feet from the building.

CHIMNEY/FLUES

Satisfactory: No obvious repairs were seen for the chimneys today.



LIMITATIONS & ADVISORIES FOR THE ROOF SYSTEM & CHIMNEYS INSPECTION

- The roof inspection is for the day of the inspection only. Roof leaks can develop at any time. Many leaks are easily repaired.
- Contact ethical roofing firms for repair advice. Many roofs can be repaired vs. replaced which unethical firms recommend.

Please also refer to the MD Standards of Practice for a detailed explanation of the scope of this inspection.

Foundation

DESCRIPTION OF FOUNDATION

Foundation Type: •The original foundation is a full basement type. •The foundations for the additions are full slab type.
Foundation Material: •The original foundation is concrete block

OVERALL IMPRESSIONS

The visible basement foundation was in a typical condition for the age. Typical flaws are always present.

RECOMMENDATIONS AND/OR REPAIRS

FOUNDATION

Monitor, Improve as needed: The basement has signs of minor past water and/or dampness, but showed well during inspection. Improve any related site drainage to offset future problems. Consult seller about past history.

BASEMENT WATER INFILTRATION INSPECTION

- | | | |
|----------------------------------|--|---|
| OVERALL FINDING: | <input type="checkbox"/> No obvious signs of any trouble. | <input checked="" type="checkbox"/> <u>Minor</u> signs, but no smell, mildew, etc. |
| | <input type="checkbox"/> Common signs of trouble at heavy rains, etc. | <input type="checkbox"/> Noticeable signs of persistent trouble. |
| | <input type="checkbox"/> Heavy signs of a chronic problem. | <input type="checkbox"/> Waterproofing seen, ask seller about history. |
| Current condition: | <input checked="" type="checkbox"/> Basement is dry | <input type="checkbox"/> Area(s) damp |
| Does basement smell? | <input checked="" type="checkbox"/> No <input type="checkbox"/> <u>Minor</u> smell. | <input type="checkbox"/> Animal odor |
| Front wall finish: | <input type="checkbox"/> Unfinished <input type="checkbox"/> Finished | <input checked="" type="checkbox"/> Partial finish |
| Front wall accessibility: | <input type="checkbox"/> Full view <input checked="" type="checkbox"/> Limited by walls, storage, etc. | <input type="checkbox"/> Insulation covered <input type="checkbox"/> Parged / sealed |
| Open wall H2O signs: | <input type="checkbox"/> Not seen/NA <input checked="" type="checkbox"/> No signs | <input type="checkbox"/> Minor signs <input type="checkbox"/> Moderate signs <input type="checkbox"/> Heavy signs |
| Finish wall condition: | <input type="checkbox"/> Not seen/NA <input checked="" type="checkbox"/> No signs | <input type="checkbox"/> H2O stain only <input type="checkbox"/> Minor water damage, rust, rot etc. |
| Left wall finish: | <input checked="" type="checkbox"/> Unfinished <input type="checkbox"/> Finished | <input type="checkbox"/> Partial finish <input type="checkbox"/> Insulation covered <input type="checkbox"/> Parged / sealed |
| Left wall accessibility: | <input checked="" type="checkbox"/> Full view <input type="checkbox"/> Limited by walls, storage, etc. | <input type="checkbox"/> Fully blocked by storage, wall, etc. |
| Open wall H2O signs: | <input type="checkbox"/> Not seen/NA <input type="checkbox"/> No signs | <input checked="" type="checkbox"/> Minor signs <input type="checkbox"/> Moderate signs <input type="checkbox"/> Heavy signs |
| Finish wall condition: | <input checked="" type="checkbox"/> Not seen/NA <input type="checkbox"/> No signs | <input type="checkbox"/> H2O stain only <input type="checkbox"/> Minor water damage, rust, etc. |
| Right wall finish: | <input type="checkbox"/> Unfinished <input type="checkbox"/> Finished | <input checked="" type="checkbox"/> Partial finish <input type="checkbox"/> Insulation covered <input type="checkbox"/> Parged / sealed |
| Right wall accessibility: | <input type="checkbox"/> Full view <input checked="" type="checkbox"/> Limited by walls, storage, etc. | <input type="checkbox"/> Fully blocked by storage, wall, etc. |
| Open wall H2O signs: | <input type="checkbox"/> Not seen/NA <input type="checkbox"/> No signs | <input checked="" type="checkbox"/> Minor signs <input type="checkbox"/> Moderate signs <input type="checkbox"/> Heavy signs |
| Finish wall condition: | <input type="checkbox"/> Not seen/NA <input checked="" type="checkbox"/> No signs | <input type="checkbox"/> H2O stain only <input type="checkbox"/> Minor water damage, rust, etc. |
| Rear wall finish: | <input type="checkbox"/> Unfinished <input type="checkbox"/> Finished | <input checked="" type="checkbox"/> Partial finish <input type="checkbox"/> Insulation covered <input type="checkbox"/> Parged / sealed |
| Rear wall accessibility: | <input type="checkbox"/> Full view <input checked="" type="checkbox"/> Limited by walls, storage, etc. | <input type="checkbox"/> Fully blocked by storage, wall, etc. |
| Open wall H2O signs: | <input type="checkbox"/> Not seen/NA <input type="checkbox"/> No signs | <input checked="" type="checkbox"/> Minor signs <input type="checkbox"/> Moderate signs <input type="checkbox"/> Heavy signs |
| Finish wall condition: | <input type="checkbox"/> Not seen/NA <input checked="" type="checkbox"/> No signs | <input type="checkbox"/> H2O stain only <input type="checkbox"/> Minor water damage, rust, etc. |



LIMITATIONS & ADVISORIES FOR THE FOUNDATION INSPECTION

- Signs of past foundation water infiltration are extremely common as most all basements have leaked at some point in the past. The actual degree or frequency of water infiltration cannot be known from a home inspection. **Consult the current owner about the true history; they are the only ones that know.** To be 100% dry in all weather conditions, usually requires expensive waterproofing. Please also refer to the MD Standards of Practice for a detailed explanation of the scope of this inspection.



LIMITATIONS & ADVISORY FOR THE STRUCTURE / INSULATE / VENTILATE INSPECTION

- Vapor barriers and insulation type and levels in concealed areas, such as wall cavities, cannot be inspected or known.
- Any potentially hazardous materials such as Asbestos, UFFI Insulation, etc., cannot be positively identified without laboratory analysis. If any of these suspected items are noted, they should be further reviewed by an appropriate firm.
- Signs of past roof leakage in older attics are very common and many times are not active. Determining active leakage is beyond the scope of this inspection and not known unless specifically seen and noted at the time of the inspection only.
- ! Determining the presence of any airborne contaminant (Harmful molds, etc.) is not part of this inspection. If you have specific concerns about indoor air quality, you should contact a qualified firm to do specialized testing.

Please also refer to the MD Standards of Practice for a detailed explanation of the scope of this inspection.

Plumbing System

DESCRIPTION OF PLUMBING SYSTEM

- Listed Water Supply Source:** •Private Water Supply
- Listed Sewage Disposal System:** •Private Sewage System
- Main Water Valve Location:** •At the blue pressure holding tank in the front of the basement.
- Main Water Line to House:** •The main water line is a black plastic type.
- Water Supply Piping:** •The water supply lines are a random mix of copper and CPVC plastic.
- Drain Lines:** •The drain lines are PVC plastic
- Water Heater:** •The water heater is oil fired. •The water heater Manufacturer is Bock •The water heater has a listed capacity of 50 gallons. •The water heater is approximately 16 years old.
- Fuel Type / Storage & Shut Offs:** •There is an approximately (2) 275 gallon heating oil tank in the basement. •There is a buried propane tank of unknown size in the left yard.
- Other Components:** •There is an original sump pump pit present.

OVERALL IMPRESSIONS

GENERAL COMMENTS

The plumbing system is in a typical condition for the age of the home.

RECOMMENDATIONS AND/OR REPAIRS

SUPPLY PLUMBING

Monitor: There are copper water lines on a well water system. The integrity of these lines is **not known** as the well water can deteriorate them over time and cause leaks. When this occurs, replacing these lines with a CPVC type line is prudent but costly versus making continual repairs. If some lines have already been replaced, the remaining lines can **fail at anytime**.

DRAIN LINE PLUMBING

Repair: There are plumbing vent lines in the attic of the 2 door garage that have openings that should be capped off to help prevent sewer gas from entering the attic.

WATER HEATER

Bock oil water heater inspection

- | | | | | | |
|-----------------------------|---|---|--|---|---|
| Burner condition: | <input checked="" type="checkbox"/> OK | <input type="checkbox"/> No full seen | <input type="checkbox"/> Not burning properly | <input type="checkbox"/> Damaged | <input type="checkbox"/> Excessive soot |
| Flue condition: | <input checked="" type="checkbox"/> OK | <input type="checkbox"/> No full seen | <input type="checkbox"/> Installed/slope wrong | <input type="checkbox"/> Not secure | <input type="checkbox"/> Rust/OK |
| | <input type="checkbox"/> Corroded open/repair | <input type="checkbox"/> Poor chimney connect | <input type="checkbox"/> Clean soot/residue | <input type="checkbox"/> Damper problem | |
| Drafting of exhaust: | <input checked="" type="checkbox"/> OK | <input type="checkbox"/> No full seen | <input type="checkbox"/> Residue forming | <input type="checkbox"/> Backdrafting | |
| Tank condition: | <input checked="" type="checkbox"/> OK | <input type="checkbox"/> No full seen | <input type="checkbox"/> Minor/typical rust | <input type="checkbox"/> Excessive rust | <input type="checkbox"/> Leaking |

Monitor: The water heater is 10+ years old unit and can be prone to fail at anytime. Watch for any leaks or rusting and replace ASAP. Catastrophic failure can happen without warning though. **Failure cannot be predicted.**

SUMP PUMP

Can't test: The sump pump was sealed off, inaccessible, a submersible type, etc., and could not be tested.

Repair: The sump pump pit should be fully sealed off since there is a radon mitigation system installed. Repair as needed.

WELL PUMP ITEMS

Service: The water conditioning equipment in the basement should be serviced. The salt for the water softener did not look like it had been filled in some time.

Improve: The water pressure in the bathrooms was somewhat lower when multiple bathroom fixtures in multiple bathrooms were being run at once. Changing the well pressure switch to a 40/60 switch may help alleviate this. The well pressure switch appears to currently be 30/50 PSI.





LIMITATIONS & ADVISORIES FOR THE PLUMBING SYSTEM INSPECTION

- All buried or concealed plumbing components cannot be inspected and their current or future performance is not known.
- Shut off valves, other than the water main if accessible, are not tested as they are prone to leak due to years of non-use.
- The current condition or future performance of any water or sewer line out to the street, well or septic is not known.
- Water quantity, pressure and quality are not tested or known unless specifically noted.
- Well pumps, any water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems, etc. are not inspected and the condition is not known unless specifically noted in this report.
- **CSST gas piping Advisory per MD Standards:** Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer’s installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor.

Please also refer to the MD Standards of Practice for a detailed explanation of the scope of this inspection.

Electrical System

DESCRIPTION OF ELECTRICAL SYSTEM

- Service to Home:**
 - The electric service comes to the home from underground.
 - The electric service conductors are aluminum.
- Size of Electrical Service:**
 - The electric service is a 120/240 volt type that has an Approximately 200 amps size.
- Main Electric Panel Info:**
 - The main electric panel(s) location is in the attached original garage.
 - The main electric panel(s) service disconnect is Approximately 200 amps.
 - The main electric panel(s) grounding seen is a Earth rod ground
 - The main electric panel(s) is a circuit breaker type panel.
- Sub-Panel(s):**
 - The sub-panels in both garages and in the rear left addition are circuit breaker type panels.
- Distribution Wiring:**
 - All the wiring seen is a Non-Metallic Cable "Romex"
- Switches & Receptacles:**
 - The outlets and switches are all an updated grounded type.
- Smoke Detectors:**
 - Smoke detectors were present on all levels. Test them when you move in.

OVERALL IMPRESSIONS

GENERAL COMMENTS

Inspection of the electrical system revealed the need for a few, typical repairs. A qualified electrician should make the repairs below.

RECOMMENDATIONS AND/OR REPAIRS

SERVICE / ENTRANCE

Satisfactory: The visible SEC cable shows no repairs needed.

MAIN PANEL

Satisfactory: There were no repairs seen for the main Cutler Hammer panel.

Repair, Safety issue: The yellow CSST piping for the propane did not appear to be bonded to the electrical grounding system. Have an electrician further review and correct as needed.

SUB PANEL

Correct, Safety Issue: The ground and neutral wires for the sub panel in the original garage need to be properly separated.

DISTRIBUTION WIRING

Repair, Safety Issue: A junction box in the attic for the 2 door garage was missing a cover plate. Correct as needed.

OUTLETS

Correct, Safety Issue: None of the outlets in the 2 door garage tripped when they were tested. Given the age of the garage, they should all be GFCI protected outlets. They may all be connected to a master GFCI outlet that is not tripping and needs replacement, but such an outlet was not found. Have this further reviewed and corrected as needed.

Correct, Safety Issue: A couple of the outlets in the original attached garage were not GFCI protected. Correct as needed.

