

**Sales Associate:** Bobbi Prescott, License# 603372  
**Broker of Record:** Sandy Olson, License# 527089

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Team Office: 6 W Main Street, Middletown, MD 21769  
Main Office: 5202 Presidents Court #310, Frederick, MD 21703

**Disclosure Package:**

**12734 Woodsboro Pike  
Keymar, Maryland 21757**



Download these docs from here

- Listing Brokers Offer of Compensation
- Frederick County Property Report
- General Addendum- 2 Parcels
- Location Drawing
- Aerial lot lines from public records
- SDAT Records
- Current Tax Bills
- Inclusion & Exclusions Addenda
- Maryland Residential Property Disclosure and Disclaimer Statement
- Homeowners Insurance Disclosure
- General Addendum - Appraisal Order Timeline
- Notice to Buyer & Seller of Buyer's Rights & Seller's Obligations
- Frederick County Notices and Disclosures
- Disclosure of Lead Paint or Lead Based Paint Hazards Federal Disclosure
- Maryland Lead Poisoning Prevention Program Disclosure
- MLS Errors Disclosure Statement
- Consent for Dual Agency
- Notification of Dual Agency Within a Team
- Affiliated Business Disclosure
- Home Warranty
- Well & Septic Records

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***PLEASE LEAVE THIS COPY AT THE PROPERTY***

*- these documents are available online, on the property website and in the MLS -*

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## LISTING BROKER'S OFFER OF COOPERATIVE COMPENSATION

(This form shall not be uploaded to the Multiple Listing Service)

Seller(s): Kenneth H. Knott

Listing Broker: RE/MAX Results Bobbi Prescott

Property Address: 12734 Woodsboro Pike, Keymar, MD 21757

This agreement serves as confirmation of the cooperative compensation offered by Listing Broker to Buyer Brokers or Subagents in relation to the sale of the property noted above. The Listing Broker shall pay the cooperative compensation to a Buyer Broker or Subagent who completes performance specified herein. Seller acknowledges that the offer of cooperative compensation is fully negotiable and not fixed by law or established by any membership organization with which Listing Broker is affiliated.

1. In the event of a sale or exchange of the above property is made to a buyer produced or assisted by a Buyer Broker or Subagent, Seller has authorized Listing Broker to pay cooperative compensation to the Buyer Broker or Subagent.

2. Listing Broker shall pay cooperative compensation to the Buyer Broker in the amount of \$ 2.50 or \_\_\_\_\_ % of the purchase price.

3. Listing Broker shall pay cooperative compensation to the Subagent in the amount of \$ \_\_\_\_\_ or \_\_\_\_\_ % of the purchase price.

4. The source of compensation does not affect the agency relationships between a buyer and Seller and their respective real estate brokers.

5. Nothing herein shall make a Buyer's Broker or Subagent a party to the Contract of Sale. Buyer's Broker or Subagent shall be an intended third-party beneficiary of the right to be paid compensation from the Listing Broker herein.

6. The cooperative compensation earned by Buyer Broker or Subagent shall be paid at settlement from the proceeds of the transaction.

7. In the event of a conflict relating to cooperative compensation between a Contract of Sale and this Offer of Cooperative Compensation, this Offer of Cooperative Compensation shall control.

\_\_\_\_\_  
Buyer Broker (Company Name)

\_\_\_\_\_  
Buyer Broker/Authorized Representative Signature Date

RE/MAX Results

\_\_\_\_\_  
Listing Broker (Company Name)

\_\_\_\_\_  
Buyer Signature Date

\_\_\_\_\_  
Buyer Signature Date

Bobbi Prescott 4/18/2026  
Listing Broker/Authorized Representative Signature Date

[Signature] 4/18/2026  
Seller Signature Date

\_\_\_\_\_  
Subagent (Company Name)

\_\_\_\_\_  
Seller Signature Date

\_\_\_\_\_  
Subagent's Broker/Authorized Representative Signature Date



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# Frederick County, Maryland

