

4815 Old Swimming Pool Road, Frederick, Maryland 21703



Brokerage Information: RE/MAX Results, 5202 Presidents Ct #310, Frederick, MD 21703
Broker of Record: Sandy Olson, License# 527089
Sales Associate: Bobbi Prescott, License# 603372, MLS# 128509

Disclosure Package:

- Frederick County Property Report
- Plat- Neighborhood
- Plat- Lot 16 Updated
- Aerial lot lines from public records
- SDAT Record
- Current Tax Bill
- Well & Septic Records
- Covenants
- Inclusion & Exclusions Addenda
- Homeowners Insurance Disclosure
- Maryland Residential Property Disclosure and Disclaimer Statement
- Frederick County Notices and Disclosures
- General Addendum - Appraisal
- Notice to Buyer & Seller of Buyer's Rights & Seller's Obligations
- MLS Errors Disclosure Statement
- Consent for Dual Agency
- Notification of Dual Agency Within a Team
- Affiliated Business Disclosure

PLEASE LEAVE THIS COPY AT THE PROPERTY

- these documents are available online, in the MLS -

Frederick County, Maryland

Property Report: 4815 OLD SWIMMING POOL RD
FREDERICK MD 21703

** This data may not include the City of Frederick or other independent municipalities within Frederick County*



General Information

Municipality: None
Tax Account: 1124462420
Tax Map/Parcel: 0076/0479
Plat: [0016/0126](#)
Census Tract: 752602
Zoning * : [Click here to view your zoning atlas page.](#)
Comprehensive Land Use* : [Click here to view your comprehensive land use atlas page.](#)

Voting Districts

Precinct: [24-001](#)
Legislative District: [04](#)
Congressional District: [6](#)
Council District: [1](#)

Services Information

Recycle Day: [Red Tuesday](#)
Water Service: No
Sewer Service: No
Broadband: [National Broadband Map](#)

School Districts

High: Frederick High
Middle: Crestwood Middle
Elementary/Primary: Butterfly Ridge Elementary

Public Safety Information

Police District: [Frederick County Sheriffs Office](#)
Fire Station Number: 12
Fire Station: Braddock Heights Volunteer Fire Compan
Registered Sex Offenders Within 1/4 Mile: 0
Reported Crimes Within 1/4 Mile (2017) * : 19
Hospital: [Frederick Health Hospital](#)

Closest Points of Interest

Library: [Middletown](#)
Park: Fountaindale Park
Farmer's Market: [Frederick Farmer's Market](#)
Golf Course: Hollow Creek Golf Club
TransIT Service Within 1/4 Mile: No

Historic Properties in the Area

[Please visit the Maryland Inventory of Historic Properties to view further information on each site.](#)

F-4-009 / Sines Farm, Rich Mountain

F-4-008 / Braddock Heights Historic District

F-4-011 / Casa Loma

This report was dynamically assembled from various layers of geographical information, some of which is not maintained by Frederick County GIS. This report may or may not accurately represent the source address completely and correctly. Any reliance on this data is at the sole risk of the user.

CURVE DATA TABLE

STA - STA	RADIUS	ARC	DELTA	TANGENT	CHD. BEARING	DIST.
77 - 78	668.45'	60.75'	05-12-25	30.40'	N 88° 16' 43" E	60.73'
229 - 231	797.68'	423.04'	30-27-04	217.11'	S 47° 56' 28" E	418.97'

KEY MAP

1" = 1200'

COORDINATES

STA.	NORTH	EAST
35	4,886.609	5,006.780
57	4,732.061	5,111.616
64	5,210.483	5,253.110
75	5,255.209	5,281.697
77	5,223.277	5,230.038
89	6,076.234	5,438.701
90	5,173.873	5,982.559
180	5,577.855	5,730.692
181	5,551.804	5,692.041
182	5,562.773	5,657.923
183	5,587.753	5,644.872
184	5,771.979	5,520.879
185	5,882.069	5,434.024
186	6,008.185	5,321.802
187	6,079.599	5,248.010
188	6,143.725	5,227.599
189	6,164.046	5,217.065
190	5,119.841	5,111.405
191	4,674.957	5,721.616
206	5,701.648	5,678.065
222	5,666.843	5,283.401
223	5,717.768	5,857.484
224	5,456.455	5,630.852
225	5,670.820	5,973.607
229	5,441.715	5,667.053
230	5,451.301	5,633.918
231	5,161.048	5,978.992
247	5,524.860	5,705.866

OWNERS' DEDICATION & CERTIFICATION

WE, HARRY H. WOLFE, JR. AND MARY ROSE WOLFE, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS, TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAT. WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAWS, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREIN INDICATED, AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, 1974 EDITION, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

DATE July 27, 1977 Harry H. Wolfe, Jr. DATE July 27, 1977 Mary Rose Wolfe
 HARRY H. WOLFE, JR. MARY ROSE WOLFE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY BERTHA E. BRANDENBURG, GRACE A. SHEPLEY AND WILLIAM E. POOL TO HARRY H. WOLFE, JR. AND MARY ROSE WOLFE, HIS WIFE, BY DEED DATED 3 SEPTEMBER 1975 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY IN LIBER 060, FOLIO 7, AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, 1974 EDITION, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

DATE 8/27/77 Draper K. Sutcliffe
 DRAPER K. SUTCLIFFE, REGISTERED PROFESSIONAL LAND SURVEYOR #2046

SOMERSET

FINAL PLAT FOR
 SECTION FOUR, LOTS 15, 16, 17 & 18
 SITUATED ON CLIFTON ROAD AND OLD SWIMMING POOL ROAD
 BRADDOCK ELECTION DISTRICT (P.A.)
 FREDERICK COUNTY, MARYLAND

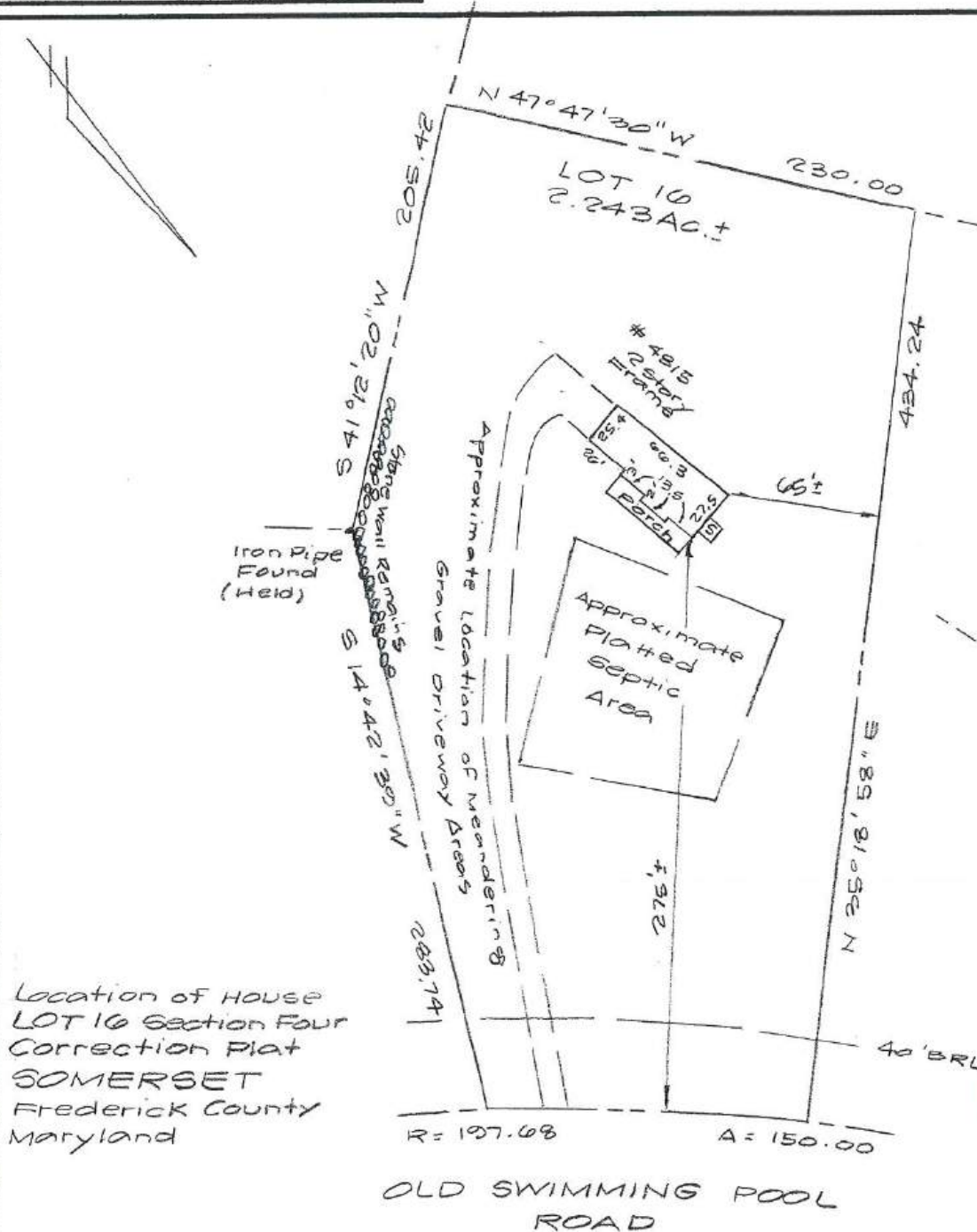
DATE: 7-27-77 PLAT NO.: F-2112-A-5 OWN. BY: MW
 SCALE: 1" = 100' CHK. BY: TEC

- NOTES: 1. THIS LOCATION/SURVEY IS SOLELY FOR THE USE OF THE PARTY ORDERING SAME ON THIS DATE AND MAY NOT BE RELIED UPON BY ANY OTHER PERSONS AND/OR PARTIES WITHOUT PRIOR WRITTEN APPROVAL OF HALLER-BLANCHARD & ASSOCIATES
2. THIS LOCATION DRAWING WAS PREPARED UNDER THE DIRECT REVIEW AND SUPERVISION OF DAVID L. HALLER-MD. REG. NO. 240
3. NO TITLE REPORT PROVIDED, THIS LOCATION DRAWING SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND NOTES OF RECORD
4. THIS LOCATION FOR TITLE PURPOSES ONLY - NOT TO BE USED FOR DETERMINING PROPERTY LINES
5. PROPERTY CORNER MARKERS NOT GUARANTEED BY THIS LOCATION

CASE / FILE NO. 22760

IMPROVEMENT LEGEND

Sh = Shed
S = Stoop
P = Patio
D = Deck
B/E = Basement Entrance
D/W = Driveway
C = Concrete
St = Stone
Br = Brick
Fr = Frame
** = Fence / F
G = Gate
O/H = Overhang
Por = Porch
Sty = Story
Asph = Asphalt



CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN ESTABLISHED BY A FIELD LOCATION.

David L. Haller
DAVID L. HALLER
MARYLAND R P L S No. 240

REFERENCES

PLAT BK 92

PLAT NO 42

LIBER

FOLIO



HALLER-BLANCHARD & ASSOCIATES

P.O. BOX 1774
FREDERICK, MARYLAND 21702
(301) 846-7788

DATE OF PLANS

WALL CHECK:

HSE. LOC.: 7-17-13

BOUNDARY:

SCALE: 1" = 80'

DRAWN BY: BB

JOB NO.: 12350

THIS LOCATION IS VALID FOR 180 DAYS FROM THE DATE OF THIS PLAN AND IS FOR MORTGAGE PURPOSES FOR Cordon

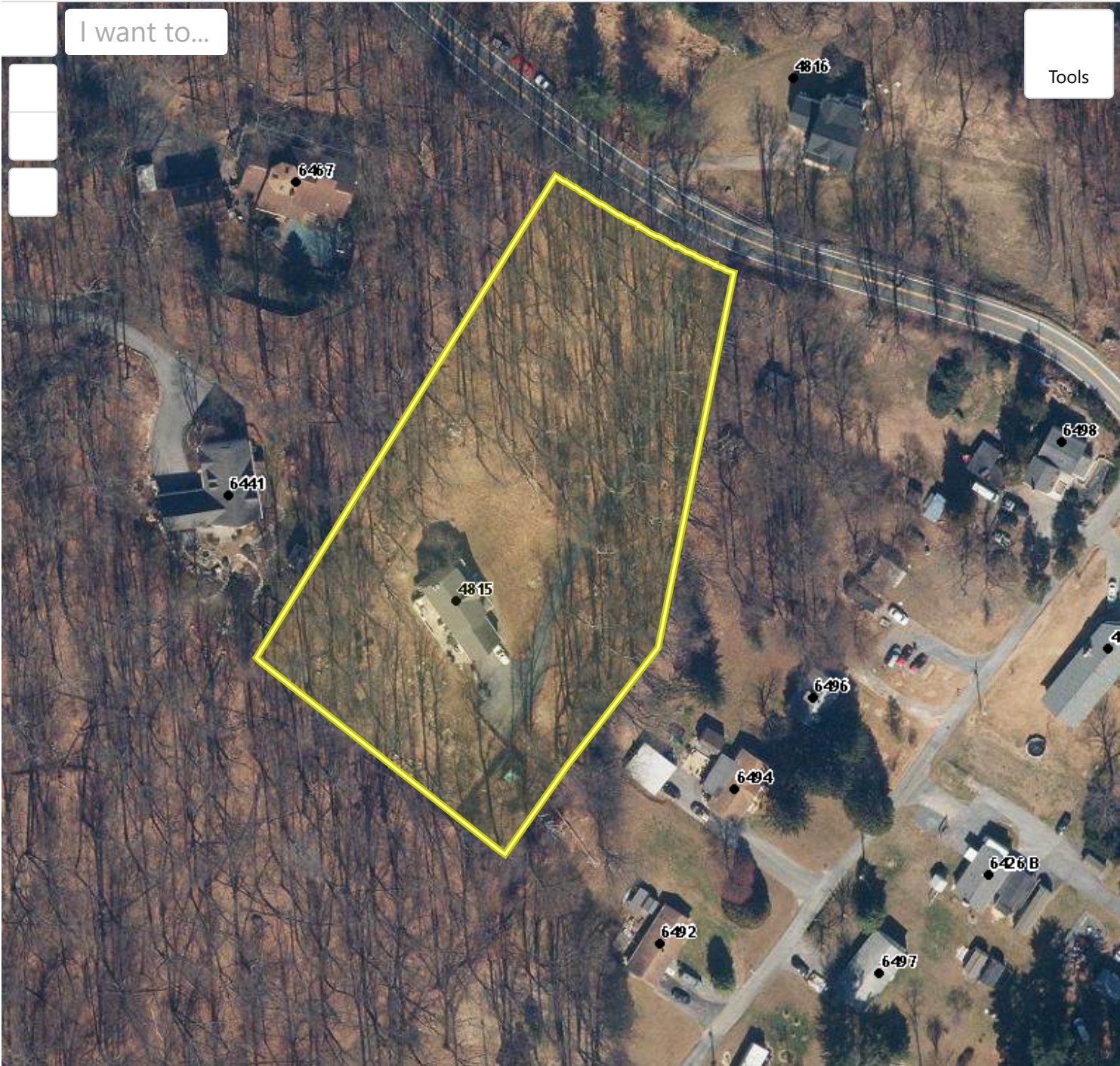


Frederick County,
Maryland

Search...