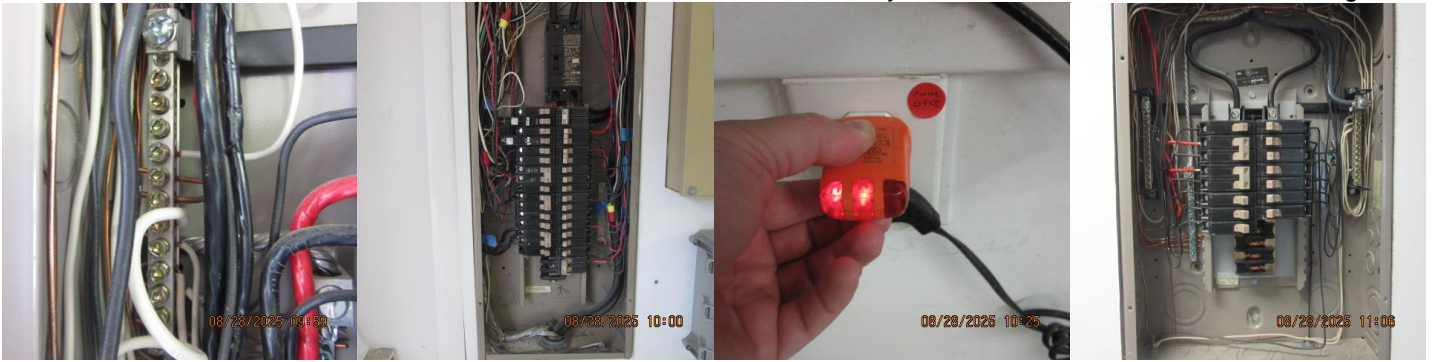
SWITCHES

Satisfactory: There were no repairs seen for the switches tested today.

LIGHTS/CEILING FAN(S)

Satisfactory: There were no repairs seen for the light fixtures and/or fans tested today.





LIMITATIONS & ADVISORIES FOR THE ELECTRICAL SYSTEM INSPECTION

- All buried or concealed electrical components cannot be inspected and their current or future performance is not known.
- Only a representative, accessible sampling of outlets and fixtures are tested. If repairs are noted, a further review of untested items should be performed when repairs are being done as deemed by a qualified electrician to assure a complete repair.
- The inspection does not include remote control devices, alarm systems, any low voltage or ancillary wiring systems, doorbells, generators, etc, which are not part of the primary electrical system, unless specifically noted.

Please also refer to the MD Standards of Practice for a detailed explanation of the scope of this inspection.

Heating System

DESCRIPTION OF HEATING SYSTEM

- Heating Energy Source:** •The heating energy source is propane gas •The heating energy source is heating oil •The heating energy source is electricity.
- Heating System Type:** •The heating system for the main house is 2 heat pumps with 1 oil furnace and 1 propane furnace backups. •The heating system for the 2 door garage is a propane furnace.
- Heat Distribution Methods:** •The heating is distributed through a ductwork system.
- Other Components:** •Humidifiers have been installed on the forced air systems.

OVERALL IMPRESSIONS

GENERAL COMMENTS

The heating system is within its' normal life expectancy. It would be prudent to have a service plan and annual service call to know when to replace the units. Upgrading the system at anytime will normally result in lower heating costs.

RECOMMENDATIONS AND/OR REPAIRS

Satisfactory: The two Trane propane furnaces operated properly today.

Satisfactory: The older lowboy oil furnace operated in serviceable condition today. No obvious flaws were seen.

Not known: The 2 Trane heat pumps was run on AC due to the outdoor temperature.

PROPANE FURNACE TEST RESULTS FOR THE TWO TRANE UNITS

- OVERALL FINDING** Performing OK OK, maintenance needed **Service/Repair** "Typical" problem
 Service/Repair ASAP Serious problem Very old/bad shape **Advise replace**
- Type of unit:** Hi efficiency Open "80%" Sealed "80%" Lowboy "Pot burner" Other
- Approximate age:** ≤ 5 years 5-15 15-30 Over 30/**Replace soon!**
- Burner condition:** Not seen Clean/OK Dirty/**Clean** Very dirty/**Clean now** Damage/**Repair**
- Initial startup:** Not seen Good/OK Adjust pilot Did not start properly/**Service**
- Run before blower:** Not seen Good/OK Poor color/pattern/**Service** White flame/**Service Now**
- Run after blower:** Not Seen Good/OK Color/pattern change/**Service** White flames/**Service Now**
- Filter condition:** Good/OK Dirty/**Service** Filthy/**Service ASAP** Gone/Wrong/**Service Now**
- Blower condition:** Not seen Clean/OK Typical for age dirt/**Clean** Very dirty/**Clean Now**
- Flue pipe condition:** Not all seen Good pipe/OK Loose/Not sealed/**Service** Rusting/dirty/**Service**
 Combustibles close/**Service** Corroded open/**Service Now** Damaged/**Service Now**
- Drafting condition:** Good/OK OK?/Flue install improper/**Service** Warm flue backdraft/**Service Now**

OIL FURNACE TEST RESULTS FOR THE WILLIAMSON THERMFLO OIL FURNACE

- OVERALL FINDING** Performing OK OK, maintenance needed **Service now** "Typical" problem
 Service ASAP. Serious problem Extremely old or poor shape. **Advise replace unit**
- Serial number:** 2005 Can't tell (Data plate worn off, gone or can't see)
- Oil gun condition:** Not seen Clean/OK Dirty/**Clean** Very dirty/**Clean now** Damage/**Repair**
- Initial startup:** Not seen Good/OK Ignition bad/**Service Now** Did not start/**Service Now**
- Running condition:** Not seen Good/OK Back pressure felt/**Service** Poor flame/smoke/**Service**
- Firebox condition:** Not Seen Good/OK Typical crack/flaws/**Monitor** Damaged/**Service Now**
- Filter condition:** Not Seen Dirty/**Service** Filthy/**Service Now** Gone/Wrong/**Service Now**
- Blower condition:** Not seen Clean/OK Typical for age dirt/**Clean** Very dirty/**Clean ASAP**
- Flue pipe condition:** Not all seen Sturdy/OK Loose/Not sealed/**Service** Rusting/sooty/**Service**
 Combustibles close/**Service** Corroded open/**Service Now** Damaged/**Service Now**
 Excess exhaust residue/**Service** Barometric damper wrong/missing/damaged/**Service**
- Drafting condition:** Good/OK OK/Flue install improper/**Service** Warm flue backdraft/**Service Now**

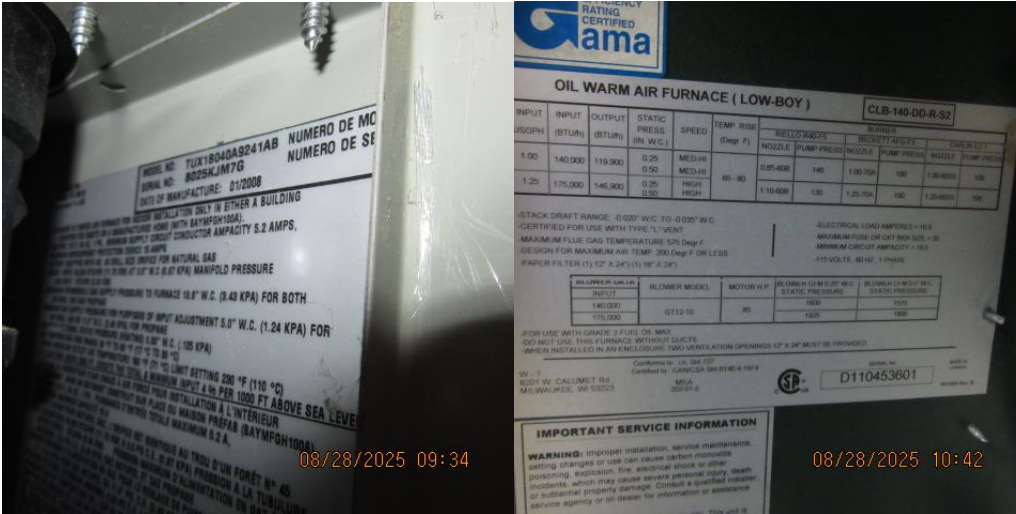
Repair as Needed: The humidifier in the rear left addition needs to have its filter pad replaced.

Service: The main air handler for the house in the basement has a HEPA air filter, UV light filter and humidifier installed. There is also a whole house air exchange system installed. All of these things should have regular service and should be serviced now.

Monitor, OK?: There appears to have been a past leak in the condensate drain line for the high efficiency propane furnace in the rear left addition. Ask the seller if this was repaired.

HVAC DUCTWORK

Satisfactory: No repairs were seen for the ductwork system today.



LIMITATIONS & ADVISORIES FOR THE HEATING SYSTEM INSPECTION

- The adequacy of the heating supply or distribution balance is not part of the inspection, unless specifically noted.
- Furnace heat exchangers, humidifiers, UV light and electronic air filters are not inspected unless specifically noted
- Gas piping is not tested for leaks unless specifically noted.

Please also refer to the MD Standards of Practice for a detailed explanation of the scope of this inspection.

AC System

DESCRIPTION OF AIR CONDITIONING SYSTEM

Air Conditioning System Type:

- The AC systems for the main house are two electric central air source heat pump systems.
- The AC system for the 2 door garage is an electric central split system type.

AC SPECS FOR THE 2022 TRANE UNIT.

Condenser outside at: Front Left Right Rear Roof (???)
Serial number: 2022 Can't tell, (Data plate worn off, gone or can't see).
Condenser size approx: 1½ ton 2 ton 2 ½ ton 3 Ton 3 ½ ton 4 ton
 5 ton (???) Unknown/Data Plate worn off etc.

AC SPECS FOR THE 2006 TRANE HEAT PUMP UNIT.

Condenser outside at: Front Left Right Rear Roof (???)
Serial number: 2006 Can't tell, (Data plate worn off, gone or can't see).
Condenser size approx: 1½ ton 2 ton 2 ½ ton 3 Ton 3 ½ ton 4 ton

AC SPECS FOR THE 2006 TRANE AC UNIT.

Condenser outside at: Front Left Right Rear Roof (???)
Serial number: 2006 Can't tell, (Data plate worn off, gone or can't see).
Condenser size approx: 1½ ton 2 ton 2 ½ ton 3 Ton 3 ½ ton 4 ton

OVERALL IMPRESSIONS

The AC systems are within their normal life expectancy. It would be prudent to have a service plan and annual service call to know when to replace the units. Upgrading the systems at anytime will normally result in lower cooling costs.

RECOMMENDATIONS / OBSERVATIONS

CENTRAL AIR CONDITIONING

Satisfactory: The Trane AC system was working properly for AC today.

AC TEST RESULTS FOR THE TRANE UNIT

OVERALL FINDING Performing OK OK, but maintenance needed **Service now.** "Typical" problem
 Service/Repair ASAP. Serious problem **Very old/poor shape. Advise replace unit**

Condenser condition: OK Minor tilt/dirt/fin damage/OK Excessive tilt/dirt/fin damage/**Repair**
Condenser operated: OK Typical noise/vibration/OK Excessive or odd sounds/**Service ASAP**
Wiring & disconnect: OK Damage seen/**Repair** Wiring/disconnect improper/missing **Repair**
Freon line condition: OK Add/Repair insulation Seal up lines into home Damage seen/**Repair**
Coil is located in: Garage Second floor Attic Crawlspace (???)
Coil brand is: Not seen Matched/OK Same brand/not age Not same brand/age **Caution**
Coil condition: Not seen Clean/OK Typical for age dirt/**Clean** Very dirty/**Clean ASAP**
Filter condition: OK Dirty/**Service** Filthy/**Service ASAP** Gone/Wrong/**Service ASAP**
Blower condition: Not seen Clean/OK Typical for age dirt/**Clean** Very dirty/**Clean ASAP**
Freon line operation: Cold/OK Coolish/**Service** No cool/**Service Now** Iced over/**Service ASAP**

Repair: The Freon line for the 2006 Trane AC needs additional insulation at the exterior condenser unit.

Satisfactory: The 2022 and 2006 Trane heat pump systems were working properly for AC today.

HEAT PUMP COOLING TEST RESULTS FOR THE TRANE UNITS

OVERALL FINDING Performing OK OK, but maintenance needed **Service now** "Typical" problem
 Service/Repair ASAP Serious problem **Very old/poor shape. Advise replace unit**

Condenser condition: OK Minor tilt/dirt/fin damage/OK Excessive tilt/dirt/fin damage/**Repair**
Condenser operated: OK Typical noise/vibration/OK Excessive or odd sounds/**Service ASAP**
Wiring & disconnect: OK Damage seen/**Repair** Wiring/disconnect improper/missing **Repair**
Freon line condition: OK Add/Repair insulation Seal up lines into home Damaged lines/**Repair**
Coil is located in: Basement Rear left addition utility closet Attic Crawlspace (???)

- Coil brand is:** Not seen Matched/OK Same brand/not age Not same brand/age **Caution**
- Coil condition:** Not seen Clean/OK Typical for age dirt/**Clean** Very dirty/**Clean ASAP**
- Filter condition:** OK Dirty/**Service** Filthy/**Service Now** Gone/Wrong/**Service ASAP**
- Blower condition:** Not seen Clean/OK Typical for age dirt/**Clean** Very dirty/**Clean ASAP**
- Freon line operation:** Cold/OK Cool/**Service** Not cool/**Service ASAP** Iced over/**Service Now**



LIMITATIONS OF AIR CONDITIONING INSPECTION

- Wall and/or window mounted air conditioning units are not inspected or part of the inspection, unless specifically noted.
- Determining the HVAC supply adequacy or distribution balance is not part of the inspection unless specifically noted.

Please also refer to the MD Standards of Practice for a detailed explanation of the scope of this inspection.

Bathrooms

DESCRIPTION OF BATHROOMS

Bathroom Location & Type:

- The bathroom in the rear left addition is a powder room.
- The bathroom in the left side hallway is a full bathroom.
- The bathroom for the master bedroom is a full bathroom with just a shower.
- The bathroom in the right side hallway is a full bathroom with just a shower.
- The bathroom in the garage is a powder room.

OVERALL IMPRESSIONS

Overall the bathrooms are in a typical condition for the age of the home.