## Property Report:

12734 WOODSBORO PIKE  
KEYMAR MD 21757



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

### General Information

Municipality:	None
Tax Account:	1111281257
Tax Map/Parcel:	0028/0016
Plat:	Not Available
Census Tract:	767600
Zoning *:	<a href="#">Click here to view your zoning atlas page.</a>
Comprehensive Land Use*:	<a href="#">Click here to view your comprehensive land use atlas page.</a>

### Voting Districts

Precinct:	<u>11-001</u>
Legislative District:	<u>04</u>
Congressional District:	<u>6</u>
Council District:	<u>5</u>

### Services Information

Recycle Day:	<u>Blue Monday</u>
Water Service:	No
Sewer Service:	No
Broadband:	<a href="#">National Broadband Map</a>

### School Districts

High:	Walkersville High
Middle:	Walkersville Middle
Elementary/ Primary:	New Midway Elementary

### Public Safety Information

Police District:	<u>Maryland State Police</u>
Fire Station Number:	9
Fire Station:	New Midway Volunteer Fire Company
Registered Sex Offenders Within 1/4 Mile:	0
Reported Crimes Within 1/4 Mile (2017) *:	5
Hospital:	<u>Frederick Health Hospital</u>

### Closest Points of Interest

Library:	<u>Walkersville</u>
Park:	Rocky Ridge River Access
Farmer's Market:	<u>Thurmont Farmer's Market</u>
Golf Course:	Glade Valley 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-8-092 / Biehl-Koons Farm (George A. Nicholson Farm)
- F-8-098 / Mount Zion Luthern Church
- F-8-097 / Ladiesburg Survey District

*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.*



SELLER: MARY ELLEN LOGSDON

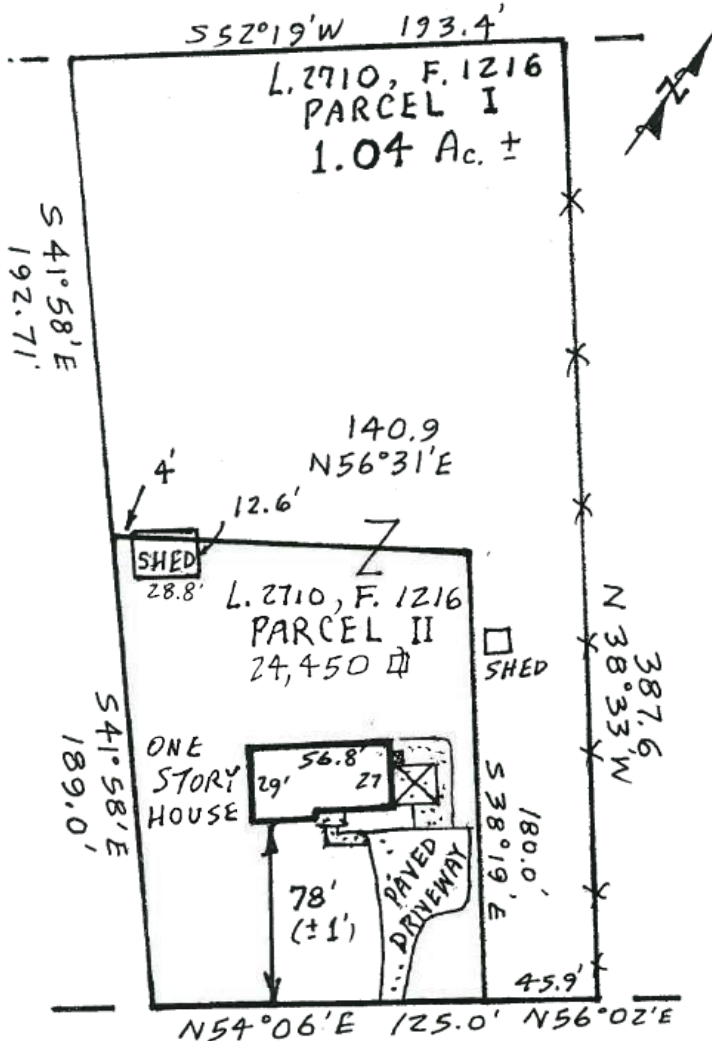
LEGAL DESCRIPTION:

All that lot or parcel of land situate, lying and being in the Woodsboro District, Frederick County, Maryland and being Parcel 1 and Parcel 2, as recorded in Liber 2710, Folio 1216, one of the Land Records of Frederick County, Maryland, also locally known as 12734 Woodsboro Pike, Keymar, Maryland.

HOUSE LOCATION SURVEY:

All that lot or parcel of land situate, lying and being in the Woodsboro District Parcel 1 and Parcel 2, Liber 2710, Folio 1216, Frederick County, Maryland Plat Records

NOTE: This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.



BUILDING LINE AND/OR FLOOD ZONE INFORMATION IS TAKEN FROM AVAILABLE SOURCES AND SUBJECT TO INTERPRETATION OF ORIGINATOR

12734 WOODSBORO ROAD

NOTE: This location is for title purposes only and not to be used for determining property lines. Property corner markers are NOT guaranteed by this location.

STATE OF MARYLAND COUNTY OF FREDERICK



220 N. Market Street  
Frederick, Maryland 21701  
(301) 698-9377

FILE # 5361-12A  
DATE March 8, 2012  
SCALE 1" = 60'

P.O. # 032912

I certify the property herein is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures. Fences and/or walls shown are for picture purposes only. The exact location can only be determined by a boundary survey with the corners being set.

The above legally described property is not within a special flood hazard area as designated by the Federal Emergency Management Administration F.I.R.M. Map on Community Panel No. 2400000000 dated September 19, 2007 for Frederick County, Maryland.



Ruben Sanchez, Property Line Surveyor No. 424

	DATE	BY
FIELD WORK	3.7.12	RJS
DRAFTING	3.8.12	RS
FINAL CHECK	3.8.12	IC
RECERTIFICATION		



Search...

I want to...

Tools



Street/A...

0 100 200ft

# Parcel 2



Frederick County,  
Maryland

Search...

I want to...

Tools



Street/A...

0 30 60ft

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 - 11 Account Identifier - 281265

**Owner Information**

<b>Owner Name:</b>	KNOTT KENNETH H & KNOTT TINA M	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	12734 WOODSBORO PIKE KEYMAR MD 21757-8729	<b>Principal Residence:</b>	NO
		<b>Deed Reference:</b>	/08842/ 00150

**Location & Structure Information**

<b>Premises Address:</b>	WOODSBORO PIKE 0-0000	<b>Legal Description:</b>	1.04 AC RT. 194
--------------------------	--------------------------	---------------------------	--------------------

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0028	0019	0025	11010001.11	0000				2026	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			1.0400 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

**Value Information**

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2026	07/01/2025	07/01/2026
<b>Land:</b>	3,100	3,600		
<b>Improvements</b>	0	0		
<b>Total:</b>	3,100	3,600	3,100	3,267
<b>Preferential Land:</b>	0	0		

**Transfer Information**

<b>Seller:</b> LOGSDON MARY ELLEN	<b>Date:</b> 04/17/2012	<b>Price:</b> \$235,000
<b>Type:</b> ARMS LENGTH MULTIPLE	<b>Deed1:</b> /08842/ 00150	<b>Deed2:</b>
<b>Seller:</b> LOGSDON, DANIEL L & MARY E	<b>Date:</b> 05/10/2000	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /02710/ 01216	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

**Special Tax Recapture: None**

**Homestead Application Information**

Homestead Application Status: No Application

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

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 - 11 Account Identifier - 281257