I want to...

Tools




Street/A...

050100ft

Real Property Data Search ()

Search Result for FREDERICK COUNTY

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: **District - 24 Account Identifier - 462420**

Owner Information

Owner Name:	CONDON ANDREW J & CONDON MEGAN E	Use:	RESIDENTIAL
Mailing Address:	4815 OLD SWIMMING POOL RD FREDERICK MD 21703-	Principal Residence:	YES
		Deed Reference:	/09712/ 00198

Location & Structure Information

Premises Address:	4815 OLD SWIMMING POOL RD FREDERICK 21703-	Legal Description:	LT 16 SECT 4 2.243 A OLD SWIMMING POOL RD SOMERSET
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	16 126
0076	0001	0479	24010001.11	0000	4		16	2024	Plat Ref:	92/ 42

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2013	2,530 SF	600 SF	2.2400 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/	5	2 full/ 1 half	1 Attached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2024	As of 07/01/2024	As of 07/01/2025
Land:	113,700	142,400		
Improvements	346,600	552,700		
Total:	460,300	695,100	538,567	616,833
Preferential Land:	0	0		

Transfer Information

Seller: SEXTON CONTRACTORS LLC	Date: 08/13/2013	Price: \$416,610
Type: ARMS LENGTH IMPROVED	Deed1: /09712/ 00198	Deed2:
Seller: HILTNER LINDA J	Date: 02/12/2013	Price: \$62,500
Type: ARMS LENGTH VACANT	Deed1: /09371/ 00358	Deed2:
Seller: HILTNER, WALTER R. & LINDA J.	Date: 03/20/1990	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /01638/ 00812	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 05/07/2014

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Treasurer of Frederick County
PO Box 4310
Frederick, MD 21705-4310
Office Hours: Mon-Fri, 8 am - 4 pm
Phone: (301) 600-1111



FREDERICK COUNTY MD

REAL ESTATE TAXES AND FEES
www.frederickcountymd.gov/treasury

Levy Period	Parcel ID	Year	Bill Type	Occupancy	Bill No.	Bill Date
07/01/2024 - 06/30/2025	24-462420	2025	FY	PRINCIPAL RESIDENCE	2592622	07/01/2024

CONDON ANDREW J &
CONDON MEGAN E
4815 OLD SWIMMING POOL RD
FREDERICK, MD 21703

Property Location
4815 OLD SWIMMING POOL RD

Property Description
LT 16 SECT 4 2.243 A
OLD SWIMMING POOL RD
SOMERSET

Liber 9712 Folio 198

Charges	Assessment/Units	Rate	Amount
STATE TAXES	538,567	.112000	603.20
COUNTY TAXES	538,567	1.110000	5,978.09
SYSTEM BENEFIT CHG	1	88.000	88.00
STORM WATER FEE			0.01
HMSTD STATE TAX CR	-32,237	.112000	-36.11
HMSTD COUNTY TAX CR	-55,252	1.110000	-613.30
TOTAL			6,019.89
TOTAL DUE			6,019.89

County Current Real Property Tax Rate	Preceding County Real Property Tax Rate	Difference
1.11	1.06	.0500

*If you have a mortgage, please
verify payment of your taxes with
your present mortgage company.*

PLEASE SEE THE PAYMENT SCHEDULE BELOW FOR AMOUNT DUE.

FREDERICK
COUNTY
MARYLAND

Parcel ID	Year	Bill Type	Bill No.
24-462420	2025	FY	2592622

Return this coupon with your
payment

2nd Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
DEC	88.98	3,054.91
JAN	118.64	3,084.57
FEB	148.30	3,114.23

☐ Check here if your address changed
& enter changes on the reverse side

CONDON ANDREW J &
CONDON MEGAN E
4815 OLD SWIMMING POOL RD
FREDERICK, MD 21703

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

20820255025926221000029391140000000000

FREDERICK
COUNTY
MARYLAND

Parcel ID	Year	Bill Type	Bill No.
24-462420	2025	FY	2592622

Choose payment option below
Return this coupon with your
payment

Annual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-53.64	5,966.25
AUG	-26.82	5,993.07
SEP	0.00	6,019.89
OCT	60.20	6,080.09
NOV	120.40	6,140.29
DEC	180.60	6,200.49
JAN	240.80	6,260.69
FEB	301.00	6,320.89

1st Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-26.82	3,027.14
AUG	-13.41	3,040.55
SEP	0.00	3,053.96
OCT	30.54	3,084.50
NOV	61.08	3,115.04

☐ Check here if your address changed
& enter changes on the reverse side

CONDON ANDREW J &
CONDON MEGAN E
4815 OLD SWIMMING POOL RD
FREDERICK, MD 21703

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

20820255025926221000030271410000000000

COMPLETION CERTIFICATE EXCRETA DISPOSAL PLAN

FREDERICK COUNTY HEALTH DEPARTMENT

Date July 8, 2013

Construction (Reconstruction) of the Excreta Disposal Plant

Permit No. 104554

Located 4815 Old Swimming Pool Rd, SOMERSET Lot 16

on property owned by Linda Hiltner c/o Sexton Contractors 8701-A Rocky Ridge Rd Rocky Ridge MD 21778

is hereby approved and permission granted to fill in the open trenches or the excavation for any underground portion of the plant and to render the plant fit for usage.

BARBARA A. BROOKMYER, M.D., MPH
HEALTH OFFICER, FREDERICK COUNTY

PER Noel Stoner L.E.H.S/

NO BUILDINGS, DRIVEWAYS OR UTILITIES IN SEPTIC AREA.

IMPORTANT – PLEASE READ CAREFULLY

The authority of the County Health Department, in matters relating to sewage disposal systems for homes and other establishments in Frederick County where municipal or community sewerage systems are not available, is limited to review of applications and approval of plans for sewage disposal systems (as set forth in the Maryland Department of the Environment Sewage Disposal and Water Supply Regulations) and inspection of the systems prior to final closure. If, on the final inspection, the system has been installed as indicated in the previously approved plans, a completion certificate is sent to the applicant (see above).

It is expressly understood that the Health Department is not a party to any construction contract between the builder or owner and the individual contractor who installs the sewage disposal system. This approval certificate also does not constitute a guarantee against failure due to the construction or the operation of the system. The construction contract is strictly a private agreement between builder and/or owner, and the sewage disposal system installer, and the obligation of each of these parties is dependent upon the provision of such contract.

While it is believed the conformance with Health Department Regulations will produce satisfactory results, when final inspection is made and approval given, the responsibility of the Health Department for the functioning of these systems ceases because of such reasons as: the uncertainties regarding the underground geological structure, failure to maintain proper maintenance, etc.

If any deficiencies in construction are reported to this office, every effort will be made to effect a satisfactory adjustment; however, if the Health Department is unsuccessful in effecting corrections or adjustments, any further action in the matter would be between the owner or builder and the one installing the sewage disposal system rather than the Health Department.

Caring for your Septic System

DO:

- Do** familiarize yourself with the location of your septic system and electrical control panel.
- Do** keep the tank access lid secure to the riser at all times.
- Do** keep accurate records of maintenance and service calls. Make sure whoever services your tank keeps a complete record, and ask for a copy for your records.
- Do** keep an "as built" system diagram in a safe place for reference.
- Do** pump your tank every 3-5 years.

DON'T:

- Don't** dig without knowing the location of your septic system. As much as possible, plan landscaping and permanent outdoor structures before installation. But easily removable items, such as bird baths and picnic tables, are OK to place on top of your system.
- Don't** drive over your tank or any buried components in your system, unless it's been equipped with a special traffic lid. If the system is subject to possible traffic, put up a barricade or a row of shrubs.
- Don't** dump RV waste into your septic tank. It will increase the frequency of required septage pumping. When dumped directly into the pumping vault, RV waste clogs or fouls equipment causing undue maintenance and repair costs. (Some RV waste may contain chemicals that are toxic or that may retard the biological digestion occurring within the tank.)
- Don't** enter your tank. Any work to the tank should be done from the outside. Gases that can be generated in the tank and/or oxygen depletion can be fatal.
- Don't** ever connect rain gutters or storm drains to the sewer or allow surface water to drain into it. The additional water will increase costs, reduce the capacity of the collection and treatment systems, and flood the drainfield.
- Don't** connect salt type water softeners to your septic tank.
- Don't** hook up to a pressure mainline without the proper tools and supervision, if your septic system is connected to a pressure sewer. The sewer mainlines may be under high pressure.

Recommended Prohibitions in a septic system

Inert Materials: plastic, rubber, scouring pads, dental floss, cigarette filters, bandages, hair, mop strings, lint, rags, cloth and towels do not degrade in an on-site treatment system. Inert materials will build up solids, and lead to system malfunction, clogging or increased pump out frequency.

Paper Products: disposable diapers, paper towels, baby wipes, facial tissues, moist toilet paper are not designed to dissolve in an on-site treatment system. Excessive amounts of toilet tissue will also not decompose. All can lead to system malfunction, back-up or increased pump out frequency.

Food Wastes: Do not put animal fats, grease, coffee grounds, citrus rinds, egg shells, down the sink. Garbage disposal use should be limited to waste that cannot be scooped out and thrown in the trash. Spoiled dairy products and yeasts from home brewery or baking may cause excessive growth of microbes that do not degrade sewage.

Medicinals: Do not flush baby wipes, lotioned, scented or quilted toilet tissue, female sanitary products, cotton balls or swabs, condoms or expired medicines/antibiotics. Septic tank additives generally do more harm than good. Automatic disinfection tablets (blue, clear or otherwise) will kill the organisms needed to consume waste.

Chemicals & Toxins: Kill the microbes necessary for treatment. Some examples are paint, paint thinner, solvents, volatile substances, drain cleaners, automotive fluids, fuels, pesticides, herbicides, fertilizers, metals, disinfectants, sanitizers, bleach, mop water, excessive use of household chemicals, and **backwash from water softener regeneration**.

Laundry Practices: On-site systems must process the water as it enters the system. Laundry should be spread out over the week, not all run at one time. Excessive use of detergents, especially those containing bleach, can affect system performance. Liquid detergents are recommended over powders. Fabric Softener sheets are recommended over liquid softeners. Bleach should be used sparingly and at half the rate indicated on the container.

Clear Water Waste: From A/C discharge lines, floor drains, gutters, whole house water treatment systems and sump pumps can increase the flow to your treatment system. These flows can at least disrupt, if not destroy your treatment process.

Recommended not to use special additives that are supposed to enhance the performance of your tank or system. Additives can cause major damage to your drainfield and other areas in the collection system. The natural microorganisms that grow in your system generate their own enzymes that are sufficient for breaking down and digesting nutrients in the wastewater.

MITTING AND DEVELOPMENT REVIEW
DEPARTMENT OF PERMITS AND INSPECTIONS

Approved for closure

PERMIT NUMBER 104554 7-8-13

SUBMITTED BY: BH

APPLICATION TYPE: RESIDENTIAL BUILDING PERMIT
APPLICATION DATE: 11/07/2012APPLICANT(S)

-LINDA J HILTNER
-BARBARA ANN SEXTON
SEXTON CONTRACTOR
- SEXTON CONTRACTORS, LLC

CONTRACTOR/CONTACT

- SEXTON CONTRACTORS
Lic #: 236
Exp. Date: 3/1/2013
8701 A ROCKY ROAD
ROCKY RIDGE, MD 21778-
Day Phone: (301)694-8488 x

APPROVED

JAN 30 2013

Frederick County
Health DepartmentPROPERTY INFORMATION

TAX ID NUMBER: 24462420
STREET ADDRESS: 4815 OLD SWIMMING POOL RD
SUBDIVISION: SOMERSET
TAX MAP: 0076
PARCEL: 24462420
WATER TYPE: WELL
RELATED PERMIT NUMBERS:

TOWN NAME: FREDERICK
UNIT/SUITE NUMBER :
LOT NUMBER : 16
INCORPORATED TOWN : N
SEWER TYPE: SEPTIC
PROPERTY OWNER: LINDA J HILTNER

AP NAME SEXTON CONTRACTOR LLC
PROJECT/PHASE NAME
TYPE OF WORK NEW
DEPARTMENT OF COMMERCE SINGLE FAMILY DWELLING
TYPE OF CONSTRUCTION
BUILDING USE
DECLARED VALUE \$ 200,000
DESCRIPTION OF WORK ***REVISED BY PFAY TO CHANGE SET BACKS.***
LOCATION SINGLE FAMILY DWG
SOMERSET
LOT 16

NBB

NBUD

F30W

S140

FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW

DEPARTMENT OF PERMITS AND INSPECTIONS

PERMIT NUMBER **104554**

Residential Information

One/Two Family Dwellings:

Blanket Plan: N

Townhouse Dwellings:

Is this initial unit in row?

of townhouses in row 0

Blanket Plan?

Apartments and Condominiums:

Is this for Parent Structure?

units in building 0

Blanket Plan?

Accessory Apartments:

Special Exception Granted?

Is Apt w/in accessory bldg?

Is Apt w/in existing dwlg?

Modular Dwelling:

Modular Dwelling?

Name of Manufacturer

Mobile Homes:

Temporary less than 6 months

Permanent 6 months or more

Single Wide

Double Wide

Mobile Home Park

Specific Dwelling Types:

Senior Housing Unit N

Moderately Priced Dwg Unit N

Tenant Dwelling N

Replacement Dwelling N

If yes, is replacement do to
casualty or loss w/in one year?

Building Height 27

of levels incl bsmt 3

Basement Information:

Unfin Bsmt Y

Fin Bsmt

Part Fin Bsmt

No Bsmt

Egreess Type WALKOUT

Details:

Bedrooms 4 # Baths 3

Garage Y # Cars 2

Carport # Cars 0

Fin Rm above Garage Y

Deck Porch Y

Materials:

Foundation Wall CONCRETE

Exterior Wall Const. FRAME

Exterior Wall Cov. SIDING

Roof Type TRUSS

Roof Composition FIBERGLASS

Interior Wall DRYWALL

Floor Covering MIXTUR

Mechanical:

Heating Fuel ELECTRIC

Heating System HEATPUMP

Central Air Y

Sprinkler Y

Chimney

Fireplace(s) GAS DIRECT VENTED

Setbacks:

Front 287 Right 73

Rear 111 Left 98

Site Related:

Lot Size 97,574 sf

Dist Area 8,810

Qty of Cut + Fill cu yd 410

Storm Water Plan? Y

New Driveway Apron? Nhow many? 0

Open or Closed Section Driveway O

Septic:

New Septic? Y

Connect to existing septic?