RECOMMENDATIONS AND/OR REPAIRS

INSPECTION FOR THE REAR LEFT ADDITION POWDER ROOM

Satisfactory: The toilet is working properly.
Satisfactory: The sink is working properly.
Satisfactory: The exhaust fan is working properly.

INSPECTION FOR THE LEFT SIDE HALLWAY FULL BATH

Satisfactory: The toilet is working properly.
Repair as desired: The left side hallway full bathrooms sink stopper is not popping up properly without unscrewing the top. It also does not stop water from draining. Repair as desired.
Satisfactory: The shower is working properly.
Satisfactory: The bathtub is working properly.
Satisfactory: The exhaust fan is working properly.

INSPECTION FOR THE MBR FULL BATH SHOWER ONLY

Satisfactory: The toilet is working properly.
Repair as desired: The sink stoppers in the MBR do not quite stop the draining of water. Repair as desired.
Satisfactory: The shower is working properly.
Satisfactory: The exhaust fan is working properly.

INSPECTION FOR THE RIGHT SIDE HALLWAY FULL BATH SHOWER ONLY

Satisfactory: The toilet is working properly.
Satisfactory: The sink is working properly.
Satisfactory: The shower is working properly.
Satisfactory: The exhaust fan is working properly.

INSPECTION FOR THE GARAGE POWDER ROOM

Satisfactory: The toilet is working properly.
Repair as desired: The sink stopper in the garage bathroom is damaged. Repair or replace as desired.
Satisfactory: The exhaust fan is working properly.



LIMITATIONS & ADVISORIES FOR THE BATHROOMS INSPECTION

- Components concealed behind finished surfaces can not be inspected and the actual condition is not known.
- Fixture shut off valves are not tested as they will be prone to leak if operated. Tub and sink overflow drains are not tested.
- If bathroom exhaust fans are present, they should exhaust through the roof or to a vent. Where the exhaust fans currently discharge is usually not known or seen unless specifically noted. Add bathroom exhaust fans where feasible if not present.

Please also refer to the MD Standards of Practice for a detailed explanation of the scope of this inspection.

Interior / Fireplace

DESCRIPTION OF INTERIOR / FIREPLACE

- | | |
|---------------------------|---|
| Wall Materials: | •The wall material is drywall. |
| Ceiling Materials: | •The ceiling material is drywall. |
| Floor Surfaces: | •The floor surface is carpet. •The floor surface is a wood type. •The floor surface is ceramic tile type. •The floor surface is a laminate wood “Pergo” type. |
| Door Type(s): | •The interior doors are mostly all hollow core type doors. |
| Fireplaces, Etc.: | •The fireplaces in the living room and rear left addition are gas log types |

OVERALL IMPRESSIONS

GENERAL CONDITION OF INTERIOR FINISHES

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

GENERAL CONDITION OF WINDOWS AND DOORS

The windows are replacement windows that are in good condition.

The doors are in typical condition for the age of the home.

GENERAL CONDITION OF FLOORS

The floors are in a typical condition for the age of the home.

FIREPLACE GENERAL COMMENTS

On the whole, the fireplaces and their components are in typical condition for their age.

RECOMMENDATIONS AND/OR REPAIRS

WALL / CEILING FINISHES

Satisfactory: Overall the interior walls are satisfactory. Typical, minor flaws are always present.

Satisfactory: Overall the interior ceilings are satisfactory. Typical, minor flaws are always present.

FLOORS

Satisfactory: Overall the floor surfaces are satisfactory. Typical, minor flaws are always present.

WINDOWS

Satisfactory: Overall the windows are satisfactory. Typical, minor flaws are always present.

INTERIOR DOORS

Satisfactory: Overall the interior doors are satisfactory. Typical, minor flaws are always present.

EXTERIOR DOORS

Satisfactory: Overall the exterior doors are satisfactory. Typical, minor flaws are always present.

STAIRWAYS

Satisfactory: Overall the stairway(s) are satisfactory. Typical, minor flaws are always present.

FIREPLACES

Satisfactory: Overall the fireplace is satisfactory. No cleaning or repair was seen.

LIMITATIONS & ADVISORIES FOR THE INTERIOR / FIREPLACE INSPECTION

- Carpeting, furniture, storage, wall hangings etc., are not moved to permit inspection and may conceal defects.
- Typical flaws such as nail pops, drywall finishing, common cracks, peeling wallpaper, etc. are not noted.
- Carpet or floor conditions, decorative items, or any cosmetic flaws are not part of the inspection unless specifically noted.

Please also refer to the MD Standards of Practice for a detailed explanation of the scope of this inspection.

Kitchen / Laundry

DESCRIPTION OF KITCHEN / LAUNDRY

Laundry Facility:	•There is a 3 or 4-prong 240 Volt Circuit for Dryer. The plug could not be seen. •The dryer is vented to the exterior. •The washing machine drains into a standpipe.
Kitchen Counters:	•The kitchen counters are a stone type, such as granite.
Kitchen Cabinets:	•The kitchen cabinets are a wood type.
Kitchen Flooring:	•The floor surface is a laminate wood "Pergo" type.
Appliances Listed Tested:	•Refrigerator •Clothes Washer •Clothes Dryer •Built-in Dishwasher •Built-in Microwave Oven •Garbage Disposer •Built-in Electric Oven •Propane Cooktop •Kitchen Exhaust Hood

OVERALL IMPRESSIONS

GENERAL COMMENTS

Most of the appliances are in typical condition for their age.

RECOMMENDATIONS AND/OR REPAIRS

CLOTHES DRYER/CLOTHES WASHER

Satisfactory: The clothes washer and dryer operated properly today.

KITCHEN SINK

Satisfactory: The kitchen sink flowed and drained properly today.

KITCHEN EXHAUST FAN/HOOD

Satisfactory: The kitchen exhaust fan/hood operated properly today.

KITCHEN FLOOR

Satisfactory: The kitchen flooring is satisfactory overall; typical flaws are usually present.

KITCHEN CABINET

Satisfactory: The kitchen cabinets need no obvious repairs currently.

KITCHEN COUNTER

Satisfactory: The kitchen counters need no obvious repairs currently.

DISHWASHER

Satisfactory: The dishwasher operated properly today.

REFRIGERATOR

Satisfactory: The refrigerator operated properly today.

DISPOSAL

Satisfactory: The disposal operated properly today.

MICROWAVE

Satisfactory: The microwave is in a serviceable condition.

PROPANE COOKTOP

Satisfactory: The propane cooktop operated properly today.

ELECTRIC WALL OVEN

Satisfactory: The electric wall oven operated properly today.

LIMITATIONS & ADVISORIES FOR THE KITCHEN / LAUNDRY INSPECTION

- Only the basic functioning of appliances is tested and observed. Thermostats, timers, temperature calibration, shut off valves, operation of all cycles and the complete performance of appliances is outside the scope of this inspection and is not known.
- Dishwasher and washing machine hose integrity and connections are not known or inspected, unless specifically noted.
- Regularly check and clean your dryers' vent system. Vents clogged with lint are a fire hazard and add to drying time.

Please also refer to the MD Standards of Practice for a detailed explanation of the scope of this inspection.

SENECA HOME INSPECTION INC.

CERTIFIED RADON REPORT

Chris Snyder
 20810 Slab Bridge Road, Freeland, MD 21053
 Phone: 410-343-1535 Email:chris9959@gmail.com

Test Performed For: Randy Rowe
Property Inspected: 4037 Holly Knoll Dr, Glen Arm, MD 21057
Additional Report To: Elizabeth Atwood

Monitor ID#:	1973083	Test Set By:	Chris Snyder
Date Calibrated:	1/11/25	Test Site:	Finished Basement
Test Started:	8/26/25 at 10:45 AM	Equalization Period:	4 Hours
Test Ended:	8/28/25 at 11:00 AM	Test Duration:	48

AVERAGE RADON CONCENTRATION: 1.0 pCi/L

Test met minimum EPA sampling duration

Date	8/26/25		8/27/25		8/28/25		pCi/L	flags
	pCi/L	Flags	pCi/L	Flags	pCi/L	Flags		
00:45AM			0.0		1.1			
01:45			1.5		0.7			
02:45			2.4		1.1			
03:45			0.7		1.1			
04:45			0.3		1.1			
05:45			0.3		0.3			
06:45			1.1		1.1			
07:45			0.7		0.7			
08:45			0.7		1.1			
09:45			1.1		1.1			
10:45			0.7		1.0			
11:45	EQ		1.5					
12:45PM	EQ		2.0					
01:45	EQ		1.5					
02:45	EQ		0.0					
03:45	1.1		0.7					
04:45	0.7		1.5					
05:45	0.3		0.3					
06:45	0.0		1.5					
07:45	0.3		1.1					
08:45	0.3		1.5					
09:45	0.0		0.0					
10:45	1.5		3.2					
11:45	1.5		0.7					

Flags: P = Power Disruption T=Tilt EQ= Equalization Period

Test Comments: No observed violations. Radon mitigation system in place.

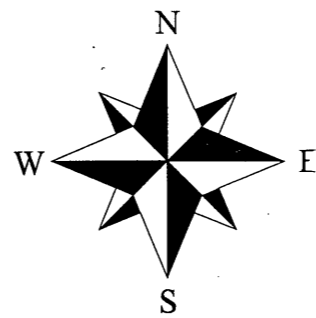
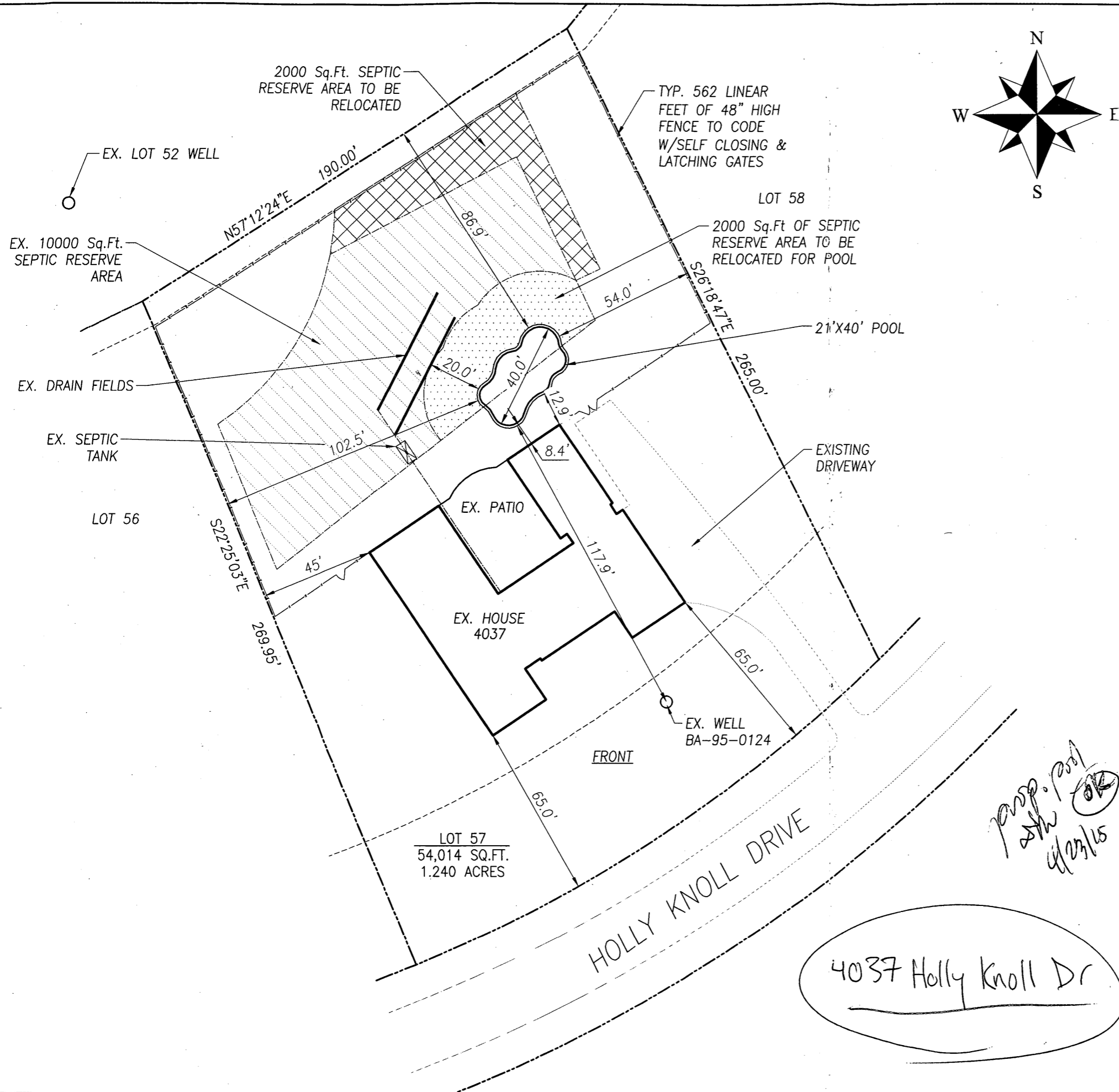
MESSAGE TO HOME BUYER AND REPORT DISCLAIMER

While this radon test was conducted according to EPA protocol, Seneca Home Inspection, Inc does not provide any warranty, expressed or implied, for the consequences of erroneous test results. There will be some uncertainty with any measurement due to statistical variations, weather changes, operation of the building, unknown and possible home seller interference, and other factors. Seneca Home Inspection, Inc. shall not be liable under any charge or claim for losses, claims, charges, fees, demands, expenses or damages resulting from a radon test. **By accepting this report, you acknowledge and affirm the above statement.**

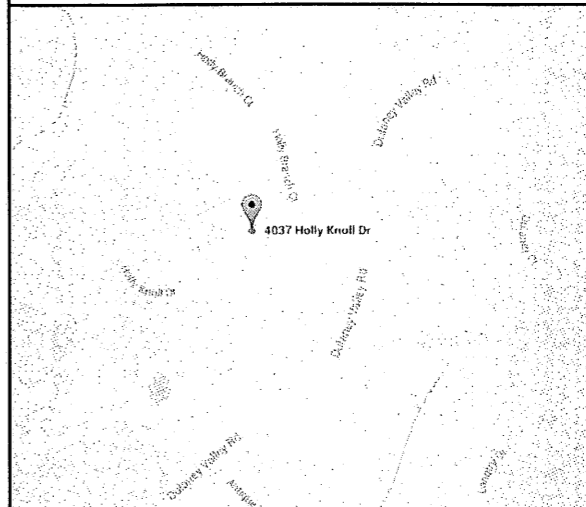
AVERAGES ABOVE EPA GUIDELINES: The EPA recommends that for real estate transactions, any areas that are suitable for occupancy without renovation that measure greater than or equal to 4 pCi/L be mitigated to below 4pCi/L. If the measurement is below 4 pCi/L, then additional mitigation to reduce the level is not required. It is the clients' obligation to inform the dwellings occupants of the measurement.