### Owner Information

Owner Name: KNOTT KENNETH H & KNOTT TINAM Use: RESIDENTIAL  
 Mailing Address: 12734 WOODSBORO PIKE Principal Residence: YES  
 KEYMAR MD 21757-8729 Deed Reference: /08842/ 00150

### Location & Structure Information

Premises Address: 12734 WOODSBORO PIKE Legal Description: LT 0.56 AC  
 KEYMAR 21757-8729 W/S RT. 194  
 NR LADIESBURG

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0028	0019	0016	11010001.11	0000				2026	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1965	1,593 SF		24,393 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1	YES	STANDARD UNIT	BRICK/	4	1 full/ 1 half		

### Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2025	07/01/2026
Land:	95,100	95,100		
Improvements	212,300	212,300		
Total:	307,400	307,400	307,400	
Preferential Land:	0			

### Transfer Information

Seller: LOGSDON MARY ELLEN	Date: 04/17/2012	Price: \$235,000
Type: ARMS LENGTH MULTIPLE	Deed1: /08842/ 00150	Deed2:
Seller: LOGSDON, DANIEL L & MARY E	Date: 05/10/2000	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02710/ 01216	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

### Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

**Special Tax Recapture: None**

### Homestead Application Information

Homestead Application Status: Approved 06/25/2013

### 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](http://www.frederickcountymd.gov/treasury)

Levy Period	Parcel ID	Year	Bill Type	Occupancy	Bill No.	Bill Date
07/01/2025 - 06/30/2026	11-281265	2026	FY	NOT A PRINCIPAL RESIDENCE	2765741	07/01/2025

KNOTT KENNETH H &  
KNOTT TINA M  
12734 WOODSBORO PIKE  
KEYMAR, MD 21757-8729

Property Location  
WOODSBORO PIKE

Property Description  
1.04 AC  
RT. 194

Liber 8842 Folio 150

Charges	Assessment/Units	Rate	Amount
STATE TAXES	3,100	.112000	3.47
COUNTY TAXES	3,100	1.110000	34.41
	TOTAL		37.88
	TOTAL DUE		37.88

County Current Real Property Tax Rate	Preceding County Real Property Tax Rate	Difference
1.11	- 1.11	= = .0000

*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.
11-281265	2026	FY	2765741

Return this coupon with your  
payment

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

KNOTT KENNETH H &  
KNOTT TINA M  
12734 WOODSBORO PIKE  
KEYMAR, MD 21757-8729

Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-0.34	37.54
AUG	-0.17	37.71
SEP	0.00	37.88
OCT	0.37	38.25
NOV	0.76	38.64
DEC	1.13	39.01
JAN	1.52	39.40
FEB	1.89	39.77

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

Make checks payable to:  
Treasurer of Frederick County

20820263027657410000000378870000000000

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](http://www.frederickcountymd.gov/treasury)

Levy Period	Parcel ID	Year	Bill Type	Occupancy	Bill No.	Bill Date
07/01/2025 - 06/30/2026	11-281257	2026	FY	PRINCIPAL RESIDENCE	2765740	07/01/2025

KNOTT KENNETH H &  
 KNOTT TINA M  
 12734 WOODSBORO PIKE  
 KEYMAR, MD 21757-8729

Property Location  
 12734 WOODSBORO PIKE

Property Description  
 LT 0.56 AC  
 W/S RT. 194  
 NR LADIESBURG

Liber 8842 Folio 150

Charges	Assessment/Units	Rate	Amount
STATE TAXES	307,400	.112000	344.29
COUNTY TAXES	307,400	1.110000	3,412.14
SYSTEM BENEFIT CHG	1	88.000	88.00
STORM WATER FEE			0.01
BAY RESTORATION FEE		60.000	60.00
HMSD COUNTY TAX CR	-9,311	1.110000	-103.35
<b>TOTAL</b>			<b>3,801.09</b>
<b>TOTAL DUE</b>			<b>3,801.09</b>