Conventional? Y

Sound Mound?

Name of Septic Installer

DAVE WOLFE
Septic and Const area staked? Y

Total sq. ft. of
proposed construction 4,536

Total Revised Sq. Ft.

**FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW
DEPARTMENT OF PERMITS AND INSPECTIONS**

PERMIT NUMBER **104554**

FEES

LIFE SAFETY - REVISION	25.00
LIBRARY IMPACT FEES SFD - DETACHED	759.00
AUTOMATION ENHANCEMENT FEE	10.00
BUILDING FEE - SFD/TFD	888.00
D/T STATE-HOME BLDR GUARANTY	50.00
FILING FEE	25.00
HEALTH REVIEW FEE	50.00
MINOR GRADING FEE	89.00
NEW SEPTIC INSTALLATION FEE	150.00
SCD REVIEW FEE	60.00
STORM WATER PROCESS FEE	55.00
ZONING FEE	65.00
SCHOOL IMPACT FEE SFD - DET SCHOOL	14,426.00
TOTAL FEES:	16,652.00
TOTAL PAID:	16,652.00

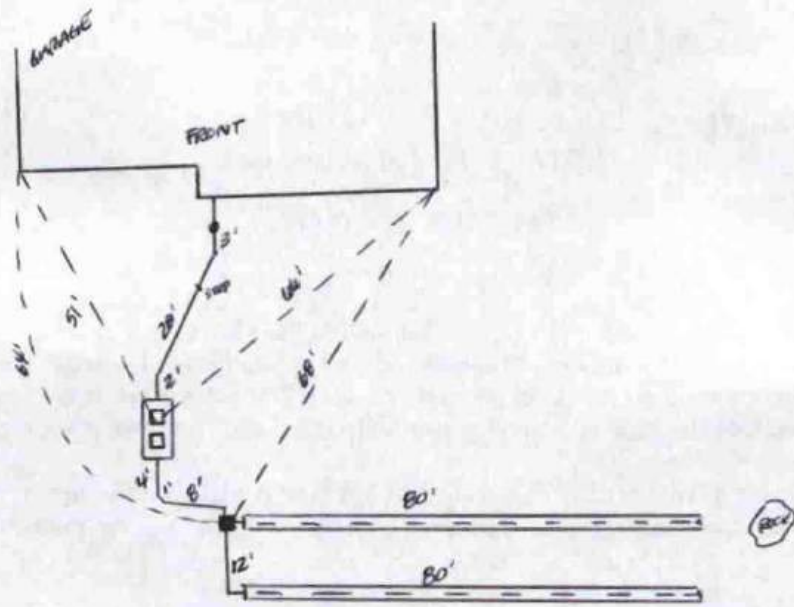
The applicant hereby certifies and agrees as follows: 1) That he/she is authorized to make this application: 2) That the information is correct: 3) That he/she will comply with all regulations of Frederick County which are applicable hereto: 4) That he/she will perform no work on the above property not specifically described in the application: 5) That he/she knows that this permit does not include electrical or plumbing work; electrical and plumbing work requires a separate permit.

Any revision to a permit application or a permit that has been issued must be approved by the appropriate agencies. Permission must be given by the Building Inspector to proceed with construction until such time that the permit has been re-issued.

SIGNED _____

PLEASE PRINT _____ (connection with operation)

well





USER MUST MEET ON SITE
WITH HEALTH DEPT. PRIOR TO INSTALLING
SYSTEM, FOR PRE-CONSTRUCTION
LAYOUT.

SEPTIC INSTLLATION PERMIT

- 1) Not to scale
- 2) Use sch 40 PVC
- 3) No 90 degree bends in sewer line
- 4) **Septic tank:** 1500 gallon 2-compartment tank
First Chamber: is to have a riser to final grade
Second Chamber: NOW also requires a riser to final grade.
10' from house
100' from existing well
4 inches of small gravel should be placed in hole for
the septic tank to rest on (no stone dust)
- 5) Clean outs required every 75'
- 6) **Trenches:** 2 - 80' trenches,
8" total depth, 5' liquid depth
3' wide, 2 1/2' cover,
10' apart wall to wall
- 7) No basement bathroom
facilities using gravity flow
- 8) No buildings, utility lines,
or driveways over septic area
- 9) No fill over septic area,
original ground level and
contour to be maintained
- 10) Place crushed stone under sewer
line when pipe does not rest on
undisturbed ground
- 11) Speedy levelers must be used in
distribution box when more than
one trench is required
- 12) Stone tickets must be presented upon
final inspection along with accurate
measurements of all pipe lengths and
triangulations.

Installer responsible for verifying
contour prior to installation to
ensure that deep trenches are placed
along highest contours of septic area

Transit must be used!

- 13) Contact Health Department if
installation of septic system varies
in any way from this permit!

Applicant: Linda J Hiltner c/o Sexton Contractors
8701 A Rocky Road
Rocky Ridge, MD 21778

Division: Somerset

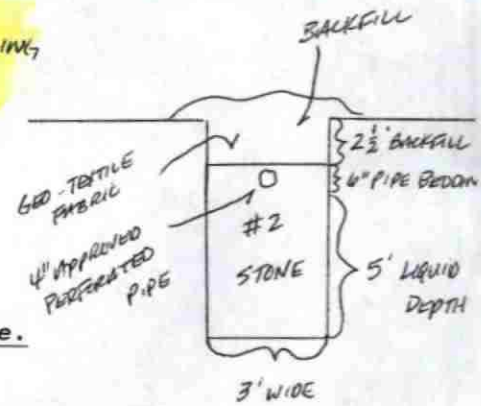
Lot# 16 Sec.

aller: Mid-Maryland (Dave Wolfe)
LONDON SMITH

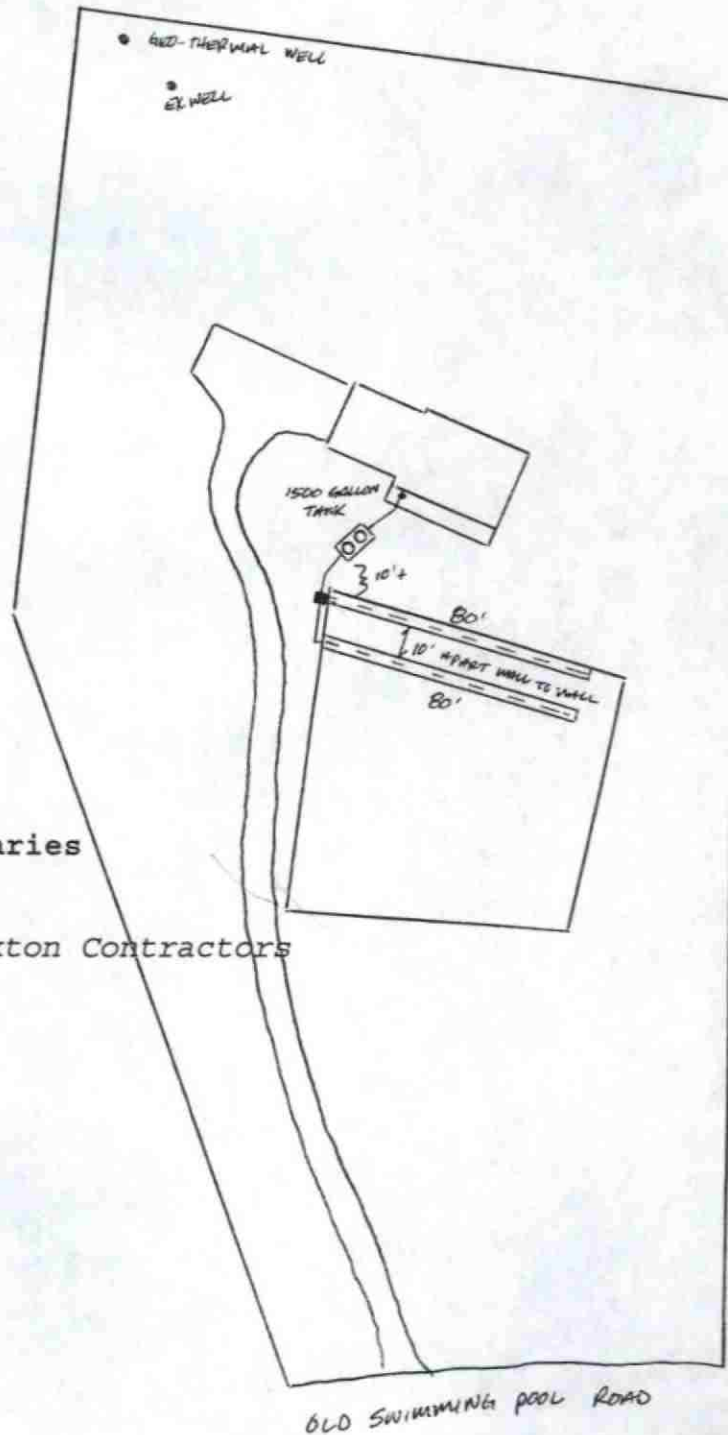
Paul Brown

12-28-12

301-600-3169



LONDON
(740-508-3898)



**FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW
DEPARTMENT OF PERMITS AND INSPECTIONS**

PERMIT NUMBER 104554

SUBMITTED BY: BH

APPLICATION TYPE : RESIDENTIAL BUILDING PERMIT

APPLICATION DATE: 11/07/2012

APPLICANT(S)

-LINDA J HILTNER
-BARBARA ANN SEXTON
SEXTON CONTRACTOR
- SEXTON CONTRACTORS, LLC

CONTRACTOR/CONTACT

- SEXTON CONTRACTORS
Lic #: 236
Exp. Date: 3/1/2013
8701 A ROCKY ROAD
ROCKY RIDGE, MD 21778-
Day Phone: (301)694-8488 x

PROPERTY INFORMATION

TAX ID NUMBER: 24462420
STREET ADDRESS: 4815 OLD SWIMMING POOL RD
SUBDIVISION: SOMERSET
TAX MAP: 0076
PARCEL: 24462420
WATER TYPE : WELL
RELATED PERMIT NUMBERS:

TOWN NAME: FREDERICK
UNIT/SUITE NUMBER :
LOT NUMBER : 16
INCORPORATED TOWN : N
SEWER TYPE: SEPTIC
PROPERTY OWNER: LINDA J HILTNER

AP NAME SEXTON CONTRACTOR LLC
PROJECT/PHASE NAME
TYPE OF WORK NEW
DEPARTMENT OF COMMERCE SINGLE FAMILY DWELLING
TYPE OF CONSTRUCTION
BUILDING USE
DECLARED VALUE \$ 200,000
DESCRIPTION OF WORK SINGLE FAMILY DWG
LOCATION SOMERSET
LOT 16

SUBMITTING AND DEVELOPMENT REVIEW

DEPARTMENT OF PERMITS AND INSPECTIONS

PERMIT NUMBER **104554**

Residential Information

One/Two Family Dwellings:

Blanket Plan: N

Townhouse Dwellings:

Is this initial unit in row?

of townhouses in row 0

Blanket Plan?

Apartments and Condominiums:

Is this for Parent Structure?

units in building 0

Blanket Plan?

Accessory Apartments:

Special Exception Granted?

Is Apt w/in accessory bldg?

Is Apt w/in existing dwlg?

Modular Dwelling:

Modular Dwelling?

Name of Manufacturer

Mobile Homes:

Temporary less than 6 months

Permanent 6 months or more

Single Wide

Double Wide

Mobile Home Park

Specific Dwelling Types:

Senior Housing Unit N

Moderately Priced Dwg Unit N

Tenant Dwelling N

Replacement Dwelling N

If yes, is replacement do to
casualty or loss w/in one year?

Building Height 27

of levels incl bsmt 3

Basement Information:

Unfin Bsmt Y

Fin Bsmt

Part Fin Bsmt

No Bsmt

Egrees Type WALKOUT

Details:

Bedrooms 4 # Baths 3

Garage Y # Cars 2

Carport # Cars 0

Fin Rm above Garage Y

Deck Porch Y

Materials:

Foundation Wall CONCRETE

Exterior Wall Const. FRAME

Exterior Wall Cov. SIDING

Roof Type TRUSS

Roof Composition FIBERGLASS

Interior Wall DRYWALL

Floor Covering MIXTUR

Mechanical:

Heating Fuel ELECTRIC

Heating System HEATPUMP

Central Air Y

Sprinkler Y

Chimney

Fireplace(s) GAS DIRECT VENTED

Setbacks:

Front 189 Right 81

Rear 219 Left 75

Site Related:

Lot Size 97,574 sf

Dist Area 8,810

Qty of Cut + Fill cu yd 410

Storm Water Plan? Y

New Driveway Apron? Nhow many? 0

Open or Closed Section Driveway O

Septic:

New Septic? Y

Connect to existing septic?

Conventional? Y

Sound Mound?

Name of Septic Installer

NORMAN SEXTON

Septic and Const area staked? Y

Total sq. ft. of
proposed construction 4,536

Total Revised Sq. Ft.

**FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW
DEPARTMENT OF PERMITS AND INSPECTIONS****PERMIT NUMBER 104554****FEES**

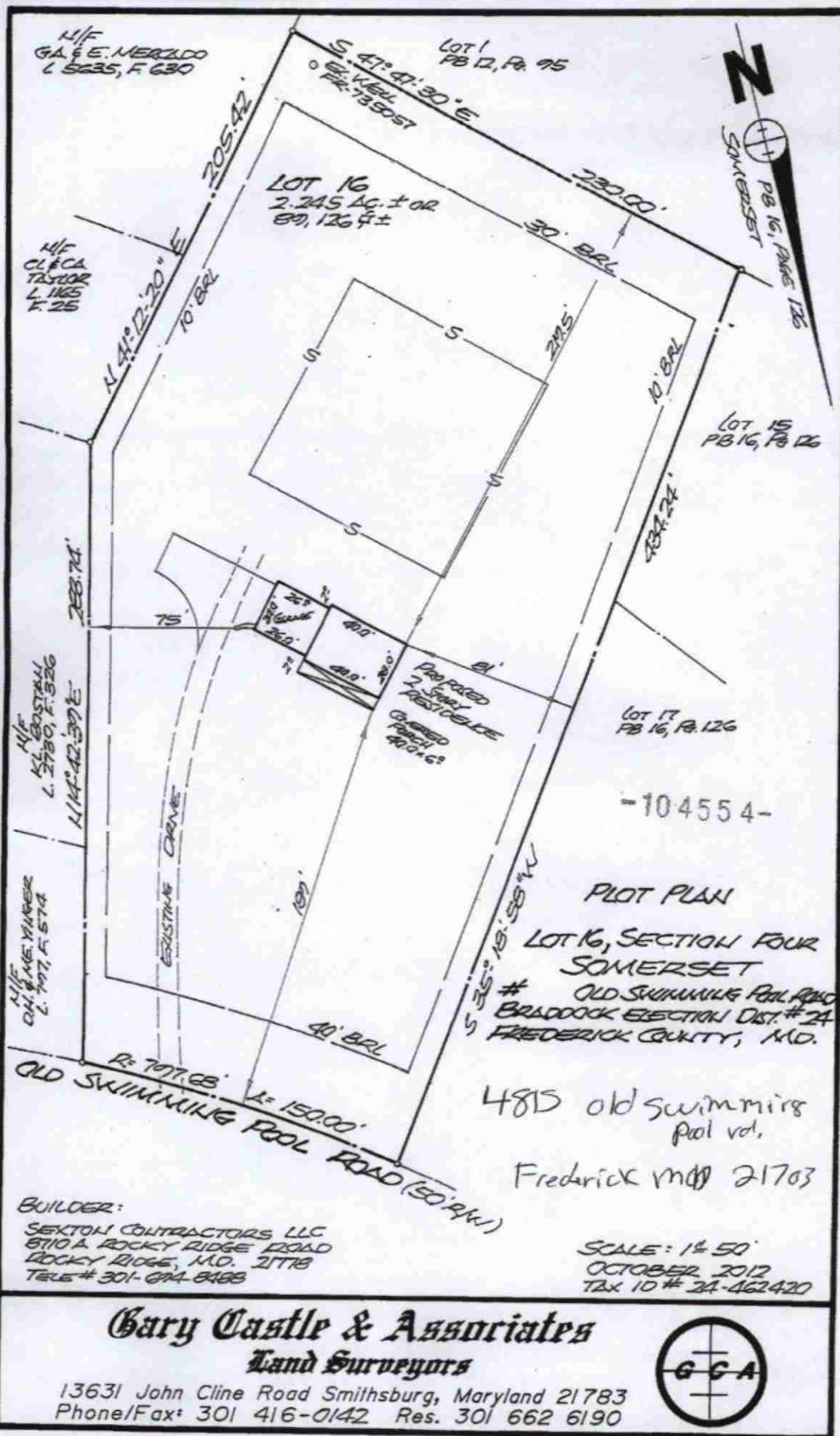
LIBRARY IMPACT FEES SFD - DETACHED	759.00
AUTOMATION ENHANCEMENT FEE	10.00
BUILDING FEE - SFD/TFD	888.00
D/T STATE-HOME BLDR GUARANTY	50.00
FILING FEE	25.00
HEALTH REVIEW FEE	50.00
MINOR GRADING FEE	89.00
NEW SEPTIC INSTALLATION FEE	150.00
SCD REVIEW FEE	60.00
STORM WATER PROCESS FEE	55.00
ZONING FEE	65.00
SCHOOL IMPACT FEE SFD - DET SCHOOL	14,426.00
TOTAL FEES:	16,627.00
TOTAL PAID:	1,442.00

The applicant hereby certifies and agrees as follows: 1) That he/she is authorized to make this application: 2) That the information is correct: 3) That he/she will comply with all regulations of Frederick County which are applicable hereto: 4) That he/she will perform no work on the above property not specifically described in the application: 5) That he/she knows that this permit does not include electrical or plumbing work; electrical and plumbing work requires a separate permit.

Any revision to a permit application or a permit that has been issued must be approved by the appropriate agencies. Permission must be given by the Building Inspector to proceed with construction until such time that the permit has been re-issued.

SIGNED _____

PLEASE PRINT _____ (connection with operation)



Mail permit to - Driller ☒ Applicant ☐

Driller C & D

County Well Permit No. 12-160

FREDERICK COUNTY HEALTH DEPARTMENT WELL PERMIT

Applicant or Owner Linda Hittner Phone No. 301-694-8488

Mailing Address 8701 A Rocky Ridge rd Rocky Ridge MD 21778

Street Address of Property 4815 old swimming pool rd Frederick MD 21703

Subdivision Somerset Section 4 Lot 16

Acreage or square feet 2.24 Tax Map 16 Parcel Tax I.D. # 1124462420

Type of water supply now:

Well to furnish water to: Home ☒ Farm ☐ Public or Private water Co. ☐ Industrial ☐ Commercial ☐ Test Well ☐ Heat Pump ☐

This application is made with the understanding that the well will be drilled only at the place designated by the Health Department and as shown in the sketch below. A completion certificate of this well must be filed by the driller, at the Health Department, within forty-five (45) days after completion of drilling. All drilling operations will be carried out in accordance with regulations of the State Department of Health. Drilling at any other location, other than shown on sketch, VOIDS this approval certificate.

Signature of Applicant [Signature] Date 11/15/2012

Owner Contractor Well Driller Agent

TO BE COMPLETED BY HEALTH DEPARTMENT

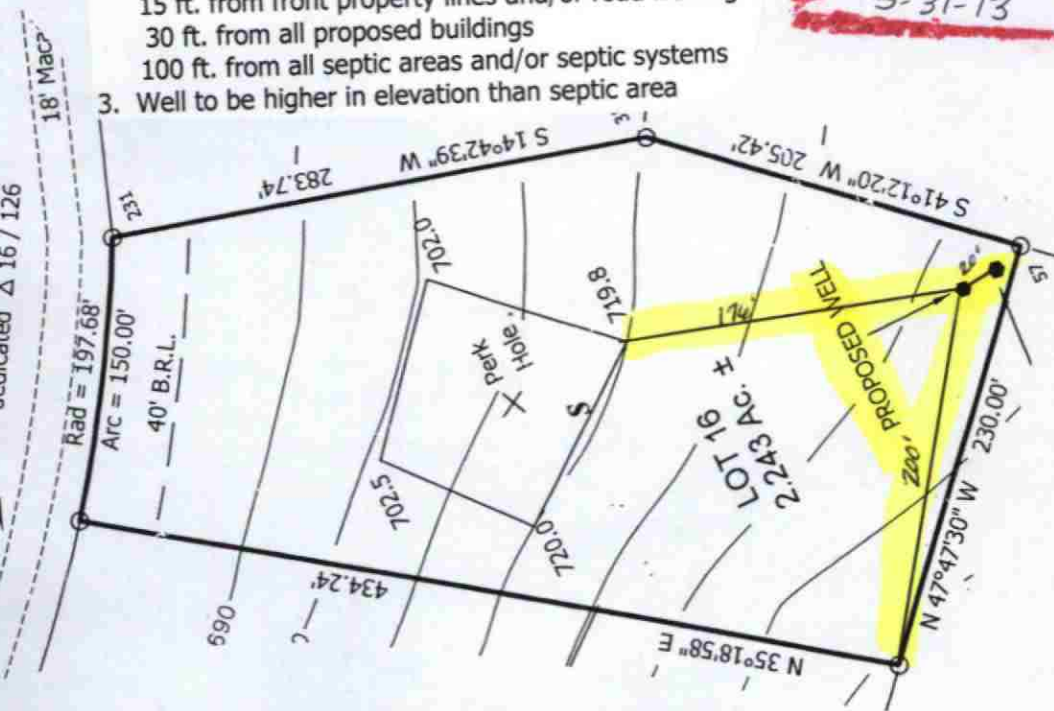
39.411 Latitude Longitude -77.4995

NOTES

1. **Not** to scale
2. Well to be at least:
 - 10 ft. from side & rear property lines
 - 15 ft. from front property lines and/or road frontage
 - 30 ft. from all proposed buildings
 - 100 ft. from all septic areas and/or septic systems
3. Well to be higher in elevation than septic area

VOID
AFTER THIS DATE
5-31-13

OLD SWIMMING POOL ROAD



NOTICE - READ CAREFULLY

The applicant for this permit is herewith advised that the property to be served by this system is in an area shown to be in the Frederick County Comprehensive Water and Sewerage Plan. The system for which this permit is issued is of a temporary nature and the applicant is herewith advised that it must be disconnected and connected to any such future community system if and when it becomes available to serve the property.

The property described above has been inspected and the well site approved as shown.

Date of Approval 11-16-12 Sanitarian [Signature]

THIS PERMIT WILL BE VOID AFTER

B 1 <u>12467</u> <small>1 2 3 4 5 6</small>	SEQUENCE NO. (MDE USE ONLY)	STATE OF MARYLAND APPLICATION FOR PERMIT TO DRILL WELL please type	STATE PERMIT NUMBER <u>FR - 95 - 2145</u> <small>70 fill in this form completely 79</small>
Date Received (APA) <u>11 29 12</u> <small>8 MM DD YY 13</small> OWNER INFORMATION 15 <u>Hiltner, Linda</u> Owner First Name 34 c/o Sexton Contractors 36 <u>8701-A Rocky Ridge Road</u> Street or RFD 55 57 <u>Rocky Ridge, MD 21778</u> Town 70 State 72 Zip 76		B 3 LOCATION OF WELL <u>Frederick</u> 8 COUNTY 21 <u>Somerset</u> 23 SUBDIVISION 42 SECTION <u>4</u> LOT <u>16</u> <small>44 46 48 50</small> <u>Frederick</u> 52 NEAREST TOWN 71	
DRILLER INFORMATION <u>Robert L. Cline, Jr. MW D 536</u> Driller's Name 76 License No. 81 <u>Cline & Duvall, Inc.</u> Firm Name <u>8093 Hillmark Ct., Fred., MD 21704</u> Address <u>Robert L. Cline, Jr. 11/28/12</u> Signature Date		B 4 SOURCES OF DRILLING WATER 1. <u>well</u> 2. 3. 4815 <u>Old Swimming Pool Rd.</u> 11 STREET ADDRESS 30 ON WHICH SIDE OF ROAD (CIRCLE APPROPRIATE BOX) NORTH N W E S E SOUTH S 34 430 37 DISTANCE FROM ROAD ft. ENTER FT OR MI 38 39 TAX MAP: <u>76</u> BLK: _____ PARCEL <u>479</u>	
B 2 WELL INFORMATION 1 2 APPROX. PUMPING RATE <u>5</u> (GAL. PER MIN.) 8 12 AVERAGE DAILY QUANTITY NEEDED <u>300</u> (GAL. PER DAY) 14 20		USE FOR WATER (CIRCLE APPROPRIATE BOX) <input checked="" type="radio"/> DOMESTIC POTABLE SUPPLY & RESIDENTIAL IRRIGATION <input type="radio"/> FARMING (LIVESTOCK WATERING & AGRICULTURAL IRRIGATION) 22 <input type="radio"/> INDUSTRIAL, COMMERCIAL, DEWATERING <input type="radio"/> PUBLIC WATER SUPPLY WELL <input type="radio"/> TEST, OBSERVATION, MONITORING <input type="radio"/> OPEN LOOP GEOTHERMAL <input type="radio"/> CLOSED LOOP GEOTHERMAL	
APPROXIMATE DEPTH OF WELL <u>250</u> FEET <small>24 28</small> APPROXIMATE DIAMETER OF WELL <u>6</u> INCH <small>NEAREST INCH</small>		NOT TO BE FILLED IN BY DRILLER HEALTH DEPARTMENT APPROVAL <u>Frederick</u> <u>12-160</u> COUNTY NAME COUNTY NO. STATE SIGNATURE _____ INSERT S → 41 DATE ISSUED <u>11-29-12</u> <small>43 MM DD YY 48</small> <u>Paul Skorn</u> <u>5-31-13</u> CO SIGNATURE EXP. DATE	
METHOD OF DRILLING (circle one) BORED (or Augered) JETTED Jetted & DRIVEN 30 AIR-ROTary <u>AIR-PERCussion</u> ROTARY (Hydraulic Rotary) 37 CABLE REVERSE-ROTary DRIVE-POINT other _____		PROPOSED LOCATION OF WELL ON LOT SHOW PERMANENT STRUCTURES SUCH AS BUILDINGS, SEPTIC SYSTEM, ROADS AND/OR LANDMARKS AND INDICATE NOT LESS THAN TWO DISTANCE MEASUREMENTS TO WELL. 	
REPLACEMENT OR DEEPENEED WELLS (CIRCLE APPROPRIATE BOX) <input checked="" type="checkbox"/> THIS WELL WILL NOT REPLACE AN EXISTING WELL <input type="checkbox"/> THIS WELL WILL REPLACE A WELL THAT WILL BE ABANDONED AND SEALED 39 <input type="checkbox"/> THIS WELL WILL REPLACE A WELL THAT WILL BE USED AS A STANDBY-CONTACT LOCAL APPROVING AUTHORITY FOR POLICY ON STANDBY WELLS <input type="checkbox"/> THIS WELL WILL DEEPEEN AN EXISTING WELL PERMIT NUMBER OF WELL TO BE REPLACED OR DEEPENEED (IF AVAILABLE) 41 _____ 52		N 	
Not to be filled in by driller (MDE OR COUNTY USE ONLY) APPROP. PERMIT NUMBER _____ G _____ PERMIT No. <u>FR - 95 - 2145</u> <small>70 71 72 73 74 75 76 77 78 79</small>			
SPECIAL CONDITIONS NOTE: APPROVING AUTHORITIES SHOULD USE SEPARATE SHEET IF NEEDED.			