Inspection certified by: Chris Snyder

Date: 8/28/25



VICINITY MAP



DIRECTIONS TO SITE

I-695 TO EXIT ONTO DELANEY VALLEY ROAD. FOLLOW PAST LOCK RAVEN RESERVOIR AND CONTINUE APPROX 2 MILES TO L/T ON HOLLY KNOLL DRIVE FOLLOW TO SITE ON RIGHT.

POOL DATA

DIMENSIONS	21'-0" X 40'-0" FREEFORM
PERIMETER	108 Ln.Ft.
SURFACE AREA	660 Sq.Ft.
GALLONAGE	22,250 Gallons
DEPTHS	3'-6" TO 4'-0" TO 6'-0"
FILTER RATE	52 GPM
TURNOVER TIME	6 HOURS
POOL DECK AREA	

JOB NOTES

PROPERTY OWNER: BILL & LISA MENNONA
 PROPERTY OWNER ADDRESS: 4037 HOLLY KNOLL DRIVE
 GLEN ARM, MD 21057

HOME PHONE: 508-680-6755
 OFFICE PHONE:
 CELL PHONE:

LOT NUMBER: 57
 SUBDIVISION NAME: HOLLY KNOLL ESTATE
 TAX MAP: 44
 GRID & PARCEL: GRID 20, PARCEL 69
 TAX ACCOUNT NUMBER: 1600009040

ELECTION DISTRICT: 10
 ZONING:
 UTILITIES: PRIVATE WELL & PRIVATE SEPTIC

SITE PLAN

REVISIONS

Precision Pools
 1705 Inglewood Road, Forest Hill, MD 21050
 410-330-0321 • (t) 410-420-3400

Mennonna Residence
 4037 Holly Knoll Drive
 Glen Arm, Maryland 21057
 10th Election District, Baltimore County

Date: 4/20/2015

Scale: 1"=40'

Drawn: JEK

Job: PP2015-0103

Sheet: 1 Of: 1

2/10/05
HP

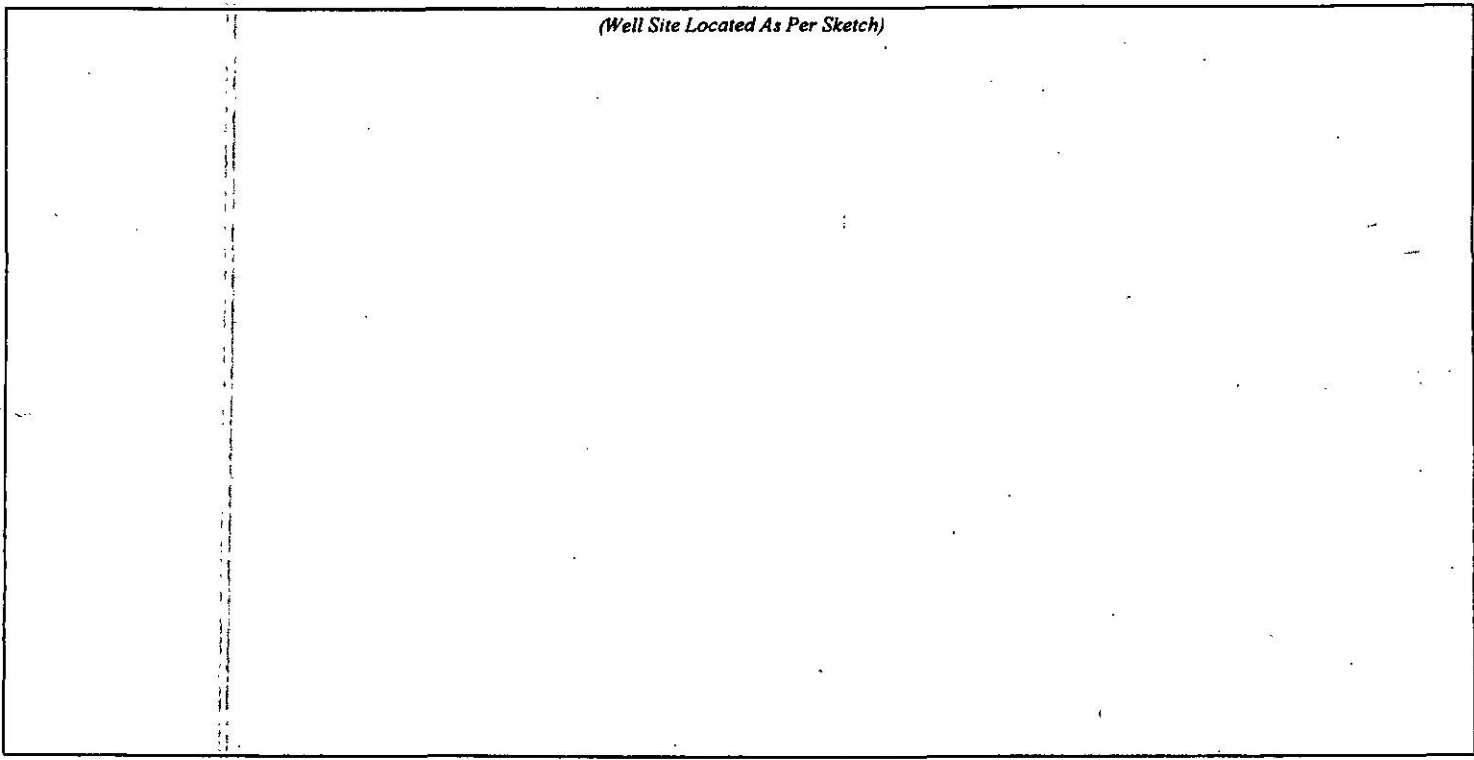
3

BALTIMORE COUNTY
Department of Environmental Protection and Resource Management
Ground Water Management

LOCATION AND INSPECTION OF A PRIVATE WATER WELL

Date of Request: 2/10/05 Well Permit #BA-95-0124 Driller: Narr E.D. 10
 Original Replacement Additional Owner Name: _____
Location of Property (Road): 4037 Holly Knoll Dr
Subdivision Name: Holly Knoll Estates Lot: 57 Block: _____ Plat: _____ Sec: _____
Preliminary Comments (place additional comments on back): ex well show yield. well site & well area approved as shown on attached plan. 2/10/05 SF

(Well Site Located As Per Sketch)



Additional Information Request for Replacement Wells

REASON CODE: Increased Consumption ^{Resale} Insufficient Yield No Date Other
 Quality Issue Stand-By Supplemental Well

High H O Use Feature: No Date Irrigation Swimming Pools Whirlpools
 Water Treatment Systems None
Number of people in house: _____ Lot size: _____

Water Supply Replaced: Drilled well above grade Well Number: 13-2179
Year Drilled: 8 Yield _____ gpm Drilled well below grade
 Drilled well in pit Shallow dug well Spring No data

all hse. 71 well

DocuSign Envelope ID: AC8B99FC-2D13-438D-9D7B-923437FBA601
ATLANTIC PEST CONTROL
3929 FALLS ROAD
BALTIMORE, MD 21211
410-889-2525

Invoice # 432380

Invoice Date: 08/28/2025
Thursday

Bill-To: 21016302

Location: 21016302

RANDALL ROWE
4037 HOLLY KNOLL DR
GLEN ARM, MD 21057-9606

RANDALL ROWE
4037 HOLLY KNOLL DR
GLEN ARM, MD 21057-9606

Service Description	Quantity	Price
WOOD DESTROYING INSECT INSPECTION	1.00	\$195.00

SUBTOTAL	\$195.00
TAX	\$0.00
AMT PAID	\$0.00
TOTAL	\$195.00



TECHNICIAN SIGNATURE

AMOUNT DUE \$195.00

PAID

Payment Receipt. Please Return with Payment Remittance

Bill-To: RANDALL ROWE
4037 HOLLY KNOLL DR
GLEN ARM, MD 21057-9606

Account #: 21016302 Date: 08/28/2025
PO Number: Invoice #: 432380
Terms: DUE UPON RECEIPT

Amount Paid: _____


Check No.: _____

Remit-To: ATLANTIC PEST CONTROL
3929 FALLS ROAD
BALTIMORE, MD 21211
410-889-2525

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information Inspection Company, Address & Phone ATLANTIC PEST CONTROL, INC. 3929 FALLS ROAD BALTIMORE, MD 21211 410-889-2525	Company's Business Lic No. MDA LIC. 1211	Date of Inspection 08/28/2025
	Address of Property Inspected ROWE, RANDALL 4037 HOLLY KNOLL DR GLEN ARM, MD 21057-9606	

Inspector or Authorized Signature - Print Inspector's Name - Certification/Credentialing # if applicable PHILIP LIBBY #1211-59353 CRED 336 	Structure(s) Inspected HOUSE AND DETACHED GARAGE ONLY
--	--

Section II. Inspection Findings This report is indicative of the condition of the above inspected structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

A. No Visible evidence of wood destroying insects was observed.

B. Visible evidence of wood destroying insects was observed as follows: (See attached diagram)

1. Live Insects (description and location): _____

2. Dead insects, parts, frass, shelter tubes, exit holes, staining (description and location): _____

3. Visible damage from wood destroying insects was noted as follows (description and location): _____

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs. Maryland regulations require the inspector indicate, if known, whether the damage indicated by this report has, or will be, corrected or further evaluated. Unless disclosed in Section V. below, the inspector does not know the disposition of the listed damage.

Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Evidence of possible previous treatment: _____

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations/Treatment:

No treatment recommended: (Explain if Box B in Section II is checked) _____

Recommend treatment for the control of: _____

Proper control measures were performed by this inspection company for insect evidence listed in II. B., above.

Section IV. Obstructions and Inaccessible Areas The following areas of the structure(s) inspected were obstructed or inaccessible.	The inspector may write out obstructions or use the following key:
<input checked="" type="checkbox"/> Basement 1, 2, 3, 4, 5, 6, 7, 8, 9, 24 <input type="checkbox"/> Crawlspace _____ <input checked="" type="checkbox"/> Main Level 1, 3, 4, 6, 7, 8, 9, 12 (WINGS OF HOUSE) <input type="checkbox"/> Attic _____ <input checked="" type="checkbox"/> Garage 1, 3, 6, 7, 9, 24 <input checked="" type="checkbox"/> Exterior 16, 17 <input type="checkbox"/> Porch _____ <input type="checkbox"/> Other _____	1. Fixed ceiling 2. Suspended ceiling 3. Fixed wall covering 4. Floor covering 5. Insulation 6. Cabinets or shelving 7. Stored items 8. Furnishings 9. Appliances 10. No access or entry 11. Limited access 12. No access beneath 13. Only visual access 14. Cluttered condition 15. Standing water 16. Dense vegetation 17. Exterior coverings 18. Window well covers 19. Wood pile 20. Snow 21. Unsafe conditions 22. Rigid foam board 23. Synthetic stucco 24. Duct work, plumbing, and/or wiring

Section V. Additional Comments and Attachments (these are an integral part of this report)

THE SOLE AND EXCLUSIVE REMEDY AVAILABLE TO THE CLIENT IS DAMAGES IN THE AMOUNT NOT TO EXCEED THE FEES ACTUALLY PAID BY THE CLIENT FOR SERVICES. ALL OTHER REMEDIES, STATUTORY OR OTHERWISE ARE HEREBY EXPRESSLY WAIVED BY THE CLIENT.

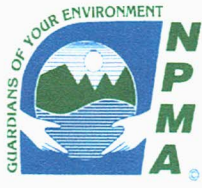
Attachments: PLEASE SIGN AND RETURN TERMITE SERVICE AGREEMENT.