County Current Real Property Tax Rate	Preceding County Real Property Tax Rate	Difference
1.11	- 1.11	= = .0000

*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.
11-281257	2026	FY	2765740

Return this coupon with your payment

2nd Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
DEC	54.79	1,881.32
JAN	73.07	1,899.60
FEB	91.33	1,917.86

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

KNOTT KENNETH H &  
 KNOTT TINA M  
 12734 WOODSBORO PIKE  
 KEYMAR, MD 21757-8729

Make checks payable to:  
 Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

208202630276574020000180999500000000000

**FREDERICK COUNTY MARYLAND**

Parcel ID	Year	Bill Type	Bill No.
11-281257	2026	FY	2765740

Choose payment option below  
 Return this coupon with your payment

Annual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-33.08	3,768.01
AUG	-16.54	3,784.55
SEP	0.00	3,801.09
OCT	38.00	3,839.09
NOV	76.02	3,877.11
DEC	114.02	3,915.11
JAN	152.06	3,953.15
FEB	190.06	3,991.15

1st Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-16.54	1,958.02
AUG	-8.27	1,966.29
SEP	0.00	1,974.56
OCT	19.74	1,994.30
NOV	39.49	2,014.05

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

KNOTT KENNETH H &  
 KNOTT TINA M  
 12734 WOODSBORO PIKE  
 KEYMAR, MD 21757-8729

Make checks payable to:  
 Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

208202630276574020000195802400000000000



**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 4/18/2026 ■ ADDENDUM to Contract of Sale dated \_\_\_\_\_  
between Buyer \_\_\_\_\_  
and Seller Kenneth H Knott  
for Property known as 12734 Woodsboro Pike, Keymar, MD 21757

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

ADDITIONAL INCLUSIONS (SPECIFY): Chimney flue in mud room

ADDITIONAL EXCLUSIONS (SPECIFY): Oil Tank  
Water Neutralizer

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 type="checkbox"/> Electric          | <input checked="" type="checkbox"/> Oil | <input type="checkbox"/> Heat Pump   |
| Hot Water        | <input type="checkbox"/> Gas    | <input type="checkbox"/> Electric          | <input checked="" type="checkbox"/> Oil | <input type="checkbox"/> Other _____ |
| Air Conditioning | <input type="checkbox"/> Gas    | <input type="checkbox"/> Electric          |   | <input type="checkbox"/> Other _____ |

Utility Service Providers: Potomac Edison  
Griffith Oil

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

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_  
Seller Signature KH Knott Date 4/18/2026  
Kenneth H Knott

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_  
Seller Signature \_\_\_\_\_ Date \_\_\_\_\_



MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 12734 Woodsboro Pike, Keymar, MD 21757

Legal Description: LT 0.56 AC W/S RT. 194 NR LADIESBURG

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? Since 2012

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

Water Supply [ ] Public [x] Well [ ] Other
Sewage Disposal [ ] Public [x] Septic System approved for (# of bedrooms) Other Type
Garbage Disposal [ ] Yes [x] No
Dishwasher [x] Yes [ ] No
Heating [x] Oil [ ] Natural Gas [x] Electric [ ] Heat Pump Age [ ] Other
Air Conditioning [ ] Oil [ ] Natural Gas [x] Electric [ ] Heat Pump Age [ ] Other
Hot Water [x] 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: Carbon Fiber Straps Installed 2025 Receipt Attached

2. Basement: Any leaks or evidence of moisture?  Yes  No  Unknown  Does Not Apply  
Comments: Mold Remediated 2025 Receipt Attached

3. Roof: Any leaks or evidence of moisture?  Yes  No  Unknown  
Type of Roof: Shingle Age 10 yrs  
Comments: \_\_\_\_\_  
Is there any existing fire retardant treated plywood?  Yes  No  Unknown  
Comments: \_\_\_\_\_