<p>1 2 3 4 5 6</p> <p>(THIS NUMBER IS TO BE PUNCHED IN COLS. 3-6 ON ALL CARDS)</p>		<p>STATE OF MARYLAND</p> <p>WELL COMPLETION REPORT</p> <p>FILL IN THIS FORM COMPLETELY PLEASE TYPE</p>		<p>THIS REPORT MUST BE SUBMITTED WITHIN 45 DAYS AFTER WELL IS COMPLETED.</p> <p>COUNTY NUMBER <u>12-160</u></p>															
<p>ST/CO USE ONLY</p> <p>DATE Received <u>MM 12 DA 10 YR 12</u></p>		<p>DATE WELL COMPLETED</p> <p><u>MM 12 DA 10 YR 12</u></p>		<p>Depth of Well</p> <p><u>475</u></p> <p>(TO NEAREST FOOT)</p>															
<p>OWNER <u>HILTNER</u></p> <p>WELL SITE ADDRESS <u>4815 Old Summerfield Rd</u></p> <p>SUBDIVISION <u>Somerset</u></p>		<p>TOWN <u>Frederick</u></p> <p>SECTION <u>4</u></p> <p>LOT <u>16</u></p>		<p>PERMIT NO. FROM "PERMIT TO DRILL WELL"</p> <p><u>FR-95-2145</u></p>															
<p>WELL LOG</p> <p>Not required for driven wells</p> <p>STATE THE KIND OF FORMATIONS PENETRATED, THEIR COLOR, DEPTH, THICKNESS AND IF WATER BEARING</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">DESCRIPTION (Use additional sheets if needed)</th> <th colspan="2">FEET</th> <th rowspan="2">check if water bearing</th> </tr> <tr> <th>FROM</th> <th>TO</th> </tr> </thead> <tbody> <tr> <td>Brown shale</td> <td>0</td> <td>28</td> <td></td> </tr> <tr> <td>Sandy slate</td> <td>28</td> <td>475</td> <td>✓</td> </tr> </tbody> </table>		DESCRIPTION (Use additional sheets if needed)	FEET		check if water bearing	FROM	TO	Brown shale	0	28		Sandy slate	28	475	✓	<p>GROUTING RECORD</p> <p>WELL HAS BEEN GROUTED (Circle Appropriate Box) <u>Y</u> <u>N</u></p> <p>TYPE OF GROUTING MATERIAL (Circle one)</p> <p>CEMENT <u>CM</u> BENTONITE CLAY <u>BC</u></p> <p>NO. OF BAGS <u>14</u> NO. OF POUNDS <u>1516</u></p> <p>GALLONS OF WATER <u>84</u></p> <p>DEPTH OF GROUT SEAL (to nearest foot)</p> <p>from <u>0</u> ft. to <u>42</u> ft.</p> <p>(enter 0 if from surface)</p>		<p>PUMPING TEST</p> <p>HOURS PUMPED (nearest hour) <u>3</u></p> <p>PUMPING RATE (gal. per min.) <u>4</u></p> <p>METHOD USED TO MEASURE PUMPING RATE <u>Rig</u></p> <p>WATER LEVEL (distance from land surface)</p> <p>BEFORE PUMPING <u>40</u> ft.</p> <p>WHEN PUMPING <u>475</u> ft.</p> <p>TYPE OF PUMP USED (for test)</p> <p><u>A</u> air <u>P</u> piston <u>T</u> turbine</p> <p><u>C</u> centrifugal <u>R</u> rotary <u>O</u> other (describe below)</p> <p><u>J</u> jet <u>S</u> submersible</p>	
DESCRIPTION (Use additional sheets if needed)	FEET		check if water bearing																
	FROM	TO																	
Brown shale	0	28																	
Sandy slate	28	475	✓																
<p>CASING RECORD</p> <p>casing types insert appropriate code below</p> <p><u>ST</u> STEEL <u>CO</u> CONCRETE</p> <p><u>PL</u> PLASTIC <u>OT</u> OTHER</p> <p>MAIN CASING TYPE <u>ST</u></p> <p>Nominal diameter top (main) casing (nearest inch) <u>6</u></p> <p>Total depth of main casing (nearest foot) <u>43</u></p>		<p>OTHER CASING (if used)</p> <p>diameter inch depth (feet) from to</p>		<p>PUMP INSTALLED</p> <p>DRILLER INSTALLED PUMP (CIRCLE) (YES or NO) <u>NO</u></p> <p>IF DRILLER INSTALLS PUMP, THIS SECTION MUST BE COMPLETED FOR ALL WELLS.</p> <p>TYPE OF PUMP INSTALLED PLACE (A,C,J,P,R,S,T,O) IN BOX 29 <u>29</u></p> <p>CAPACITY: GALLONS PER MINUTE (to nearest gallon) <u>31</u> <u>35</u></p> <p>PUMP HORSE POWER <u>37</u> <u>41</u></p> <p>PUMP COLUMN LENGTH (nearest ft.) <u>43</u> <u>47</u></p> <p>CASING HEIGHT (circle appropriate box and enter casing height)</p> <p><u>+</u> above } LAND SURFACE</p> <p><u>-</u> below } <u>1</u> (nearest foot)</p>															
<p>NUMBER OF UNSUCCESSFUL WELLS: <u>0</u></p> <p>WELL HYDROFRACTURED <u>Y</u> <u>N</u></p> <p>CIRCLE APPROPRIATE LETTER</p> <p>A A WELL WAS ABANDONED AND SEALED WHEN THIS WELL WAS COMPLETED.</p> <p>E ELECTRIC LOG OBTAINED</p> <p>P TEST WELL CONVERTED TO PRODUCTION WELL</p>		<p>SCREEN RECORD</p> <p>screen type or open hole insert appropriate code below</p> <p><u>ST</u> STEEL <u>BR</u> BRASS <u>HO</u> OPEN HOLE</p> <p><u>PL</u> PLASTIC <u>OT</u> OTHER</p>		<p>DEPTH (nearest ft.)</p> <p><u>42</u> <u>475</u></p>															
<p>I HEREBY CERTIFY THAT THIS WELL HAS BEEN CONSTRUCTED IN ACCORDANCE WITH COMAR 26.04.04 "WELL CONSTRUCTION" AND IN CONFORMANCE WITH ALL CONDITIONS STATED IN THE ABOVE CAPTIONED PERMIT, AND THAT THE INFORMATION PRESENTED HEREIN IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.</p>		<p>SLOT SIZE 1 <u>2</u> 3</p> <p>DIAMETER OF SCREEN (NEAREST INCH)</p> <p>from to</p>		<p>LATITUDE <u>39.411100</u></p> <p>LONGITUDE <u>77.499800</u></p> <p>(DEFAULT COORD. WGS 84)</p> <p>NOTES:</p>															
<p>DRILLERS LIC. NO. <u>MWD 536</u></p> <p><u>Robert Cline Jr.</u></p> <p>DRILLERS SIGNATURE (MUST MATCH SIGNATURE ON APPLICATION)</p> <p>LIC. NO. <u>MWD 536</u></p> <p><u>Robert Cline Jr.</u></p> <p>SITE SUPERVISOR (sign. of driller or journeyman responsible for sitework if different from permittee)</p>		<p>GRAVEL PACK IF WELL DRILLED WAS FLOWING WELL INSERT F IN BOX 66</p> <p>MDE USE ONLY (NOT TO BE FILLED IN BY DRILLER)</p> <p>T (E.R.O.S.) W Q</p> <p>70 72 74 75 76</p> <p>TELESCOPE CASING LOG INDICATOR OTHER DATA</p>																	

SEXTON CONTRACTORS LLC.

**LIC. MHBR# 236
8701 A ROCKY RIDGE RD.
ROCKY RIDGE, MD 21778
301-694-8488**

FROM : NORMAN SEXTON
TO: FREDERICK CO. HEALTH DEPT.
RE: 4815 OLD SWIMMING POOL RD. FREDERICK , MD 21703
PERMIT # 104554
DATE : NOV. 15, 2012

Attn : Frederick co. health dept.

Requesting permission to keep a existing test well open located at (4815 old swimming pool rd. Frederick MD 21703) for it may be used as a close lop geo thermo heat system in the future later date thank you.

Thank you

Norman sexton



NOV. 15, 2012

FREDERICK COUNTY HEALTH DEPARTMENT

Permit No. 77-2365

Frederick County Approval Certificate For Well Installation

Owner of Property Harry H. Wolfe Driller _____

Street or R.F.D. _____ Street or R.F.D. _____

Post Office Myersville, Md Post Office _____

Location of property Clifton & Old Swimming Pool Road

If Subdivision: Name Severest Block or Section 4 Lot No. 16

Well to furnish water to: House Test Well Commercial establishment _____ Other _____

Lot Size: Width (front) 150' Depth (l. side) 283' + 205' Area of lot _____ sq.ft.
(rear) 2.80 (r. side) 4341 2.243 acres

This application is made with the understanding that the well will be drilled only at the place designated by the Health Department and as shown in the sketch below. A completion certificate of this well must be filed by the driller, at the Health Department, within fifteen (15) days after completion of drilling. All well drilling operations will be carried out in accordance with regulations of the State Department of Health. Drilling at any other location, other than shown on sketch, VOIDS this approval certificate.

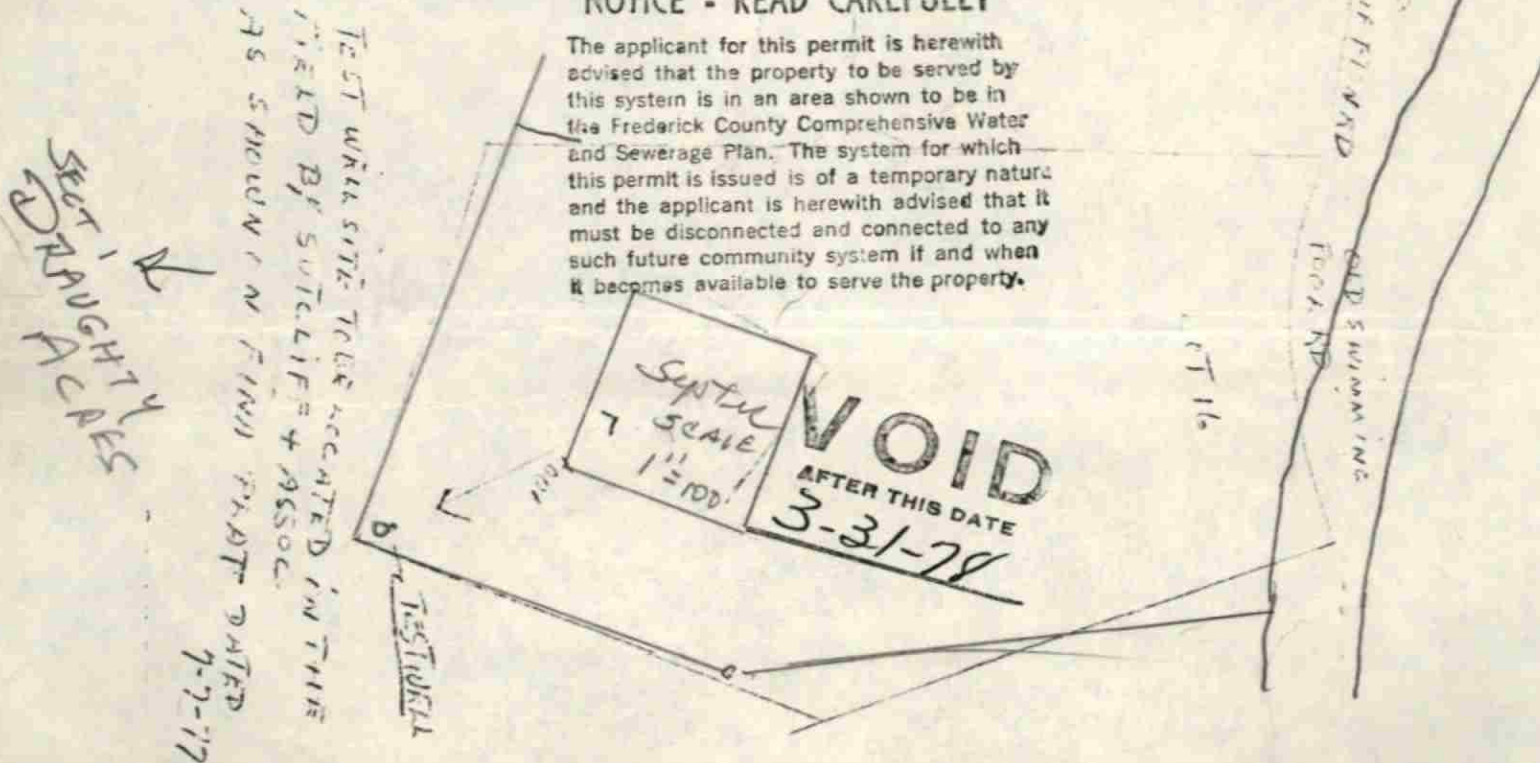
Date September 19, 1977

X Harry H. Wolfe
Signature of Applicant
Owner _____ Contractor _____ Well Driller _____ Agent _____

TO BE COMPLETED BY HEALTH DEPARTMENT AND MADE A PART OF THIS APPLICATION

NOTICE - READ CAREFULLY

The applicant for this permit is herewith advised that the property to be served by this system is in an area shown to be in the Frederick County Comprehensive Water and Sewerage Plan. The system for which this permit is issued is of a temporary nature and the applicant is herewith advised that it must be disconnected and connected to any such future community system if and when it becomes available to serve the property.



The property described above has been inspected and the well site approved as shown.

Date of approval 9-19-77 Sanitarian P. G. Rhoads

[illegible]

FREDERICK COUNTY HEALTH DEPARTMENT

Permit No. 77-2365

Frederick County Approval Certificate For Well Installation

Owner of Property Harry H. Wolfe Driller _____

Street or R.F.D. _____ Street or R.F.D. _____

Post Office Myersville, Md Post Office _____

Location of property Clifton & Old Swimming Pool Road

If Subdivision: Name Somerset Block or Section 4 Lot No. 16

Well to furnish water to: House Test Well Commercial establishment _____ Other _____

Lot Size: Width (front) 150' Depth (l. side) 283' + 205' Area of lot _____ sq.ft.
(rear) 2.30 (r. side) 4341 2.243 acres

This application is made with the understanding that the well will be drilled only at the place designated by the Health Department and as shown in the sketch below. A completion certificate of this well must be filed by the driller, at the Health Department, within fifteen (15) days after completion of drilling. All well drilling operations will be carried out in accordance with regulations of the State Department of Health. Drilling at any other location, other than shown on sketch, VOIDS this approval certificate.