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history have been disclosed to the buyer. X Print name of Property Owner/Seller:	Signature of Buyer The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported. X
--	--

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90-day warranty.** There is no warranty, express or implied, related to this report unless a written warranty or service agreement is attached.
- Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment may be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is inadequate clearance from the bottom of the floor joists to the surface below. If inaccessible, reasons will be noted in Section IV of this report. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**



3929 Falls Road Baltimore, MD 21211 * Phone 410-889-2525

www.atlantic-pest-control.com * Lindsay@atlanticpestinc.com * Alyssa@atlanticpestinc.com

TERMITE INSPECTION SERVICE AGREEMENT

THE FOLLOWING PROPERTY 4037 HOLLY KNOLL DR, GLEN ARM MD 21057 HAS BEEN INSPECTED BY ATLANTIC PEST CONTROL, INC. FOR SUBTERRANEAN TERMITES ON 08/28/2025. THE HOUSE & DETACHED GARSAGE ONLY IS/ARE COVERED FOR TREATMENT FOR ONE YEAR FROM THE DATE OF THIS AGREEMENT. THIS AGREEMENT IS BETWEEN ATLANTIC PEST CONTROL, INC. AND RANDALL ROWE

ATLANTIC AND THE OWNER FURTHER AGREE TO THE FOLLOWING TERMS AND CONDITIONS:

ATLANTIC SHALL:

1. HAVE THE RIGHT TO INSPECT THE BUILDING PERIODICALLY AND, IF A SUBTERRANEAN TERMITE RE-INFESTATION IS FOUND, SHALL GIVE ADDITIONAL TREATMENTS AT ANY TIME DURING THE TERMS OF THIS AGREEMENT WITHOUT ADDITIONAL COST TO THE OWNER.
2. EXERCISE CARE IN APPLYING THE TREATMENT IN ORDER TO AVOID DAMAGE TO THE STRUCTURE. THE OWNER UNDERSTANDS AND AGREES THAT ATLANTIC SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO VEGETATION, FLAT OR VERTICAL SURFACES, GAS, WATER OR ELECTRICAL LINES IN OR AROUND THE STRUCTURE UNLESS CAUSED BY ACTS OF GROSS NEGLIGENCE BY ATLANTIC.

THE OWNER SHALL:

1. COOPERATE WITH ATLANTIC DURING THE LIFE OF THIS AGREEMENT TO MAINTAIN THE TREATED AREA FREE FROM ANY FACTOR OR CONDITION CONTRIBUTING TO A RE-INFESTATION. FOR EXAMPLE, THE OWNER SHALL NOT PERMIT THE ACCUMULATION OF EXCESS MOISTURE OF WOOD OR WOOD PRODUCTS IN CONTACT WITH SOIL AROUND THE FOUNDATION.
2. NOT DISTURB THE SOIL WITHIN ONE FOOT OF THE FOUNDATION OR ANY SIDE OF THE STRUCTURE.
3. COOPERATE WITH ATLANTIC IN SETTING APPOINTMENTS SO AS TO FACILITATE ATLANTIC'S PERIODIC INSPECTIONS.
4. NOTIFY ATLANTIC IN A TIMELY MANNER OF ANY CONDITIONS WHICH MIGHT INDICATE RE-INFESTATION OR DISRUPTION OF OUR CHEMICAL BARRIER.

IT IS UNDERSTOOD THAT:

1. THIS AGREEMENT COVERS ONLY THE STRUCTURE(S) EXPRESSLY IDENTIFIED ABOVE. NO FENCES, GARAGES, OR OTHER STRUCTURES LOCATED ON THE PREMISES ARE INCLUDED UNLESS SPECIFIED IN THIS AGREEMENT.
2. NO ADDITION OR ALTERATION TO THE BUILDING SHALL BE COVERED BY THIS AGREEMENT, NOR SHALL ATLANTIC BE RESPONSIBLE FOR TREATING INFESTATIONS IN THAT BUILDING ORIGINATING IN OR FROM SUCH ADDITION THERETO UNLESS SUCH ADDITIONS ARE TREATED BY ATLANTIC AT NO ADDITIONAL COST.
3. ATLANTIC HAS NO OBLIGATION FOR REPAIR OR REPLACEMENT OF EXISTING OR FUTURE TERMITE DAMAGE. THIS INCLUDES WITHOUT LIMITATION, HIDDEN OR CONCEALED DAMAGE THAT MAY BECOME EVIDENT DUE TO ALTERATIONS OR RENOVATIONS TO THE STRUCTURE. THE OWNER ACKNOWLEDGES THAT ATLANTIC'S OBLIGATION UNDER THIS AGREEMENT IS SOLELY FOR CHEMICAL TREATMENT DESIGNED TO ELIMINATE TERMITE INFESTATION.
4. IF DURING THE LIFE OF THIS AGREEMENT TERMITE RE-INFESTATION IS FOUND, ATLANTIC'S SOLE OBLIGATION SHALL BE FOR FURTHER TREATMENT, USING ROUTINE METHODS, OF THE AREA IN WHICH SUCH INFESTATION HAS BEEN FOUND. SUCH FURTHER TREATMENT WILL BE AT NO CHARGE TO THE OWNER. ATLANTIC SHALL BE UNDER NO OBLIGATION TO MAKE FURTHER TREATMENT IF (A) SUCH TREATMENT IS PROHIBITED BY APPLICABLE LAW, RULE OR REGULATION, (B) THE INFESTATION IS CAUSED BY OR THE RESULT OF ACCUMULATION OF EXCESS MOISTURE OR OTHER PHYSICAL CONDITION THAT IMPAIRS THE EFFECTIVNESS OF THE CHEMICAL TREATMENT RENDERED, (C) ATLANTIC DETERMINED FOR ANY REASON THAT FURTHER TREATMENT WOULD NOT BE ADVISABLE, PRUDENT, OR PRACTICAL, OR (D) THE OWNER HAS FAILED TO MAKE PAYMENT WHEN PAYMENT IS DUE, TIME BEING OF THE ESSENCE.
5. DEFAULT BY THE OWNER IN THE PAYMENT OF ANY AMOUNT WHEN DUE UNDER THIS AGREEMENT SHALL RELEASE ATLANTIC FROM ANY OBLIGATION TO THE OWNER OF THIS AGREEMENT OR OTHERWISE. ATLANTIC MAY CONDITION ITS ACCEPTANCE OF ANY LATE PAYMENT ON REINSPECTION OF THE SUBJECT PROPERTY. ACCEPTANCE OF A LATE PAYMENT IN ANY ONE OR MORE INSTANCE(S) SHALL NOT CONSTITUTE A WAIVER OF ATLANTIC'S RIGHT TO INSIST, WITHOUT NOTICE TO THE OWNER, ON PROMPT PAYMENT IN ANY OTHER INSTANCE. TIME IS OF THE ESSENCE FOR ALL PAYMENTS BY THE OWNER.
6. THE AGREEMENT CONTAINS THE ENTIRE AGREEMENT BETWEEN ATLANTIC AND THE OWNER. NO REPRESENTATIONS, ORAL OR WRITTEN, SHALL MODIFY THE TERMS OF THIS AGREEMENT UNLESS APPROVED AND ACCEPTED IN WRITING BY BOTH PARTIES.
7. THE OWNER, BY ACCEPTANCE AND USE OF THIS AGREEMENT, AGREES THAT ANY CONTROVERSY OR CLAIM BETWEEN THEM SHALL BE SETTLED EXCLUSIVELY BY ARBITRATION IN ACCORDANCE WITH THE COMMERCIAL ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION.

AFTER THE FIRST YEAR OF THIS AGREEMENT, THIS AGREEMENT MAY BE RENEWED ANNUALLY WITH THE MUTUAL CONSENT OF ATLANTIC AND THE OWNER AND UPON PAYMENT OF THE RENEWAL FEE ON OR BEFORE THE EXPIRATION OF THE CURRENT TERM. THE RENEWAL FEE SHALL BE SET BY ATLANTIC AND IS SUBJECT TO REVIEW AND ADJUSTMENT.

ANNUAL RENEWAL FEE: \$195.00

PLEASE SIGN & EMAIL/MAIL A COPY TO OUR OFFICE

OWNER _____

DATE _____

A Clear Choice Pool Service

2808 Hammonds Ferry Rd

Halethorpe, MD 21227

See the Difference

August 27th, 2025

Wednesday -1030am

Cost: \$325.00

Inspected By: Greg Colebrook

Pool Address:

4037 Holly Knoll Dr

Glen Arm, MD 21057

Pool Inspection Report

The scope of this inspection is to provide a visual external inspection of the swimming pool/spa and related equipment at the ground surface. We did not perform any pressure testing of the pipes or equipment during this inspection. No swimming pool/spa components were disassembled for the purposes of this inspection. This is a report on the current condition of the swimming pool/spa as observed by A Clear Choice Pool Service and does not reflect future conditions that may arise.



The following items were inspected:

Equipment Pad Area:

- | | |
|-----------------------|--|
| 1. Pool Filter: | Operational, Pentair DE- FNS Plus |
| 2. Pool Filter Motor: | Operational, Pentair Intelliflo VS |
| 3. Multiport Valve: | Operational, Pentair 2'' |
| 4. Salt System: | Operational, Pentair iC-40 |
| 5. Manual Valves: | Operational |
| 6. Piping: | Operational |
| 7. System Bonding: | Yes |
| 8. Control System: | Operational- Pentair Easytouch |

Structure

- | | |
|------------------------|----------------|
| 9. Pool Plaster: | Good Condition |
| 10. Pool Coping: | Good Condition |
| 11. Pool Tile: | Good Condition |
| 12. Main Drain Covers: | Secure |
| 13. Skimmer: | Good Condition |
| 14. Pool Light: | Operational |
| 15. Water: | Clear |

Pool Side Equipment:

- | | |
|--------------|--|
| 16. Cleaner: | Operational, Drop in cleaner |
|--------------|--|

Other:

- | | |
|------------|--------|
| 17. Gate: | Secure |
| 18. Fence: | Secure |

Notes:

The only thing I can point out is the coping is hollow sounding when tapped on in areas around the pool, but they are all secure.

Everything else looks to be in good working condition at this time.

Equipment



Any questions, please feel free to call Greg at 443.506.8844 or email at greg@aclearchoicepoolservice.com

For a list of services go to www.aclearchoicepoolservice.com

Inspection requested by: Jillian Washington

REALTOR: Jillian Washington
443-622-3116
Jillian@krauss.house

BUYER: Randy Rowe
rarowe@outlook.com
717-443-3059

Greg Colebrook

A Clear Choice Pool Service

Certificate of Analysis
Report Date: 08/28/2025
Order ID: 279700

Home Land Environmental
 1220 E Joppa Rd #C505
 Towson MD 21286

Date/Time Received: 08/27/2025 12:45 PM

This report is the sole property of **Home Land Environmental**. Any questions about the report **MUST** be directed to **Home Land Environmental** at +14439955385. Home Land Labs is not at liberty to discuss this report without written consent from **Home Land Environmental**.

Sample ID:	7051								Sample Point:	First Floor Powder Room Sink (Hallway)		
Project Name/Number:									Date/Time Sampled:	08/27/2025 10:20 AM		
Sample Address:	4037 Holly Knoll Drive Glen Arm Maryland 21057											
Parameter	Method	Result	Units	RL	MCL	Pass/Fail	SMCL	Acceptable/High	Analyst	Prep Date/Time	Analysis Date/Time	
Total Coliform P/A	SM9223B	Absent	Per/100mL	1	Present	Pass	N/A	N/A	MAC-365	08/27/2025 15:00	08/28/2025 09:48	
(Panel) E. Coli P/A	SM9223B	Absent	Per/100mL	1	Present	Pass	N/A	N/A	MAC-365	08/27/2025 15:00	08/28/2025 09:48	
Iron, Total	H 8008	Not Detected	mg/L	0.05	N/A	N/A	0.30	Acceptable	LS-365	08/27/2025 16:18	08/27/2025 16:18	
Nitrate + Nitrite as N	EPA 353.2	Not Detected	mg/L	0.5	10.0	Pass	N/A	N/A	MAC -365	08/28/2025 10:06	08/28/2025 10:06	
Nitrite-N	EPA 353.2	Not Detected	mg/L	0.1	1.0	Pass	N/A	N/A	MAC-365	08/27/2025 18:35	08/27/2025 18:35	
Turbidity	EPA 180.1	0.7	NTU	0.5	10.0	Pass	N/A	N/A	LS-365	08/27/2025 15:35	08/27/2025 15:35	

Sample ID:	7101								Sample Point:	POU R/O		
Project Name/Number:									Date/Time Sampled:	08/27/2025 10:20 AM		
Sample Address:	4037 Holly Knoll Drive Glen Arm Maryland 21057											



1220 E Joppa Rd. Ste C505

Towson, MD 21286

MD Lab # 365

108 Old Solomons Island Rd St L2

Annapolis, MD 21401

MD Lab # 106

3430 Rockefeller Ct

Waldorf, MD 20602

MD Lab # 139

2216 Commerce Rd St 2A

Forest Hill, MD 21050

MD Lab # 370

Phone: (443) 505-8375 | Email: lab@homelandhealthyhomes.com

Parameter	Method	Result	Units	RL	MCL	Pass/Fail	SMCL	Acceptable/ High	Analyst	Prep Date/Time	Analysis Date/ Time
Nitrate + Nitrite as N	EPA 353.2	Not Detected	mg/L	0.5	10.0	Pass	N/A	N/A	MAC -365	08/28/2025 10:01	08/28/2025 10:01

Approved By:

Kevin Barnaba, Lab Director



Understanding the Results

This narrative is intended to help the recipient understand the results. The information listed below is for tests commonly sampled or analyzed by Home Land Labs. For a full list of the Environmental Protection Agency’s (EPA) Primary and Secondary Drinking Water Standards, please visit www.epa.gov. For more information on the services we offer, please visit www.homelandhealthyhomes.com.

Definitions and Acronyms

Maximum Contamination Level (MCL): A level established by the EPA, which is the “highest level of a contaminate that is allowed in drinking water.” Any level that exceeds the MCL is considered unsafe for human consumption. Secondary MCL (SMCL) is used for Secondary Drinking Water Standards.

Action Level: A measure of the effectiveness of the corrosion control treatment in water systems.

Not Detected: Any level below the reporting limit. Analyst: Refers to the individual whom conducted the test.

Method: The type of analysis used to determine the results.

Reporting Limit (RL): The lowest level that can be detected by the method used for the analysis.

Primary Drinking Water Standard: Enforceable standards developed by the EPA. Levels that exceed the MCL for a particular standard are considered too unsafe for human consumption.