Date September 19, 1977

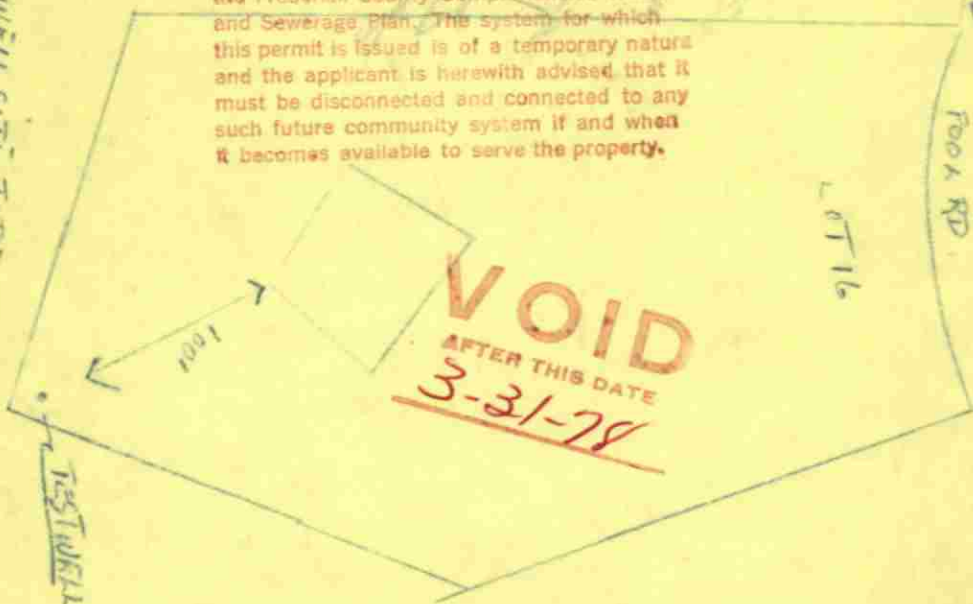
Signature of Applicant [Signature]
Owner _____ Contractor _____ Well Driller _____ Agent _____

TO BE COMPLETED BY HEALTH DEPARTMENT AND MADE A PART OF THIS APPLICATION

NOTICE - READ CAREFULLY

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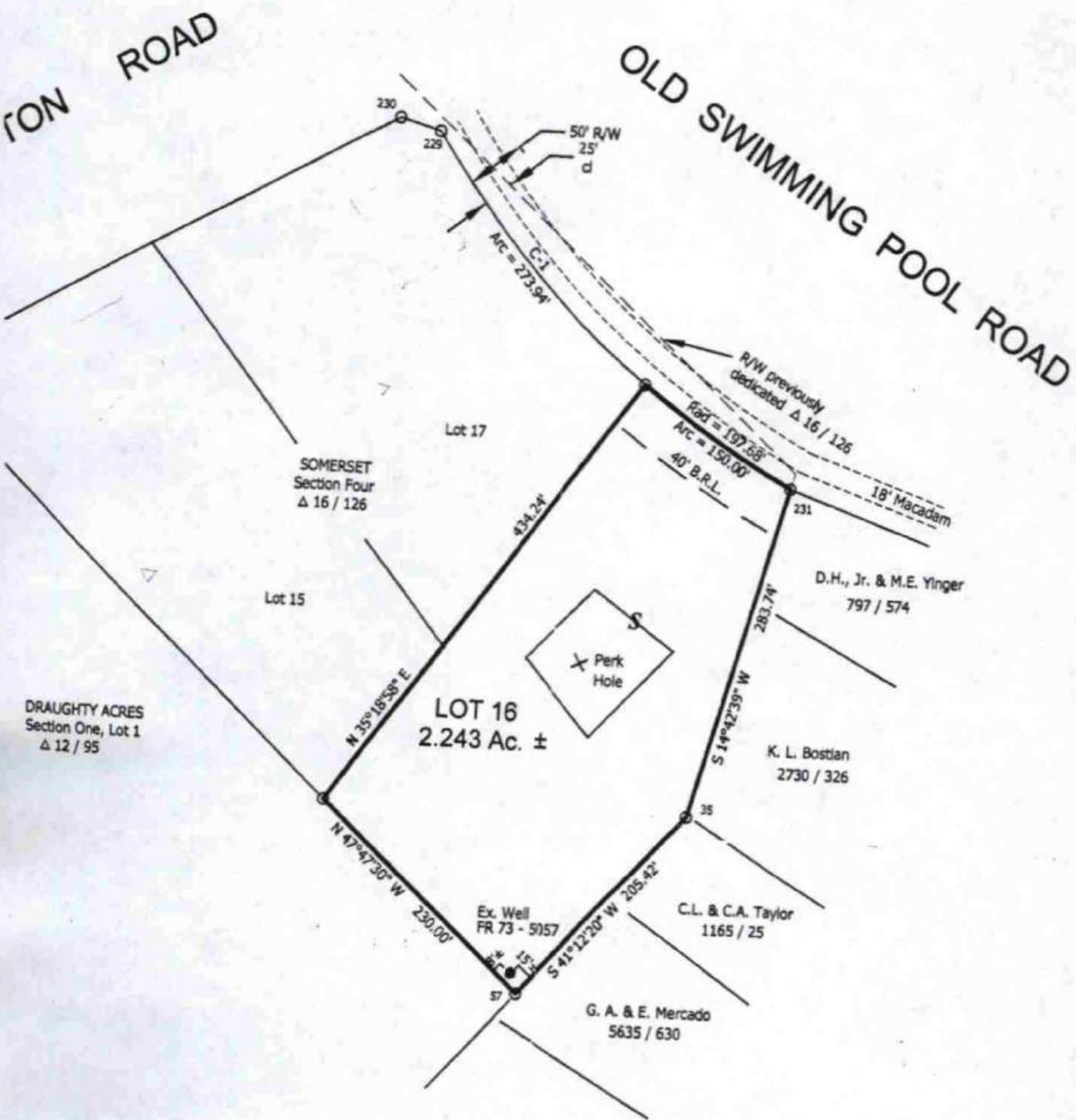
TEST WELL SITE TO BE LOCATED IN THE FIELD BY SUTCLIFF & ASSOC. AS SHOWN ON FINAL PLAT DATED 7-7-77



The property described above has been inspected and the well site approved as shown.

Date of approval 9-19-77 Sanitarian C. G. Rhoads

ID. BRG.	DIST.
47°56'28"E	418.97'



Pfeiffer, Laura

From: Evangelista, Alicia
Sent: Thursday, April 21, 2011 4:09 PM
To: 'ajbrown83@gmail.com'
Cc: Stoner, Noel; Gatrell, David
Subject: Somerset

Andrew,

Somerset has been field checked and the well FR 73-5057 will need to be abandoned and a new well drilled. The next submittal will need to show the new well location. In addition all existing septs that are 100' away from any property lines will need to be shown. The new well will need to be drilled and shown as existing with the well tag number. The abandoned well will need to be removed from the plat. The next submittal will need to be submitted at the Dev. Review Office.

Alicia

Alicia Evangelista, R.S., Program Manager
Frederick County Health Department
Environmental Health
Development Review

OWNERS' DEC

July 27 1977 Harry A
DATE HARRY H
SURVEY

6/27/77
DATE

AZ
DRAPER
File
Set

• PROPOSED WELL
 - SEPTIC AREA
 Δ MONUMENT, EXCEPT WHERE NOTED
 O T-BAR, EXCEPT WHERE NOTED.

THE OWNERS HAVE
SWORN TO AND SUB-
SCRIBED BEFORE
ME THIS 27 DAY OF

\$1

**FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW
DEPARTMENT OF PERMITS AND INSPECTIONS**

PERMIT NUMBER 110108

SUBMITTED BY: BH

**APPLICATION TYPE : RESIDENTIAL BLDG USES PERMIT
APPLICATION DATE: 06/07/2013**

APPLICANT(S)

- SEXTON CONTRACTORS
SEXTON CONTRACTORS
-BARBARA ANN SEXTON
SEXTON CONTRACTOR

CONTRACTOR/CONTACT

- SEXTON CONTRACTORS
Lic #: 236
Exp. Date: 3/1/2015
8701 A ROCKY RIDGE ROAD
ROCKY RIDGE, MD 21778-
Day Phone: (301)694-8488 x

APPROVED

JUN 14 2013

**Frederick County
Health Department**

PROPERTY INFORMATION

TAX ID NUMBER: 24462420

STREET ADDRESS: 4815 OLD SWIMMING POOL RD

SUBDIVISION: SOMERSET

TAX MAP: 0076

PARCEL: 24462420

WATER TYPE : WELL

RELATED PERMIT NUMBERS:

TOWN NAME: FREDERICK

UNIT/SUITE NUMBER :

LOT NUMBER : 16

INCORPORATED TOWN : N

SEWER TYPE: SEPTIC

PROPERTY OWNER: SEXTON CONTRACTORS

AP NAME SEXTON CONTRACTORS

PROJECT/PHASE NAME

TYPE OF WORK ACCESSORY

DEPARTMENT OF COMMERCE SINGLE FAMILY DWELLING

TYPE OF CONSTRUCTION GARAGE

BUILDING USE

DECLARED VALUE \$ 15,000

DESCRIPTION OF WORK 30X35 2-CAR GARAGE; DWG AP# 104554

**LOCATION SOMERSET
LOT 16**

Paul Horan

6-12-13

FREDERICK COUNTY DIVISION OF PERMITTING AND DEVELOPMENT REVIEW

DEPARTMENT OF PERMITS AND INSPECTIONS

PERMIT NUMBER **110108**

Residential Uses

Permit Details:

Construction Type **GARAGE** Minor Permit **N**
 Additional Plumbing? Y/N **N** Additional Electrical? **Y**

New Room

Existing Room

Addition/Alteration Details:

Type of Addition

Sq. Ft. of Addition **0**

Type of Alteration

Sq. Ft. of Alteration **0**

If proposed construction includes bedrooms, and property is served by individual septic, enter total number of bedrooms when complete: **0**

Garage Details:

Sq. Ft. of Garage **1,050.00**

of Levels **1**

of Cars **2**

Attached

Detached **Y**

Accessory Structure Details:

Accessory Use **UNATGAR**

Sq. Ft. of Accessory Footprint **1,050.00**

Hot Tub Installation Details:

On a wood deck or porch

On a slab or the ground

Within a room

Minor Alteration/Repair Details:

Building Height **16**
 # of levels incl bsmt **1**

Basement Information:

Unfin Bsmt

Fin Bsmt

Part Fin Bsmt

No Bsmt

Egrees Type

Details:

Bedrooms **0** # Baths **0**
 Garage **Y** # Cars **2**
 Carport **0** # Cars **0**
 Fin Rm above Garage
 Deck **0** Porch

Materials:

Foundation Wall **CONCRETE**
 Exterior Wall Const. **FRAME**
 Exterior Wall Cov. **VINYL**
 Roof Type **TRUSS**
 Roof Composition **FIBERGLASS**
 Interior Wall **OTHER**
 Floor Covering **CONSLB**

Mechanical:

Heating Fuel
 Heating System
 Central Air
 Sprinkler **N**
 Chimney
 Fireplace(s)

Setbacks:

Front **349** Right **174**
 Rear **74** Left **20**

Site Related:

Lot Size **0** sf
 Dist Area **0**
 Qty of Cut + Fill cu yd **0**
 Storm Water Plan?
 New Driveway Apron? Nhow many? **0**
 Open or Closed Section Driveway

Septic:

New Septic? **N**
 Connect to existing septic?
 Conventional?
 Sound Mound?
 Name of Septic Installer

Septic and Const area staked?

Total sq. ft. of proposed construction **1,050**

Total Revised Sq. Ft.

Revised: Jan 22 2013

**FREDERICK COUNTY DIVISION OF PLANNING AND PERMITTING
DEPARTMENT OF PERMITS AND INSPECTIONS**

PERMIT NUMBER 176686

SUBMITTED BY: mc

APPLICATION TYPE : RESIDENTIAL BLDG USES PERMIT
APPLICATION DATE: 05/07/2018

APPLICANT(S)

-ANDREW J CONDON
-MEGAN E CONDON

CONTRACTOR/CONTACT

- ALBAUGH AND SONS FENCING
Lic #: 87642
Exp. Date: 1/15/2020
8524 WALTER MARTZ RD
FREDERICK, MD 21702-
Day Phone: (301)694-0740 x
Fax: (301)694-3402

APPROVED

MAY 10 2018

Frederick County Health Dept.
Environmental Health Services

PROPERTY INFORMATION

TAX ID NUMBER: 24462420
STREET ADDRESS: 4815 OLD SWIMMING POOL RD
SUBDIVISION: SOMERSET
TAX MAP: 0076
PARCEL: 24462420
WATER TYPE : WELL
RELATED PERMIT NUMBERS:

TOWN NAME: FREDERICK
UNIT/SUITE NUMBER :
LOT NUMBER : 16
INCORPORATED TOWN : N
SEWER TYPE: SEPTIC
PROPERTY OWNER: ANDREW J CONDON
MEGAN E CONDON

AP NAME CONDON-OLD SWIMMING POOL ROAD

PROJECT/PHASE NAME

TYPE OF WORK ADDITION

DEPARTMENT OF COMMERCE SINGLE FAMILY DWELLING

TYPE OF CONSTRUCTION DECK 500 SF OR LESS

BUILDING USE

DECLARED VALUE \$ 8,500

DESCRIPTION OF WORK 14 X 26 DECK WITH STEPS

LOCATION CONDON-OLD SWIMMING POOL ROAD

Handwritten signature: PBeal
Handwritten number: 5-9-18

FREDERICK COUNTY DIVISION OF PLANNING AND PERMITTING

DEPARTMENT OF PERMITS AND INSPECTIONS

PERMIT NUMBER **176686**

Residential Uses

Permit Details:

Construction Type DECK500 Minor Permit N
Additional Plumbing? Y/N N Additional Electrical? N

New Room Existing Room

Addition/Alteration Details:

Type of Addition DECK W/STEPS TO GRADE
Sq. Ft. of Addition 364
Type of Alteration
Sq. Ft. of Alteration 0

If proposed construction includes bedrooms, and property is served by individual septic, enter total number of bedrooms when complete: 0

Garage Details:

Sq. Ft. of Garage 0.00
of Levels 0
of Cars 0
Attached
Detached

Accessory Structure Details:

Accessory Use
Sq. Ft. of Accessory Footprint 0.00
Hot Tub Installation Details:
On a wood deck or porch
On a slab or the ground
Within a room

Minor Alteration/Repair Details:

Building Height 0
of levels incl bsmt 0

Basement Information:

Unfin Bsmt
Fin Bsmt
Part Fin Bsmt
No Bsmt
Egrees Type

Materials:

Foundation Wall
Exterior Wall Const.
Exterior Wall Cov.
Roof Type
Roof Composition
Interior Wall
Floor Covering

Site Related:

Lot Size 0 sf
Dist Area 0
Qty of Cut + Fill cu yd 0
Storm Water Plan?
New Driveway Apron? how many? 0
Open or Closed Section Driveway

Septic:

New Septic?
Connect to existing septic?
Conventional?
Sound Mound?
Name of Septic Installer
Septic and Const area staked?

Mechanical:

Heating Fuel
Heating System
Central Air
Sprinkler N
Chimney
Fireplace(s)

Setbacks:

Front 0 Right 90
Rear 135 Left 160

Total sq. ft. of proposed construction 364

Total Revised Sq. Ft.

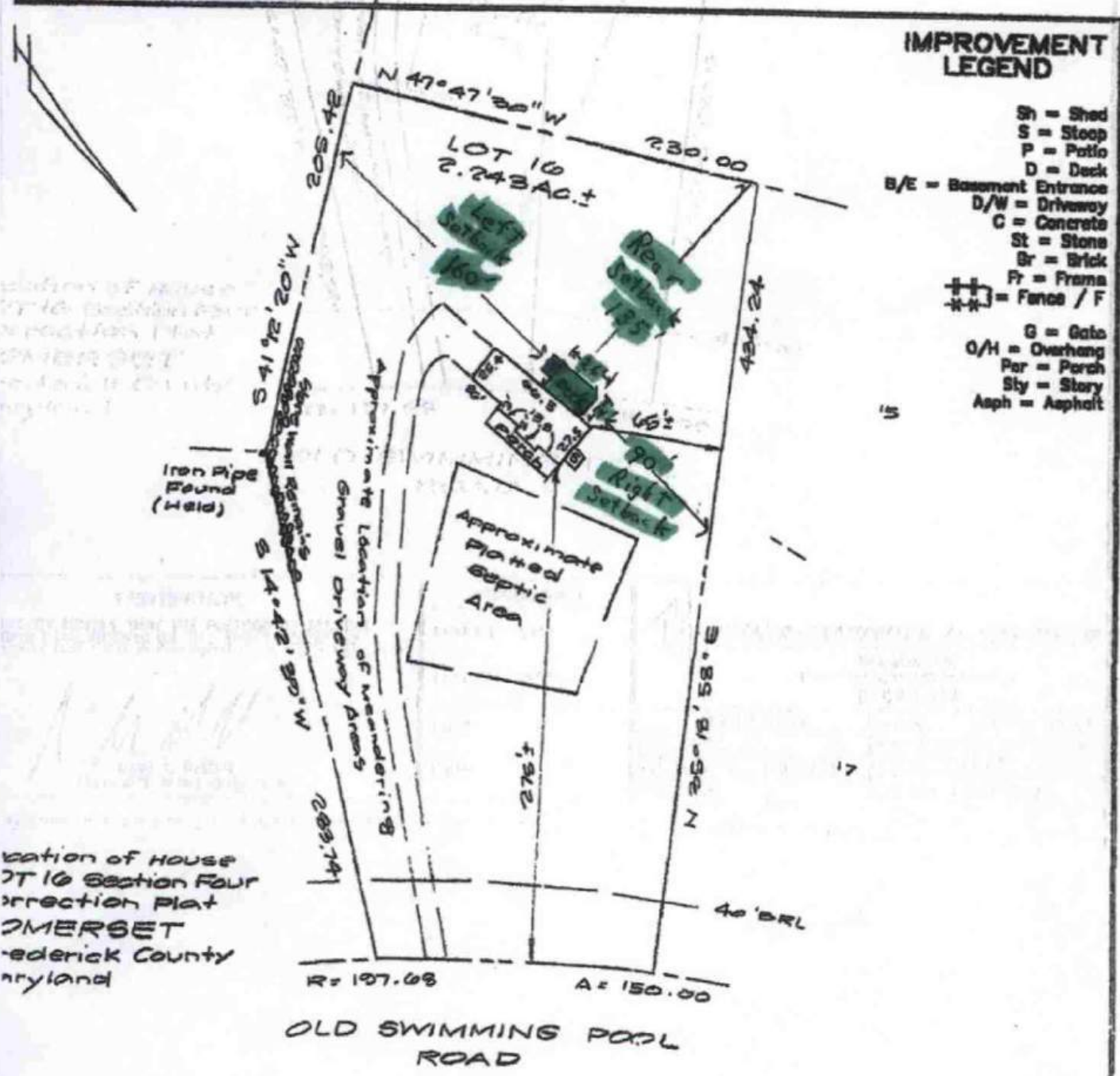
Details:

Bedrooms 0 # Baths 0
Garage # Cars 0
Carport # Cars 0
Fin Rm above Garage
Unfin Rm above Garage
Deck Y Porch



176686

1. THIS LOCATION/SURVEY IS SOLELY FOR THE USE OF THE PARTY ORDERING SAME ON THIS DATE AND MAY NOT BE RELIED UPON BY ANY OTHER PERSONS AND/OR PARTIES WITHOUT PRIOR WRITTEN APPROVAL OF HALLER-BLANCHARD & ASSOCIATES
2. THIS LOCATION DRAWING WAS PREPARED UNDER THE DIRECT REVIEW AND SUPERVISION OF DAVID L. HALLER-MD. REG. NO. 240
3. NO TIT # REPORT PROVIDED. THIS LOCATION DRAWING SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND NOTES OF RECORD
4. THIS LOCATION FOR TITL# PURPOSES ONLY - NOT TO BE USED FOR ANY OTHER PURPOSES
5. PROPERTY CORNER MARKERS NOT GUARANTEED BY THIS LOCATION

FILE NO. 22760



Location of House
2T 16 Section Four
Correction Plat
2MERSET
Frederick County
Maryland

CERTIFICATE		REFERENCES		HALLER-BLANCHARD & ASSOCIATES	
I HEREBY CERTIFY THAT THE POSITION OF ALL THE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN ESTABLISHED BY A FIELD LOCATION.		FLAT BK	22		
		FLAT NO	42		
DAVID L. HALLER MARYLAND R.P.L.S. No. 240		LIBER			
		FOLIO		DATE OF PLANS	SCALE: 1" = 80'
				WALL CHECK	DRAWN BY: BB
				HEC LOC: 7-17-13	JOB NO: 12360
				BOUNDARY	
LOCATION IS VALID FOR 180 DAYS FROM THE DATE OF THIS PLAN AND IS FOR MORTGAGE PURPOSES FOR <u>Corden</u>					

BOOK 1034 PAGE 413

Rec'd for Record Nov 3 19 77 At 2:49 O'clk P. M Same Day Recorded & Ex'd per Charles C. Keller, CLK

THIS DEED, made this 3rd day of November, 1977, by HARRY H. WOLFE, JR. and MARY ROSE WOLFE, his wife, of Frederick County, Maryland.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged prior to the delivery of these presents, we, the said HARRY H. WOLFE, JR. and MARY ROSE WOLFE, his wife, do hereby grant and convey, in fee simple, unto JOHN W. MASSER and HAZEL E. MASSER, his wife, as tenants by the entireties, all that lot or parcel of land situate, lying and being in Braddock Election District, Frederick County, Maryland, being known as Lot # 17, Section Four, "SOMERSET", as recorded in Plat Book 16, folio 126, among the Plat Records of Frederick County, Maryland.

BEING part of all and the same real estate described in a deed dated September 3, 1975 from Bertha E. Brandenburg, et al, unto the within Grantors, said deed recorded September 8, 1975 at Liber 969, folio 7, among the Land Records of Frederick County, Maryland.

TOGETHER WITH all and singular the rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining; SUBJECT, HOWEVER, to the following covenants, restrictions and limitations which shall apply to each and every one of the lots shown on the plats of "SOMERSET", Sections Two, Three and Four:

1. That the principal improvements to be erected on the lot or parcel of land herein conveyed shall be a detached, single family dwelling, which said dwelling shall be used for residential purposes only; that the front line of any dwelling shall set back at least forty (40) feet from the front lot line, as shown on the subdivision plat.

2. That the dwelling and any attached garage or other authorized buildings shall not be nearer to the line of an adjoining lot than thirty (30) feet.

3. That the dwelling shall be primarily of brick or stone or wood construction, but in no event shall concrete or cinder block construction show above grade unfinished.

4. That all building and construction plans, including fencing, shall be submitted to and approved by an officer of Wolfe, Matan and Sheehan Realty, Inc., of Frederick, Maryland, or its successor, prior to construction, with regard to matters of design, construction,

ROSENSTOCK, BURGEE, BOWER & PHILLIPS, P.A., FREDERICK, MARYLAND

BOOK 1034 PAGE 414

floor space, materials, and detail of exterior; and written approval of the same shall be required prior to construction.

5. That no buildings in addition to the dwelling, other than an attached garage shall be permitted to be constructed on any lot except that a small garden shop building may be allowed if previous approval is obtained from the said officer of Wolfe, Matan and Sheehan Realty, Inc.; provided, however, that on lots having an area in excess of two (2) acres, additional outbuildings may be constructed, such as: a stable, shed, shop or small barn, as the said officer shall approve in writing prior to construction.

6. That no fences or other enclosures, including shrubbery type fences, shall be constructed to a height greater than four (4) feet from the ground except where a greater height is required by Frederick County or State of Maryland regulations.

7. That no trailer, basement, tent, unlicensed vehicle, shack, garage, or other out building shall be erected or allowed to remain on any lot nor shall the same at any time be used as a dwelling temporarily or permanently, nor shall any structure of a temporary character be used as a dwelling.

8. That the storage of any boat or other recreation vehicle shall be in an enclosed building or out of sight from the street or road on which the lot fronts.

9. That off street parking facilities shall be required in the construction of any dwelling, and shall consist of a blacktop driveway, no less than nine (9) feet wide and extending from the dwelling or garage to the paved or improved street or road on which the lot fronts.

10. That the total living area of any dwelling erected on any lot shall not be less than 1600 square feet.

That the said Grantees by the acceptance of this Deed for the lot or parcel of land herein described, covenant and agree for themselves, their heirs and assigns, that they will truly comply with and fulfill all the covenants, restrictions, and limitations hereinbefore contained and that the same shall be construed to be covenants running with the land hereby conveyed, binding upon succeeding owners and purchasers thereof; and further, that they accept the lot of land hereby conveyed with full knowledge of the said covenants, restrictions and limitations and that all future conveyances of said lot made by themselves, their heirs and assigns, shall be subject to said covenants, restrictions and limitations.

TO HAVE AND TO HOLD the above described real estate unto the aforesaid JOHN W. MASSER and HAZEL E. MASSER, his wife, as tenants by the entireties, their heirs and assigns, in fee simple, forever.

AND the said Grantors hereby covenant that they will warrant specially the property herein conveyed and that they will execute such further assurances of the same as may be requisite.

ROSENSTOCK, BURGEE, BOWER & PHILLIPS, P.A., FREDERICK, MARYLAND

BOOK 1034 PAGE 415

WITNESS our hands and seals on the day and year first above written.

WITNESS:

Thos B. Toiliard
Harry H. Wolfe, Jr. (SEAL)
Mary Rose Wolfe (SEAL)
MARY ROSE WOLFE

STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I HEREBY CERTIFY that on this 3rd day of November, 1977, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Harry H. Wolfe, Jr. and Mary Rose Wolfe, his wife, and each acknowledged the foregoing deed to be their respective act and deed.

WITNESS my hand and Notarial Seal.

Carol A. Ulsch
Carol A. Ulsch
NOTARY PUBLIC

My Commission Expires:

July 1, 1978



TRANSFER TAX	93.50
RECORDING FEE	13. -
MD. STAMP TAX	125.40
	231.90

NOV -3-77 A 28657 ****125.90
NOV -3-77 A 28656 *****13.00
NOV -3-77 A 28655 *****93.90



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 6/18/2025 ■ ADDENDUM to Contract of Sale dated _____
 between Buyer _____
 and Seller Andrew J. Condon Megan E. Condon
 for Property known as 4815 Old Swimming Pool Road, Frederick, MD 21703.

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.**

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

ADDITIONAL INCLUSIONS (SPECIFY): Propane Tank, owned - for stove only, Shed (new in 2024)
Glessner 4 Camera Paid \$2300 (2024 install), Chicken Coop & Run. Built in workbench in basement.
 ADDITIONAL EXCLUSIONS (SPECIFY): _____

2. LEASED ITEM(S) INCLUDED:

<input type="checkbox"/> Fuel Tank(s)	<input type="checkbox"/> Other _____
<input type="checkbox"/> Solar Panels	<input type="checkbox"/> Other _____
<input type="checkbox"/> Alarm System	<input type="checkbox"/> Other _____
<input type="checkbox"/> Water Treatment System	<input type="checkbox"/> Other _____

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

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

Water Supply	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Well	
Sewage Disposal	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Septic	<input type="checkbox"/> Other _____
Heating	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Oil <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other _____
Hot Water	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Oil <input type="checkbox"/> Other _____
Air Conditioning	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Other _____

Utility Service Providers: Potomac Edison, Comcast High speed internet and cable.

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

Buyer Signature **Date**

Buyer Signature **Date**

Signed by: Andrew J. Condon 6/18/2025

Seller Signature **Date**

DocuSigned by:
Megan E. Condon 6/18/2025

Seller Signature **Date**





HOMEOWNER'S INSURANCE DISCLOSURE



Property Address: 4815 Old Swimming Pool Road, Frederick, MD 21703
Street Address City/State/Zip

To assist the buyer in securing a homeowner's policy, the Seller makes the following disclosure by checking the appropriate statement:

1. ☒ I/We have filed no insurance claims, nor have any knowledge of any claims filed on the property listed above in the past five (5) years. I/We are not aware of any existing conditions that may lead to a claim against our homeowner's insurance policy.
2. ☐ I/We have filed _____ insurance claim(s), or know that there has/have been claims made during the past five (5) years, either by me/us or by the previous owner(s).
3. ☐ I/We are aware of conditions that may lead to a future insurance claim.

If item number 2 and/or 3 are checked, please describe the facts of the claim and/or conditions that may lead to a claim:

The current insurance company is: Nationwide, Kimberly Rice in Hagerstown 301.582.2636

Signed by: Andrew J. Condon 6/18/2025
35AF30A095094A3... Seller's Signature/Date

 Buyer's Signature/Date

DocuSigned by: Megan E. Condon 6/18/2025
03F7B84E32AE446... Seller's Signature/Date

 Buyer's Signature/Date

Updated January 2021

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 This form may not be altered, except as negotiated by the parties to this Contract. The Association, its members, and employees assume no responsibility if this form fails to protect the interests of any party.



MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENTProperty Address: 4815 Old Swimming Pool Road, Frederick, MD 21703Legal Description: LT 16 SECT 4 2.243 A OLD SWIMMING POOL RD SOMERSET**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? 2013

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

Water Supply ☐ Public ☒ Well ☐ Other _____
 Sewage Disposal ☐ Public ☒ Septic System approved for 4 (# of bedrooms) **Other Type** _____

Garbage Disposal ☐ Yes ☒ No
 Dishwasher ☒ Yes ☐ No
 Heating ☐ Oil ☐ Natural Gas ☒ Electric ☐ Heat Pump Age 2013 ☐ Other _____
 Air Conditioning ☐ Oil ☐ Natural Gas ☒ Electric ☐ Heat Pump Age 2013 ☐ 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 ☐ UnknownType of Roof: Archetictial Age 2013

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 ApplyWhen was the system last pumped? Date 3/25/2025 ☐ 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 ☐ UnknownIn ceiling/attic? ☒ Yes ☐ No ☐ UnknownIn any other areas? ☒ Yes ☐ No Where? GarageComments: upgraded insulation during construction

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: The upstairs smoke detector has one, but its not required, and the property isnt fossil

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: finished basement, extra space was added without permit. Electrical done by electrician

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.

Signed by:
Seller(s) Andrew J. Condon
35AF30A095094A3...

Date 6/18/2025

DocuSigned by:
Seller(s) Megan E. Condon
03F7B84E32AE446...

Date 6/18/2025

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:

Seller _____ Date _____

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 _____



FREDERICK COUNTY NOTICES AND DISCLOSURES

This disclosure statement is attached to and hereby made a part of the Contract dated _____ (Buyers(s)) and _____ (Seller(s)) for the property located in the County of Frederick, State of Maryland, described as _____ 4815 Old Swimming Pool Road, Frederick, MD 21703 _____ (the "Property").