Secondary Drinking Water Standard: Standards developed by the EPA. Secondary standards are generally not considered to be dangerous to human health. They may cause aesthetic or cosmetic problems to the water quality or plumbing distribution system.

The table below is for informational purposes only. See first page of report for your results.

Parameter	MCL/SMCL	Type	Effects	Source	Common Treatment Options
Total Coliform Bacteria	Present or 1 MPN/100 mL	Primary	Used to indicate whether potentially harmful bacteria are present	Naturally present	Well Repair and Chlorination, UV Light
E. Coli Bacteria	Present or 1 MPN/100 mL	Primary	Stomach illness	Human and animal fecal waste	Well Repair and Chlorination, UV Light
Nitrate	10.0 mg/L	Primary	Blue-Baby Syndrome	Fertilizers and sewage	Reverse Osmosis System
Nitrite	1.0 mg/L	Primary	Blue-Baby Syndrome	Fertilizers and sewage	Reverse Osmosis System
Lead	Action Level of 0.015 mg/L	Primary	Slowed mental development, kidney problems, high blood pressure	Corrosion of household plumbing systems, erosion of natural deposits	Acid Neutralizer, Chemical Feeder (Soda Ash), Pipe Replacement
Radium Gross Alpha	15.0 pCi/L	Primary	Increased risk of cancer	Naturally occurring	Water Softener
Radium 226 & 228	5.0 pCi/L	Primary	Increased risk of cancer	Naturally occurring	Water Softener
Volatile Organic Compounds (VOCs)	Varies	Primary	Increased risk of cancer	Gas and chemical leaks	Charcoal Filter
Arsenic	0.010 mg/L	Primary	Skin damage, circulatory problems, cancer	Natural deposits, orchards, industrial waste	Reverse Osmosis System
Cadmium	0.005 mg/L	Primary	Kidney damage	Pipes, natural deposits, industrial waste	Reverse Osmosis System, Water Softener
Copper	Action Level of 1.3 mg/L SMCL of 1.0 mg/L	Primary, Secondary	Primary - Gastrointestinal distress, liver or kidney damage Secondary - Metallic taste, blue-green staining	Corrosion of household plumbing systems, erosion of natural deposits	Acid Neutralizer, Reverse Osmosis System, Pipe Replacement
Turbidity (Public Water Systems)	1.0 NTU	Primary	Water treatment interference, possible bacteria indicator	Varies	Filtration, Source Protection
Turbidity (Private Wells)	10.0 NTU (MD COP Requirement)	Primary	Possible bacteria indicator	Surface water, iron, other	Filtration, Source Protection
Iron	0.3 mg/L	Secondary	Possible staining on plumbing fixtures and laundry	Naturally occurring	Water Softener
Chloride	250 mg/L	Secondary	Salty taste, plumbing corrosion	Salt water intrusion, road salts	Source Protection, Whole House Reverse Osmosis System
pH	Outside of 6.5-8.5 (Neutral Range)	Secondary	Low pH: Bitter metallic taste, corrosion High pH: Slippery feel, soda taste, deposits	Naturally occurring	Acid Neutralizer

HOME LAND LABS


 Order ID: 279700
 Address: 4037 Holly Knoll Drive
 Due Date: 08/29/2025

Phone: (443) 505-8375 Email: lab@homelandhealthyhomes.com

1220 E Joppa Rd. Ste C505
 Towson, MD 21286
 MD Lab # 365

108 Old Solomons Island Road, Ste L2
 Annapolis, MD 21401
 MD Lab # 106

3430 Rockefeller Court
 Waldorf, MD 20602
 MD Lab # 139

2216 Commerce Road, Ste 2A
 Forest Hill, MD 21050

Please provide completed form with samples. Highlighted fields are required.

Client Name: Home Land Environmental	Property Address:
Email Address: info@homelandhealthyhomes.com	4037 Holly Knoll Drive
Phone Number: 443-995-5385	Glen Arm, MD 21057

Field Collection Information

Sampler Name: JASON JAMISON	Field pH: 7.43
Sampler ID #: 1775J	Field Chlorine (mg/L): 0.0
Date Sampled: 8/27/25 Time Sampled: 10:20AM	Sand: Clear
Well Tag Number: BA-95-0124	Clarity: Clear
Compliance sample for public water system? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, PWS ID #:	

Well Casing and Cap Condition

Well Type: Drilled Well Pit Below Grade Artesian Hand Dug N/A Other: _____


Height Above Grade: 11"	Cap Type: 2 piece PVC	Casing: 6" PVC	Conduit: Secure / PVC
Sample Point: LEAD - LEAD INSTRUCTIONS NOT FOLLOWED WIT - POU R/O @ Kitchen Sink REST - 1st floor door in sink (hallway)		Water Conditioning: S/f, w/s, A/N (x2) POU R/O	

Requested Testing: (Please check all that apply)

- | | | |
|---|--------------------------------------|---|
| <input type="checkbox"/> Potability (Bacteria, Nitrate + Nitrite, Turbidity) | <input type="checkbox"/> Chlorides | <input type="checkbox"/> Total Dissolved Solids |
| <input checked="" type="checkbox"/> FHA/VA (Bacteria, Nitrate + Nitrite, Turbidity, Lead, Iron) | <input type="checkbox"/> Hardness | <input type="checkbox"/> Copper |
| <input type="checkbox"/> Bacteria | <input type="checkbox"/> Arsenic | <input type="checkbox"/> VOCs |
| <input type="checkbox"/> Lead | <input type="checkbox"/> Cadmium | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Nitrate + Nitrite | <input type="checkbox"/> Gross Alpha | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Iron | | |
| <input type="checkbox"/> Turbidity | | |

List rush samples below
 Refer to table for rush turnaround times and fees

Release Signatures

Released By: 	Date/Time: 8/27/25 12:45	Samples received on ice? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Released By: _____	Date/Time: _____	
Released By: _____	Date/Time: _____	Temperature: 5.5°
Received in lab by: Laura M Bank	Date/Time: 8/27/25 12:45	

Certificate of Analysis
Report Date: 09/04/2025
Order ID: 279915

Home Land Environmental
1220 E Joppa Rd #C505
Towson MD 21286

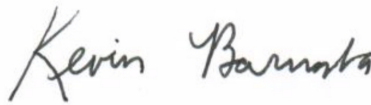
Date/Time Received: 09/02/2025 12:45 PM

This report is the sole property of **Home Land Environmental**. Any questions about the report **MUST** be directed to **Home Land Environmental** at +14439955385. Home Land Labs is not at liberty to discuss this report without written consent from **Home Land Environmental**.

Sample ID: 7394
Project Name/Number:
Sample Address: 4037 Holly Knoll Drive
Glen Arm Maryland 21057
Sample Point: First Draw Kitchen Sink
Date/Time Sampled: 09/02/2025 08:04 AM

Parameter	Method	Result	Units	RL	MCL	Pass/Fail	SMCL	Acceptable/High	Analyst	Prep Date/Time	Analysis Date/Time
Lead, Total	EPA 200.8	Not Detected	mg/L	0.0005	0.015	Pass	N/A	N/A	ESH-365	09/03/2025 11:14	09/03/2025 11:14

Approved By:



Kevin Barnaba, Lab Director



Understanding the Results

This narrative is intended to help the recipient understand the results. The information listed below is for tests commonly sampled or analyzed by Home Land Labs. For a full list of the Environmental Protection Agency’s (EPA) Primary and Secondary Drinking Water Standards, please visit www.epa.gov. For more information on the services we offer, please visit www.homelandhealthyhomes.com.

Definitions and Acronyms

Maximum Contamination Level (MCL): A level established by the EPA, which is the “highest level of a contaminate that is allowed in drinking water.” Any level that exceeds the MCL is considered unsafe for human consumption. Secondary MCL (SMCL) is used for Secondary Drinking Water Standards.

Action Level: A measure of the effectiveness of the corrosion control treatment in water systems.

Not Detected: Any level below the reporting limit. Analyst: Refers to the individual whom conducted the test.

Method: The type of analysis used to determine the results.

Reporting Limit (RL): The lowest level that can be detected by the method used for the analysis.

Primary Drinking Water Standard: Enforceable standards developed by the EPA. Levels that exceed the MCL for a particular standard are considered too unsafe for human consumption.

Secondary Drinking Water Standard: Standards developed by the EPA. Secondary standards are generally not considered to be dangerous to human health. They may cause aesthetic or cosmetic problems to the water quality or plumbing distribution system.

The table below is for informational purposes only. See first page of report for your results.

Parameter	MCL/SMCL	Type	Effects	Source	Common Treatment Options
Total Coliform Bacteria	Present or 1 MPN/100 mL	Primary	Used to indicate whether potentially harmful bacteria are present	Naturally present	Well Repair and Chlorination, UV Light
E. Coli Bacteria	Present or 1 MPN/100 mL	Primary	Stomach illness	Human and animal fecal waste	Well Repair and Chlorination, UV Light
Nitrate	10.0 mg/L	Primary	Blue-Baby Syndrome	Fertilizers and sewage	Reverse Osmosis System
Nitrite	1.0 mg/L	Primary	Blue-Baby Syndrome	Fertilizers and sewage	Reverse Osmosis System
Lead	Action Level of 0.015 mg/L	Primary	Slowed mental development. kidney problems, high blood pressure	Corrosion of household plumbing systems, erosion of natural deposits	Acid Neutralizer, Chemical Feeder (Soda Ash), Pipe Replacement
Radium Gross Alpha	15.0 pCi/L	Primary	Increased risk of cancer	Naturally occurring	Water Softener
Radium 226 & 228	5.0 pCi/L	Primary	Increased risk of cancer	Naturally occurring	Water Softener
Volatile Organic Compounds (VOCs)	Varies	Primary	Increased risk of cancer	Gas and chemical leaks	Charcoal Filter
Arsenic	0.010 mg/L	Primary	Skin damage, circulatory problems, cancer	Natural deposits, orchards, industrial waste	Reverse Osmosis System
Cadmium	0.005 mg/L	Primary	Kidney damage	Pipes, natural deposits, industrial waste	Reverse Osmosis System, Water Softener
Copper	Action Level of 1.3 mg/L SMCL of 1.0 mg/L	Primary, Secondary	Primary - Gastrointestinal distress, liver or kidney damage Secondary - Metallic taste, blue-green staining	Corrosion of household plumbing systems, erosion of natural deposits	Acid Neutralizer, Reverse Osmosis System, Pipe Replacement
Turbidity (Public Water Systems)	1.0 NTU	Primary	Water treatment interference, possible bacteria indicator	Varies	Filtration, Source Protection
Turbidity (Private Wells)	10.0 NTU (MD COP Requirement)	Primary	Possible bacteria indicator	Surface water, iron, other	Filtration, Source Protection
Iron	0.3 mg/L	Secondary	Possible staining on plumbing fixtures and laundry	Naturally occurring	Water Softener
Chloride	250 mg/L	Secondary	Salty taste, plumbing corrosion	Salt water intrusion, road salts	Source Protection, Whole House Reverse Osmosis System
pH	Outside of 6.5-8.5 (Neutral Range)	Secondary	Low pH: Bitter metallic taste, corrosion High pH: Slippery feel, soda taste, deposits	Naturally occurring	Acid Neutralizer

HOME LAND LABS



Order ID: 279915
Address: 4037 Holly Knoll Drive
Due Date: 09/04/2025

Phone: (443) 505-8375 Email: lab@homelandhealthyhomes.com

1220 E Joppa Rd. Ste C505
Towson, MD 21286
MD Lab # 365

108 Old Solomons Island Road, Ste L2
Annapolis, MD 21401
MD Lab # 106

3430 Rockefeller Court
Waldorf, MD 20602
MD Lab # 139

2216 Commerce Road, Ste 2A
Forest Hill, MD 21050

Please provide completed form with samples. Highlighted fields are required.