1. **MASTER PLANS AND ZONING ORDINANCES:** Buyers have the right to review any applicable master plans and zoning ordinances, including but not limited to: Frederick Municipal Airport Overlay Zone, Historic Preservation Overlay District, National Register of Historic Places, Livable Frederick Master Plan, Carroll Creek Overlay District, and Monocacy Scenic River Management Plan, or other maps and information relating to planned land uses, roads, highways and the location of parks and other public facilities affecting the property. This information may be found online or at most local, county or state offices such as Parks and Recreation, Planning and Zoning, etc.
2. **FREDERICK COUNTY RIGHT TO FARM ORDINANCE NO. 96-23-175:** FREDERICK COUNTY ALLOWS AGRICULTURAL OPERATIONS (as defined in the Frederick County Right to Farm Ordinance) WITHIN THE COUNTY. Buyer(s) may be subject to inconveniences or discomforts arising from such operations, including but not limited to: noise, odors, fumes, dust, flies, the operation of machinery of any kind during any 24 hour period (including aircraft), vibration, the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, and pesticides. Frederick County has determined that inconveniences or discomforts associated with such agricultural operations shall not be considered to be an interference with reasonable use and enjoyment of land, if such operations are conducted in accordance with generally accepted agricultural management practices. Frederick County has established an Agricultural Reconciliation Committee to assist in the resolution of disputes which might arise between persons in this County regarding whether agricultural operations conducted on agricultural lands are causing an interference with the reasonable use and enjoyment of land or personal well-being and whether those operations are being conducted in accordance with generally accepted agricultural practices. If you have any question concerning this policy or the Reconciliation Committee, please contact the Frederick County Planning Department.
3. **SPECIAL TAXING DISTRICT OR COMMUNITY DEVELOPMENT AUTHORITY (CDA):** The property may be part of a Special Taxing District or Community Development Authority (CDA). There are Special Taxing Districts and CDAs in Frederick County, including but not limited to: Lake Linganore CDA, Urbana CDA, Brunswick Crossing, Lake Linganore-Oakdale CDA, Jefferson Tech Park, and others. For the most accurate and up-to-date information, please contact MuniCap, Inc. at (443) 539-4101.

If this sale is subject to a tax or fee of a Special Taxing District or CDA, State law requires that the seller disclose to the buyer at or before the time the contract is entered into, or within 20 calendar days after entering into the contract, certain information concerning the property being purchased. The content of the information to be disclosed is set forth in §10-704 of the Real Property Article of the Maryland Annotated Code and includes the amount of the current annual tax or fee, the number of years remaining for the tax or fee, and a statement of whether any tax or fee against the property is delinquent.

- The amount of the current annual tax or fee of the Special Taxing District or Community Development Authority on the property is \$ _____.
- The number of years remaining for the tax or fee of the Special Taxing District or Community Development Authority on the property is _____.
- Any tax or fee of the Special Taxing District or Community Development Authority against the property ☐ is delinquent or ☒ is not delinquent.


Updated October 14, 2021

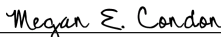
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Page 1 of 2

- 4. 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), 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 <https://mde.maryland.gov/programs/LAND/mining/Pages/mapping.aspx>.

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.

Signed by:		6/18/2025		
				
SELLER		DATE	BUYER	DATE

DocuSigned by:		6/18/2025		
				
SELLER		DATE	BUYER	DATE

Updated October 14, 2021

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For the sole use of the Frederick County Association of Realtors, Inc. and its members; to be used in Maryland only.

This form may not be altered, except as negotiated by the parties to this Contract. The Association, its members, and employees assume no responsibility if this form fails to protect the interests of any party.

Page 2 of 2





GENERAL ADDENDUM

Special provisions attached to and hereby made a part thereof, the Contract dated _____
 on Lot 16, Block _____, Subdivision SOMERSET,
4815 Old Swimming Pool Road, Frederick, MD 21703,
 located in FREDERICK County, Maryland between
 (Purchasers) _____
Andrew J. Condon Megan E. Condon
 and (Sellers) _____

ALL PARTIES UNDERSTAND AND AGREE THAT THE BUYER WILL HAVE THEIR LENDER ORDER THE

APPRAISAL FOR THE ABOVE MENTIONED PROPERTY WITHIN 10 DAYS OF CONTRACT

RATIFICATION WITH CONFIRMATION SENT BY EMAIL TO THE LISTING AGENT AT THE FOLLOWING EMAIL ADDRESS:

BOBBIPRESCOTT@GMAIL.COM

Signed by:

Andrew J. Condon

Seller AF30A095094A3...

DocuSigned by:

Megan E. Condon

Seller 03F7B84E32AE446...

6/18/2025

Date

Purchaser

Purchaser

Date

FORM #1320

7/05



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 _____
known as _____ for Property
known as 4815 Old Swimming Pool Road, Frederick, MD 21703

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

Signed by: _____ 6/18/2025

Seller's Signature Date

Buyer's Signature Date

DocuSigned by: _____ 6/18/2025

Seller's Signature Date

Agent's Signature Date

DocuSigned by: _____ 6/17/2025

Agent's Signature Date
Bobbi Prescott


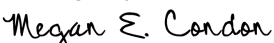
MLS Errors Disclosure Statement

All Parties related to the sale of this property understand and accept that the MLS system used to relay pertinent information to others regarding this property may contain errors and inadvertent inaccuracies.

Information contained within an MLS data source should be considered a SECOND SOURCE of information which could have been pulled from inaccurate public records and other sources. It is the Buyer(s) & Seller(s) responsibility to ensure accuracy of all information contained within. MLS information is general in nature and indeed not a guarantee of 100% accuracy.

As a Seller, you acknowledge that you have reviewed the MLS printout prior to entering a sales/purchase contract with any Buyer and all information is to the best of your knowledge.

As a Buyer, you acknowledge that you have reviewed the MLS printout prior to entering into a purchase agreement with the Seller. You understand information contained within the MLS printout could contain errors and inadvertent inaccuracies.

Buyer _____	Date _____	Seller _____	Signed by:  35AF30A095094A3...	Date <u>6/18/2025</u>
Buyer _____	Date _____	Seller _____	DocuSigned by:  03F7B84E32AE446...	Date <u>6/18/2025</u>

Property Address 4815 Old Swimming Pool Road, Frederick, MD 21703





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.

Duties of a Dual Agent and Intra-Company Agent

Like other agents, unless the client gives consent to disclose the information, dual agents and intra-company agents must keep confidential information about a client's bargaining position or motivations. For example, without written consent of the client, a dual agent or intra-company agent may not disclose to the other party, or the other party's agent:

- 1) Anything the client asks to be kept confidential; *
- 2) That the seller would accept a lower price or other terms;
- 3) That the buyer would accept a higher price or other terms;
- 4) The reasons why a party wants to sell or buy, or that a party needs to sell or buy quickly; or
- 5) Anything that relates to the negotiating strategy of a party.

*** Dual agents and intra-company agents must disclose material facts about a property to all parties.**

How Dual Agents Are Paid

Only the broker receives compensation on the sale of a property listed by that broker.

If a financial bonus is offered to an agent who sells property that is listed with his/her broker, this fact must be disclosed in writing to both the buyer and seller.

Consent for Dual Agency

I have read the above information, and I understand the terms of the dual agency. I understand that I do not have to consent to a dual agency and that if I **refuse** to consent, there will not be a dual agency; and that I may withdraw the consent at any time upon notice to the dual agent. I hereby **consent** to have

RE/MAX Results act as a Dual Agent for me as the
(Firm Name)

☒ **Seller** in the sale of the property at: 4815 Old Swimming Pool Road, Frederick, MD 21703

Buyer in the purchase of a property listed for sale with the above-referenced broker.

<p>Signed by: <u>Andrew J. Condon</u> 6/18/2025</p> <p><small>C: 354F30A095094A3...</small></p> <p>Signature _____ Date _____</p>	<p>DocuSigned by: <u>Megan E. Condon</u> 6/18/2025</p> <p><small>C: 03E7B84E32AE446...</small></p> <p>Signature _____ Date _____</p>
---	--

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

The undersigned **Buyer(s)** hereby affirm(s) consent to dual agency for the following property:

Property Address _____

Signature _____	Date _____	Signature _____	Date _____
-----------------	------------	-----------------	------------

The undersigned **Seller(s)** hereby affirm(s) consent to dual agency for the Buyer(s) identified below:

Name(s) of Buyer(s) _____

Signature _____	Date _____	Signature _____	Date _____
-----------------	------------	-----------------	------------



NOTIFICATION OF DUAL AGENCY WITHIN A TEAM

Under Maryland law, a team that provides real estate brokerage services must consist of two or more associate brokers or salespersons, or a combination of the two, who:

1. work together on a regular basis;
2. represent themselves to the public as being part of one entity; and
3. Designate themselves by a collective name such as "team" or "group."

The team operates within a brokerage, and team members are supervised by a team leader as well as by the broker, and, if they work in a brokerage branch office, by the branch office manager.

The law permits one member of a team to represent the buyer and one member to represent the seller in the same transaction only if certain conditions are met. If both parties agree, the **broker** of the real estate brokerage with which the salespersons or associate brokers are affiliated or the **broker's designee** (the "dual agent") shall designate one team member as the intra-company agent for the buyer and another team member as the intra-company agent for the seller. No one else may make that designation.

The law also requires that the buyer and seller each be notified in writing that the two agents are members of the same team, and that the team could have a financial interest in the outcome of the transaction in addition to any financial benefit obtained by selling one of the broker's own listings. THIS CONSTITUTES YOUR NOTICE OF THOSE FACTS.

Dual agency may occur only if both parties consent to it, and sign the Consent for Dual Agency form prescribed by the Real Estate Commission. If you have concerns or questions about being represented by a team member when another team member represents the other party, you should address these to the broker or branch office manager before signing the Consent form.

This form must be presented to the buyer and seller at the time the real estate licensee presents the disclosure of agency relationships. For the seller, that should occur no later than when the seller signs the listing agreement. For the buyer, that should occur no later than the initial scheduled showing of the property, subject of this transaction.

ACKNOWLEDGMENT OF RECEIPT OF NOTICE

I/we acknowledge receipt of the Notification of Dual Agency within a Team.

<p>Signed by:</p> <p><i>Andrew J. Condon</i></p> <hr style="border: 0; border-top: 1px solid black; margin: 2px 0;"/> <p>35AF30A095094A3...</p> <p>DocuSigned by:</p> <p><i>Megan E. Condon</i></p> <hr style="border: 0; border-top: 1px solid black; margin: 2px 0;"/> <p>03F7B84E32AE446...</p>	<p>6/18/2025</p> <p>DATE: _____</p> <p>6/18/2025</p> <p>DATE: _____</p>
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This form is intended for use by members only.



BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT**(Non-Virginia)**

Andrew J. Condon

Megan E. Condon

To (Client's Name(s)): _____



Property Address: 4815 Old Swimming Pool Road, Frederick, MD 21703

Street

City

State

Zip

From: RE/MAX Results ("Broker")

This is to give you notice that RE/MAX Results has business relationships (e.g. direct or indirect ownership interests, joint ventures and/or office leases) with the following mortgage, title, closing, and other service providers: fifty percent ownership in Motto Mortgage Premium, no more than twelve percent ownership in Catoctin Title Partners, LLC, and Community Title Network, LLC, an independently owned settlement company. Because of these relationships, this referral may provide Broker a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are **NOT** required to use the listed providers as a condition for purchase, sale, or refinance of the subject property. **THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.**

LENDER CHARGES

MOTTO MORTGAGE PREMIUM charges fees which may include discount points and/or lender origination charges. The charges and fees will depend on the loan product and interest rate you choose and may be expressed as a flat fee or a percentage of the loan amount. Estimated ranges for these charges are provided below. Please consult with your lender for a list of applicable charges.

Motto Mortgage Premium

Mortgage Brokerage Services

0% to 2.75%

TITLE INSURANCE CHARGES**Title Insurance Fees provided by Catoctin Title Partners, LLC:**

Owner's Title Insurance Policy: Estimated charges for Enhanced Coverage calculated per Thousand Dollars (per \$1,000) of sales price as follows:

Maryland

First \$250,000	\$ 6.15
\$250,001-\$500,000	\$ 5.25
\$500,001-\$1,000,000	\$ 4.50
\$1,000,001- \$5,000,000	\$ 3.55

Additional charges

Simultaneous issue of Lenders' Title Insurance Policy is \$200.00 per Loan Policy

Insured Closing Protection Letter is \$ 45.00 per Loan Policy.

Estimated owners' title insurance premiums (per \$1,000 of sales price) are provided above for "enhanced" coverage. Other options may be available, including less comprehensive "standard" coverage and a "reissue rate," which could reduce your charges

Settlement Fees provided by Community Title Network, LLC:

Buyer Settlement Fees: \$800- \$1,100

Seller Settlement Fees: \$450 -\$850

Additional service fees charged by 3rd party vendors for Title Abstracts generally range from \$110-\$300 and for Location Surveys generally range from \$250- \$600.

ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that RE/MAX Results is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

Signed by:

Andrew J. Condon

6/18/2025

Signature

Date

DocuSigned by:

Megan E. Condon

6/18/2025

Signature

Date

BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT
(Non-Virginia)

To (Client's Name(s)): _____


 Property Address: 4815 Old Swimming Pool Road, Frederick, MD 21703
Street City State Zip

From: RE/MAX Results ("Broker")

This is to give you notice that RE/MAX Results has business relationships (e.g. direct or indirect ownership interests, joint ventures and/or office leases) with the following mortgage, title, closing, and other service providers: fifty percent ownership in Motto Mortgage Premium, no more than twelve percent ownership in Catoctin Title Partners, LLC, and Community Title Network, LLC, an independently owned settlement company. Because of these relationships, this referral may provide Broker a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are **NOT** required to use the listed providers as a condition for purchase, sale, or refinance of the subject property. **THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.**

LENDER CHARGES

MOTTO MORTGAGE PREMIUM charges fees which may include discount points and/or lender origination charges. The charges and fees will depend on the loan product and interest rate you choose and may be expressed as a flat fee or a percentage of the loan amount. Estimated ranges for these charges are provided below. Please consult with your lender for a list of applicable charges.

Motto Mortgage Premium Mortgage Brokerage Services 0% to 2.75%

TITLE INSURANCE CHARGES

Title Insurance Fees provided by Catoctin Title Partners, LLC:

Owner's Title Insurance Policy: Estimated charges for Enhanced Coverage calculated per Thousand Dollars (per \$1,000) of sales price as follows:
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Maryland

First \$250,000	\$ 6.15
\$250,001-\$500,000	\$ 5.25
\$500,001-\$1,000,000	\$ 4.50
\$1,000,001- \$5,000,000	\$ 3.55

Additional charges

Simultaneous issue of Lenders' Title Insurance Policy is \$200.00 per Loan Policy

Insured Closing Protection Letter is \$ 45.00 per Loan Policy.

Estimated owners' title insurance premiums (per \$1,000 of sales price) are provided above for "enhanced" coverage. Other options may be available, including less comprehensive "standard" coverage and a "reissue rate," which could reduce your charges

Settlement Fees provided by Community Title Network, LLC:

Buyer Settlement Fees: \$800- \$1,100 Seller Settlement Fees: \$450 -\$850

Additional service fees charged by 3rd party vendors for Title Abstracts generally range from \$110-\$300 and for Location Surveys generally range from \$250- \$600.

ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that RE/MAX Results is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

_____/_____
 Signature Date

_____/_____
 Signature Date