Client Name: Home Land Environmental	Property Address: 4037 Holly Knoll Drive Glen Arm, MD, 21057
Email Address: info@homelandhealthyhomes.com	
Phone Number: 443-995-5385	

Field Collection Information

Sampler Name: Jon Blevins	Field pH: 7.0
Sampler ID #: 07235B	Field Chlorine (mg/L): 0.0
Date Sampled: Sep. 2, 2025 Time Sampled: 8:04	Sand: None
Well Tag Number: BA-95-0124	Clarity: Clear
Compliance sample for public water system? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, PWS ID #:	

Well Casing and Cap Condition

Cap Missing 2 bolts

Well Type: Drilled Well Pit Below Grade Artesian Hand Dug N/A Other: _____

Height Above Grade: 11"	Cap Type: 2-piece plastic	Casing: 6" PVC	Conduit: Secure
Sample Point: First Draw Kitchen Sink	Water Conditioning: WS, AN, Can. SF, Carbon Filter		

Requested Testing: (Please check all that apply)

- | | | |
|--|--------------------------------------|---|
| <input type="checkbox"/> Potability (Bacteria, Nitrate + Nitrite, Turbidity) | <input type="checkbox"/> Chlorides | <input type="checkbox"/> Total Dissolved Solids |
| <input type="checkbox"/> FHA/VA (Bacteria, Nitrate + Nitrite, Turbidity, Lead, Iron) | <input type="checkbox"/> Hardness | <input type="checkbox"/> Copper |
| <input type="checkbox"/> Bacteria | <input type="checkbox"/> Arsenic | <input type="checkbox"/> VOCs |
| <input checked="" type="checkbox"/> Lead | <input type="checkbox"/> Cadmium | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Nitrate + Nitrite | <input type="checkbox"/> Gross Alpha | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Iron | | |
| <input type="checkbox"/> Turbidity | | |

List rush samples below
Refer to table for rush turnaround times and fees

Release Signatures

Released By: Samy Ching	Date/Time: 9/2/25 12:45	Samples received on ice? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Released By: _____	Date/Time: _____	
Released By: _____	Date/Time: _____	
Received in lab by: Deeky J	Date/Time: 9/2/25 12:45pm	Temperature: _____



• CHIMNEY SERVICE • GUTTER SERVICE • SLATE SERVICE •

• 206 S. Eden Street, Baltimore MD, 21231 • Baltimore: 410.558.1111 • Montgomery Co: 301.850.4

4037 Holly Knoll Dr. – Clean Sweep

cleansweepcrew.com/4037-holly-knoll-dr

KRPB

September 2, 2025
 4037 Holly Knoll Dr.
 Glen Arm, MD 21057
\$295 paid by Credit Card

Phone: (443) 622-3116
 Email: jillian@krauss.house

Chimney 1

Flue 1

Room Location: Living room Type: Log Set Vent: Construction: Prefab Liner Type: Stainless Liner Fuel: Gas Functional: Yes
 Chimney Exhausted Size: 6" **Flue Images:**

Flue Notes:



Property	Pass/Fail Notes Photos
Gas Log / Fireplace	Pass
Flue Cleaning	Pass
Ash Pit Cleanout	N/A
Ash Pit Door	N/A
Brickwork Firebox	N/A
Brickwork Mantle	Pass
Brickwork Hearth	Pass
Damper	N/A
Firebox Clearance	Pass
Flue Liner	Pass
Gaskets	Pass
Hearth Clearance	Pass
Hearth/Firebox Union	Pass
Lintel/Damper Union	N/A
Mortar Joints Firebox	N/A
Mortar Joints Mantle	Pass
Mortar Joints Hearth	Pass
Refractory Panel: Left	Pass
Refractory Panel: Right	Pass
Refractory Panel: Bottom	Pass
Refractory Panel: Rear	Pass
Smoke Chamber	N/A
Stove/Pipe Clearance	N/A
Thimble	N/A
Water Penetration	N/A

Exterior Inspection

Property	Pass/Fail Notes Photos
Chimney Height	Pass
Brick Work	N/A
Chase Top	N/A
Crown	N/A
Flashing	Pass
Flue	Pass
Flue Cap	Pass




Property	Pass/Fail	Notes	Photos
Mortar Joints	N/A		
Plant Growth	N/A		
Shoulders/Rake	N/A		
Siding	N/A		

Chimney 2

Flue 2

Room Location: Kitchen Type: Log Set Vent: Chimney Exhausted Construction: Masonry Liner Type: Terra-Cotta Liner Fuel: Gas Functional: Yes Size: 13"x13"

Flue Notes:

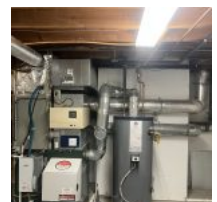
Property	Pass/Fail	Notes	Flue Images:	Photos
Gas Log / Fireplace	Pass			
Flue Cleaning	Fail	Clean and service fireplace/flue. Service log set.		
Ash Pit Cleanout	N/A			
Ash Pit Door	N/A			
Brickwork Firebox	Fail	Demo/extract 1 defective brick-point and strike with type N mortar.		
Brickwork Mantle	Pass			
Brickwork Hearth	Pass			
Damper	Pass			
Firebox Clearance	Pass			
Flue Liner	Pass			
Gaskets	N/A			
Hearth Clearance	Pass			
Hearth/Firebox Union	Pass			
Lintel/Damper Union	Pass			
Mortar Joints Firebox	Pass			
Mortar Joints Mantle	Pass			
Mortar Joints Hearth	Pass			
Refractory Panel: Left	N/A			
Refractory Panel: Right	N/A			
Refractory Panel: Bottom	N/A			
Refractory Panel: Rear	N/A			
Smoke Chamber	Pass			
Stove/Pipe Clearance	N/A			
Thimble	N/A			
Water Penetration	N/A			

Flue 3

Room Location: Basement Type: Furnace Vent: Chimney Exhausted Construction: Masonry Liner Type: Terra-Cotta Liner Fuel: Oil Functional: Yes Size: 9"x13"

Flue Notes:

Property	Pass/Fail	Notes	Photos
Gas Log / Fireplace	N/A		
Flue Cleaning	Pass		
Ash Pit Cleanout	N/A		
Ash Pit Door	N/A		
Brickwork Firebox	N/A		
Brickwork Mantle	N/A		



Property	Pass/Fail Notes Photos
Brickwork Hearth	N/A
Damper	N/A
Firebox Clearance	N/A
Flue Liner	Pass
Gaskets	N/A
Hearth Clearance	N/A
Hearth/Firebox Union	N/A
Lintel/Damper Union	N/A
Mortar Joints Firebox	N/A
Mortar Joints Mantle	N/A
Mortar Joints Hearth	N/A
Refractory Panel: Left	N/A
Refractory Panel: Right	N/A
Refractory Panel: Bottom	N/A
Refractory Panel: Rear	N/A
Smoke Chamber	N/A
Stove/Pipe Clearance	Pass
Thimble	Pass
Water Penetration	N/A

Exterior Inspection

Property	Pass/Fail Notes Photos
Chimney Height	Pass
Brick Work	Pass
Chase Top	N/A
Crown	Pass
Flashing	Pass
Flue	Pass
Flue Cap	Pass
Morter Joints	Pass
Plant Growth	N/A
Shoulders/Rake	N/A
Siding	N/A

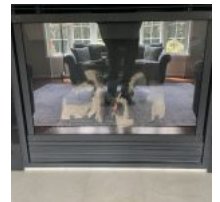
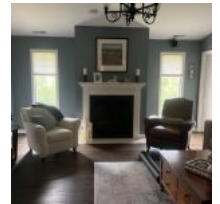
Chimney 3

Flue 4

Room Location: Family room Type: Log Set Vent: Construction: Prefab Liner Type: Stainless Liner Fuel: Gas Functional: Yes
 Direct Vent Size: 5" **Flue Images:**

Property	Pass/Fail Notes Photos
Gas Log / Fireplace	Pass
Flue Cleaning	Pass
Ash Pit Cleanout	N/A
Ash Pit Door	N/A
Brickwork Firebox	N/A
Brickwork Mantle	Pass
Brickwork Hearth	Pass
Damper	N/A
Firebox Clearance	Pass
Flue Liner	Pass
Gaskets	Pass
Hearth Clearance	Pass
Hearth/Firebox Union	Pass
Lintel/Damper Union	N/A
Mortar Joints Firebox	N/A
Mortar Joints Mantle	Pass
Mortar Joints Hearth	Pass
Refractory Panel: Left	Pass
Refractory Panel: Right	Pass
Refractory Panel: Bottom	Pass
Refractory Panel: Rear	Pass
Smoke Chamber	N/A

Flue Notes:



Property	Pass/Fail Notes Photos
Stove/Pipe Clearance	N/A
Thimble	N/A
Water Penetration	N/A

Exterior Inspection

Property	Pass/Fail Notes Photos
Chimney Height	Pass
Brick Work	N/A
Chase Top	N/A
Crown	N/A
Flashing	Pass
Flue	Pass
Flue Cap	Pass
Mortar Joints	N/A
Plant Growth	N/A
Shoulders/Rake	N/A
Siding	N/A

Work Estimate

Total Repair Cost

\$2,875.00

WE OFFER A PRICE MATCH GUARANTEE ON ANY COMPETITOR'S ESTIMATE!* [VIEW DETAILS](#)

TERMS OF PROPOSAL: PROPOSAL IS VALID FOR 60 DAYS. THIS REPORT IS NOT TRANSFERABLE. CHIMNEY INSPECTIONS ARE INTENDED TO EDUCATE CLIENTS ON THE APPARENT OVERALL CONDITIONS AS IT PRESENTS ON THE DAY OF THE INSPECTION. THE INSPECTION AND REPORT ARE NOT INTENDED TO PROVIDE A WARRANTY OR A GUARANTEE ON FUTURE PERFORMANCE. DO NOT EXPECT THAT EVERY CONDITION WILL BE DISCOVERED AS SOME MAY BE ELUSIVE TO THE INSPECTOR.

TERMS OF PAYMENT: DUE UPON COMPLETION

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER ACCORDING TO SPECIFICATIONS SUBMITTED, PER STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. PROPERTY OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMEN'S COMPENSATION INSURANCE.

HOME LAND

ENVIRONMENTAL

Location	Inspector
4037 Holly Knoll Drive Glen Arm MD 21057	Jonathan Blevins Environmental Inspector



Wednesday, September 3, 2025

Camera septic inspection for the purpose of a real estate transaction. Refer to Septic Evaluation for more information.

Summary: The camera was first introduced into the septic tank's back line and pushed toward the distribution box. The video begins at the distribution box and is pushed into drainfield B. Drainfield B was found to be holding water throughout with biomat present. The camera was then removed from drainfield B, the distribution box, and the back line. The PVC back line was found to be clear of obstructions and breaks and 7 feet in length. The camera was then introduced into the PVC cleanout in the basement wall at the back of the house. The PVC front line was found to be clear of obstructions and breaks and approximately 55 feet in length.

Pipe Compositions and Descriptions

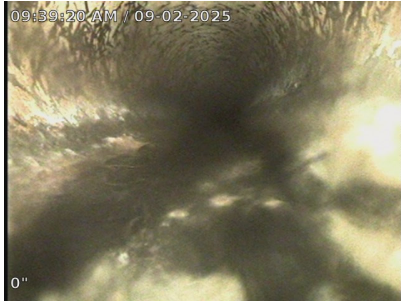
This is a subjective and visual inspection only, based upon many unknown and unseen factors. This report does not WARRANT nor Guarantee continued functional septic system operations. Payment and/or use of this evaluation signify understanding and acceptances of the above clauses.

PVC pipe: May be installed if property is newer than 1982 and can last over 100 years. PVC is impervious to root penetration; however, a crack or joint that is not properly sealed can allow root intrusion. Generally white or green in color.



Start of video. Entry point septic tank back line toward distribution box. Video begins at the distribution box and is pushed into drainfield B. Showing distribution box.

0"



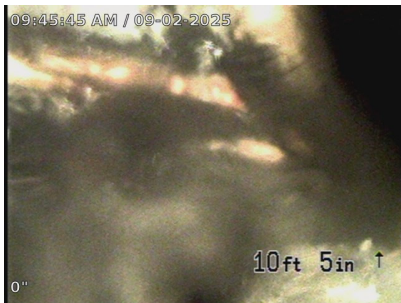
Beginning of drainfield B.

0"



End of drainfield B.

0"



Camera being removed from drainfield B. Right bend.

0"



Camera removed from drainfield B. Showing distribution box.

0"



Camera removed from PVC back line.

0''



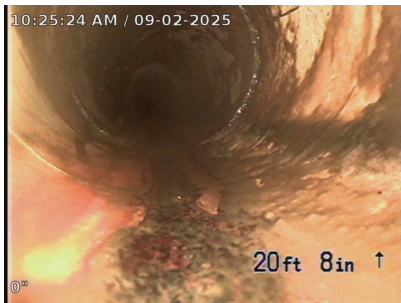
Showing back of house.

0''



Entry point PVC cleanout in basement wall at back of house. Beginning of cleanout.

0''



Connection to what may be a snake line; however, this could not be located at grade. There is a patio over the front line.

0''



End of front line inside septic tank. The front line was found to be clear of obstructions and breaks.

0''



Camera removed from front line. End of inspection.

0"



Maryland On-Site Sewage Disposal System Inspection Report



** For this inspection to be considered a proper inspection, all sections must be completed**

Pre-Inspection Information

Property Information			
Address: 4037 Holly Knoll Drive			
City: Glen Arm	State: MD	Zip Code: 21057	
Permitted # of Bedrooms: 5	Build Year: 1982	Water Supply: Well	
Property Type: Single Family Home		If Other:	
Comments: Please refer to Home Land Environmental reports for additional information.			

Owner Information/ Interview			
Last Name: Mennonna		First Name: William and Lisa	
Number of Occupants: 2	Number of Years Occupied: 11		
If Vacant, Date Vacated (mm/dd/yyyy):			
In-Home Business: No	Type:		
Has the Property Recently had a Septic Inspection: No		Date:	
Any Septic System Issues:		Type:	
Comments: Refer to Home Land Environmental Septic Evaluation for more information.			

Document Search Information			
Document Request Date: 8/29/2025		Septic Permit Reviewed: Yes	
Permitted Septic System Components:			
Septic Tank: Yes	Install Year: 2006	Size: 1,500 gal	
BAT Unit: No	Install Year:	Manufacturer:	
Distribution Box: Yes	Pumping Chamber: No		
Absorption Type: Trenches		Total Trench Length/ Width: 100, 2 Ft	
Bed Size (L/W): Ft		Absorption Component Depth: 8 Ft	
Comments: Refer to Home Land Environmental Septic Evaluation for more information.			

On-site Inspection

Start Date: 9/2/2025

Completion Date: 9/2/2025

Crawl Space/ Basement Evaluation

Number of Drain Pipes Exiting Foundation Wall: 1

Describe Each Pipe and Source: PVC line serving entire house.

Does Plumbing Evaluation Confirm all Wastewater is Directed into the Septic System: Yes

Water Treatment

Does the House have any Water Treatment Devices: Yes If Yes, Number: 4

Describe each Water Treatment Device: Water softener, acid neutralizer, sediment filter, carbon filter.

If any, where is the Water Treatment Discharge Directed: Septic Tank

Sewer Line Outside of Foundation

Pipe Material: PVC Cracks/ Breaks: No Blockage: No

Comments: PVC front line is in good condition.

Grease Trap

Grease Trap: No Size: (Gal) Construction:

Liquid Level: Proper Baffle:

Comments:

Septic Tank

Septic Tank: Yes Number of Tanks: 1 Total Size of Tank(s): 1,500 (Gal)

Type of Tank(s): Two Compartment Construction: Concrete

Liquid Level: Normal Evidence of High Water Staining: No Effluent Filter: No

Inlet Baffle: Yes Outlet Baffle: Yes Baffle Condition: Good

Access: Riser At Grade Evidence of Ground or Surface Water Intrusion: No

Comments: Refer to Home Land Environmental Septic Evaluation for more information.

Best Available Technology Unit (BAT)

BAT Unit: No Manufacturer: Model:

Power to Contro Pannel: Control Pannel: Control Pannel Alarm:

Last Service Date: Was Last Service Date more than 365 days:

Comments:

Distribution Box

Distribution Box: Yes Number of Drainlines leaving Box: 2 Distribution Box Level: Yes

Is there Equal Disstrubution to Drainlines: Liquid Level: Normal

Comments: The distribution box was not excavated during the inspection due to its depth.

Pumping Chamber

Pumping Chamber: No Access: Liquid Level:

High Water Alarm: Alarm Properly Functioning: Separate Float Tree:

Pump Elevated off the Bottom of the Tank: Electrical Connections:

Comments:

Soil Absorption System

Absorption Type: Trenches Observation Pipes (OP): Yes OP Water Depth: >20 inches

Trenches Probed: Yes Describe Observation: A dry, B holding water.

Evidence of Surfacing Effluent: No Describe:

Comments: The absorption system appears to be functioning properly The port on drainfield B is holding approximately 2 feet of water.

Other On-Site Disposal Systems (OSDS) Components and Systems

Detail all other OSDS components not covered in the above sections.

Comments: There are no other components.

OSDS Testing

Hydraulic Load Test

Hydraulic Load Test Performed: Yes No Testing Volume: Gal Elapsed Time: Min

Comments:

Dye Test

Suspicious Liquid Discharge on or near the Property: Yes No

Dye Test Performed: Yes No Reason:

Comments:

Tank Pump Out

Tank(s) Pumped: No Yes Number of Tanks Pumped: Total Gallons Pumped:

Any Flow into Tank from Outlet Pipe: Any Groundwater Entering the Tank:

Does the Tank Appear to be Watertight:

Comments:

Summary/Conclusions

Wastewater Collection System Conveys all Wastewater to Sewer Line:		<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> Satisfactory with Concerns
Sewer Line		<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> Satisfactory with Concerns
Grease Trap	N/A	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> Satisfactory with Concerns
Septic Tank		<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> Satisfactory with Concerns
BAT Unit	N/A	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> Satisfactory with Concerns
Distribution Box		<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> Satisfactory with Concerns
Pumping Chamber	N/A	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> Satisfactory with Concerns
Soil Absorption System		<input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input checked="" type="checkbox"/> Satisfactory with Concerns
All other OSDS components	N/A	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Unsatisfactory <input type="checkbox"/> Satisfactory with Concerns

Does any component of the OSDS need to be repaired or replaced: No

Explain:

In my professional opinion this OSDS is properly functioning base on permitted capacity: Yes

My Inspection verifies the OSDS is consistant with the septic permit: Yes

If listed for sale, does the number of bedrooms advertised match what is legally permitted: Yes

Comments:

Check with the Approving Authority for permitting requirements before any repair is performed to the septic system.

****ATTACH ALL DOCUMENTS PROVIDED BY THE APPROVING AUTHORITY**

THIS INSPECTION REPORT DETAILS COMPONENTS AND THE PRESENT CONDITION OF THE ON-SITE SEWAGE DISPOSAL SYSTEM FOR THE ADDRESS LISTED IN THE PROPERTY INFORMATION SECTION OF THIS REPORT. THE CONCLUSIONS OF THIS REPORT DO NOT GUARANTEE OR WARRANTY THIS OSDS WILL FUNCTION IN THE FUTURE.

This inspection of the septic system is an evaluation of function and is not an evaluation that the system meets current State regulations. The owner should not assume future expansion of the home is possible without additional evaluation completed by the Approving Authority.

I attest that I have properly completed an inspection of the OSDS at this property. This inspection includes information obtained from the property owner, or representative, and a document search from the Approving Authority. I have completed all sections pertaining to components of this OSDS. The conclusions of this report are my professional opinions based on my training and experience inspecting OSDS.

First Name: Jonathan	Last Name: Blevins
License Number: 1534	
Signature: J o n a t h a n B l e v i n s	Date: 9/ 2/ 2 0 2 5

HOME LAND

ENVIRONMENTAL

p:443-995-5385 | info@homelandhealthyhomes.com | www.homelandhealthyhomes.com

Date: September 2, 2025 Name of Evaluator: Jon Blevins Time: 8:00 Property Address: 4037 Holly Knoll Drive Glen Arm, MD 21057 Recent Weather Conditions: Normal	Ordered By: Jillian Washington Buyers: Randy Rowe Homeowner Interview: The homeowner interview was verbally conducted during the evaluation.	Occupied: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Length of Time Vacant: N/A # of People Living in Home: 2 # of People moving in: 2 Property Age: 1982 System Age: *2006 Last Date of Cleaning: March 2025 Recomm'd Pumping Freq: 2-3 Years
Liquid level in tank is: <input type="checkbox"/> Above Normal <input checked="" type="checkbox"/> Normal <input type="checkbox"/> Below Normal		Bottom Solids Depth: 10 Inches
Depth of tank: 32 Inches	Type of Tank Access: Manhole Risers	Depth of tank access: At Grade
Maintenance appears: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor	# of Bedrooms: 5	Depth to Distribution Box: ~40 Inches
Effluent Filter present: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Previous high liquid level: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Distance to well: ~115 Feet
Records Search: Records were requested and received from Baltimore County prior to the evaluation.		
Were there any impermeable surfaces above the septic system (i.e. driveway)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Type of Tank	Tank Composition and Size	Type of Absorption System
<input checked="" type="checkbox"/> Septic Tank (1 tank) <input type="checkbox"/> Aeration System <input type="checkbox"/> Other:	<input type="checkbox"/> Metal <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Plastic Tank Size: 1,500 gallons	<input checked="" type="checkbox"/> Leaching Field <input type="checkbox"/> Raised Mound <input type="checkbox"/> Drywell (Number of:) <input type="checkbox"/> Cesspool <input type="checkbox"/> Unknown: _____
System Component	Condition	Comments
Septic Tank	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Unacceptable <input type="checkbox"/> Needs Further Evaluation	A SeeSnake camera was used during the inspection (Refer to Camera Inspection). *County records state the septic tank was installed in 2006. The two-chamber concrete septic tank is 1,500 gallons in capacity. Concrete manhole risers serve as access at grade to both chambers. All baffles appear to be in place and composed of plastic. This type of plastic baffle has a tendency to fall off due to corroding bolts. The baffles should be further inspected the next time the tank is pumped and resecured or replaced if necessary.
Absorption System	<input checked="" type="checkbox"/> Acceptable <input type="checkbox"/> Unacceptable <input type="checkbox"/> Needs Further Evaluation	*County records indicate the absorption system was installed in 2006 and is composed of a distribution box and 2 drainfields (A and B) with PVC observation ports to grade. The port on drainfield A was opened and found to be dry to the bottom. The port on drainfield B was opened and found to be holding 2 feet of water. Approximately 375 gallons of water were introduced into the system with no sign of a back-up in the distribution box; however, the liquid level in the drainfield B port rose approximately 8 inches. This indicates the system is functioning properly at this time; however, it is recommended that buyers should budget for future repairs.

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Picture 1:

Showing the septic tank in relation to the house.



Picture 2:

Showing the inside of the first chamber. The handle on the tank lid is broken, making removing the lid more difficult.



Picture 3:

Showing the inside of the second chamber and the plastic back baffle.



Picture 4:

Showing the general location of the absorption system.

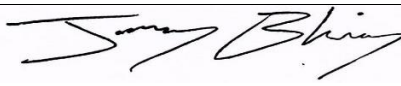
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Sketch of System

See Septic Map for layout and approximate distances of the septic system.

DISCLAIMERS

- This is a subjective and visual inspection only, the conclusions of which are based on the observed condition of the system components that could reasonably be accessed, and information known about the system at the time this report was completed. There may be unknown historical problems or unseen conditions which may compromise the conclusions stated in this report.
- Suggestions or recommendations for repairs or remediation may result in the need for further repair or remediation once the system components are fully excavated.
- A 'Satisfactory' evaluation does not mean the system will meet the local approving authority's criteria for determining compliance with state code: COMAR 26.04.02.02 D(4).
- The evaluation of the Sewage Disposal System as reported is based on the conditions observed on the day of the inspection.
- This report is neither a WARRANTY nor does it GUARANTEE continued acceptable functionality or performance of the Sewage Disposal Systems operations.
- If the house has been unoccupied the findings in this report may not be accurate, as limited or no use of the system may conceal or mask problems that may be revealed under typical sewage loading.
- If the general ground condition is excessively wet at the time of inspection, the findings in this report may not be accurate, as ground moisture may cover or hide septic effluent that may be on or near the ground surface.
- If the house is vacant or the conditions excessively wet during inspection, it is recommended that the system be reevaluated at a later date and/or alternate techniques be used to address those potential issues.
- Payment and/or use of this evaluation signify understanding and acceptance of the above clauses, as well as any noted faults with the system.
- Suggestions or recommendations for repairs or remediation may result in the need for further repair or remediation once the system components are fully excavated.

Representative's Signature:		Date: 9/2/2025
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HOME LAND

ENVIRONMENTAL

Baltimore County Well Yield Report

Address: 4037 Holly Knoll Drive Glen Arm, MD 21057-9606 Date: 9/2/2025

Yield Results and Comments

Test Result: GPM # of people moving in:

Days of water produced during test:

*Assuming 100 gallons per person per day based upon United States Geological Survey statistics

[Link to USGS](#)

Well Yield Comments:

The well yielded 4.11 gallons per minute (GPM) after 4 hours of continuous pumping and a well depth of 300 feet.

*Disclaimer: ***Any mechanical issues listed are stated as visual observations for informational purposes only. The mechanical issues listed would likely not be the cause of a low yielding well (<1 GPM). A licensed well driller should be contacted in the event of a low yielding well to determine the cause and remediations needed.****

General Mechanical Evaluation of the Well's Pumping System

Well Head Evaluation

Well Tag: BA-95-0124 Casing: 6" PVC Cap: 2-piece plastic Conduit: Secure	Comments: The well head is located in the front yard and the cap is missing two bolts. One corner of the bottom cap piece is broken.
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Pressure Tank Evaluation

Model: WX-255 Size: 81 gallons Physical Condition: Fair Cut on /Cut Off: 40/60 PSI Bladder Air Charge: ~25 PSI Cycle Time: ~4 minutes	Comments: The pressure tank is located in the basement and is in fair condition. The tank was installed in 2014.
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HOME LAND

ENVIRONMENTAL

BALTIMORE COUNTY

DEPARTMENT OF ENVIRONMENTAL PROTECTION & SUSTAINABILITY

FACTS ABOUT WELL YIELDS IN BALTIMORE COUNTY

Based on frequently asked questions about well yield requirements, the Department of Environmental Protection & Sustainability (DEPS) has prepared the following information.

- The minimum well yield requirements for approval of a domestic water supply is a state regulation that has been in effect since 1981. The state regulation requires that new well systems must be able to yield at least 1 gallon/minute over a six-hour period. In addition, new well systems must be constructed such that they can deliver at least 500 gallons over a 2-hour period. In other words, lower yielding wells must be drilled deep enough to provide a reservoir of water available for immediate use.
- A minimum well yield requirement for property conveyance has been in the Baltimore County Code since 1980. The County Code also requires that domestic water supplies yield a minimum of 1 gallon/minute, however, the buyer of an existing property may choose to accept a yield less than 1 gallon/minute by filing a waiver with DEPS. In addition, there is no storage requirement for existing wells. A yield test conducted to determine the well yield is valid for three years.
 - These laws are intended to provide reasonable assurance that residents of properties served by private water supplies have adequate water supplies for typical domestic purposes. They are not a guarantee of water well yield.
- Theoretically, the minimum well yield (1 gallon/minute) equates to 1,440 gallons/day, which is over 4 times the average consumption for a family of four (300 gallons/day or 75 gallons/day/person).
 - DEPS has recorded well replacement statistics in Baltimore County since 1989. The data indicates that each year approximately 165 wells (or <1% of the 30,000+ wells in Baltimore County) are drilled to replace a previously existing water supply. This includes new wells drilled to replace substandard water supplies such as hand-dug wells and springs. The number of wells drilled per year to replace a well due to “insufficient yield” is approximately 86.
 - It is DEPS’ experience that many homeowners discover the need for a replacement well only when they decide to sell their home and are required to conduct a yield test
- While it is not uncommon for a well yield to exhibit seasonal variation, there is generally not a wide fluctuation over the lifetime of a well. The ability of a well in bedrock aquifers to produce water is dependent on the number and size of fractures intercepted during drilling. Occasionally, wells may “go dry” due to drought conditions, or natural siltation (clogging) of the water bearing fractures.
- If a well “goes dry,” several options are available to replace the water supply: the existing well may be deepened, the existing well may be hydrofractured, or a new well may be drilled. The determination as to which option is best will depend on many factors—it is recommended that homeowners consult with several well drillers and/or DEPS before making a decision.
 - Some formations are known to be “good producers” due to the highly fractured nature of the rock, however, there remains a possibility of drilling a “dry hole” if suitable fractures are not encountered during drilling. In general, it is more likely to drill higher yielding wells in valleys or drainage swales than it is on ridge tops.
- Water pressure at the tap is not necessarily dependent on well yield. Proper sizing of the well pump, pressure tank, and distribution lines by a licensed plumber will help ensure adequate pressure for the user.