4. Other Structural Systems, including exterior walls and floors:  
Comments: \_\_\_\_\_  
Any defects (structural or otherwise)?  Yes  No  Unknown  
Comments: \_\_\_\_\_

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

6. Heating Systems: Is heat supplied to all finished rooms?  Yes  No  Unknown  
Comments: \_\_\_\_\_  
Is the system in operating condition?  Yes  No  Unknown  
Comments: \_\_\_\_\_

7. Air Conditioning System: Is cooling supplied to all finished rooms?  Yes  No  Unknown  Does Not Apply  
Comments: \_\_\_\_\_  
Is the system in operating condition?  Yes  No  Unknown  Does Not Apply  
Comments: \_\_\_\_\_

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?  
 Yes  No  Unknown  
Comments: \_\_\_\_\_

8A. Will the smoke alarms provide an alarm in the event of a power outage?  Yes  No  
Are the smoke alarms over 10 years old?  Yes  No  
If the smoke alarms are battery operated, are they sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries as required in all Maryland Homes by 2018?  Yes  No  
Comments: \_\_\_\_\_

9. Septic Systems: Is the septic system functioning properly?  Yes  No  Unknown  Does Not Apply  
When was the system last pumped? Date Jan 2026  Unknown  
Comments: \_\_\_\_\_

10. Water Supply: Any problem with water supply?  Yes  No  Unknown  
Comments: Well pump replaced in last yr.  
Home water treatment system?  Yes  No  Unknown  
Comments: Neutralizer  
Fire sprinkler system:  Yes  No  Unknown  Does Not Apply  
Comments: \_\_\_\_\_

Are the systems in operating condition?  Yes  No  Unknown  
Comments: Does Not Apply

11. Insulation:  
In exterior walls?  Yes  No  Unknown  
In ceiling/attic?  Yes  No  Unknown  
In any other areas?  Yes  No Where? \_\_\_\_\_  
Comments: \_\_\_\_\_

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?  
 Yes  No  Unknown  
Comments: \_\_\_\_\_  
Are gutters and downspouts in good repair?  Yes  No  Unknown  
Comments: \_\_\_\_\_

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

Comments: \_\_\_\_\_

Any treatments or repairs?  Yes  No  Unknown

Any warranties?  Yes  No  Unknown

Comments: \_\_\_\_\_

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

If yes, specify below

Comments: Radon System

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

Yes  No  Unknown

Comments: \_\_\_\_\_

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property?  Yes  No  Unknown

If yes, specify below

Comments: \_\_\_\_\_

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

Comments: \_\_\_\_\_

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

Comments: \_\_\_\_\_

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

Yes  No  Unknown If yes, specify below

Comments: \_\_\_\_\_

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

Yes  No  Unknown

Comments: \_\_\_\_\_

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

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

Seller(s)   
Kenneth H Knott

Date 4-7-2026

Seller(s) \_\_\_\_\_

Date \_\_\_\_\_

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

Purchaser \_\_\_\_\_

Date \_\_\_\_\_

Purchaser \_\_\_\_\_

Date \_\_\_\_\_

**MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT**

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

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

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

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

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

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Seller \_\_\_\_\_ Date \_\_\_\_\_  
**Kenneth H Knott**  
 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 \_\_\_\_\_



301-514-4302 Fax: 717-642-4230  
Capitolrestorations@comcast.net

This Agreement is made this 27<sup>th</sup> day of August, 2025 by and between CAPITOL RESTORATIONS (hereinafter called Capitol) and:

Owner's name: Kenny Knott – Owner - called "Owner")  
Project Address: 12734 Woodsboro Pike Keymar MD  
Owner's phone: 240.285.3055 (mobile) \_\_\_\_\_ (home)

*The Cost:* In exchange for the Work, Owner agrees to pay Capitol a total of \$1,730.00 (hereinafter, the "Cost"), of which \$0.00 will be paid as a deposit before Capitol begins the Work. The balance will be due by check the day of completion of the work.

**BASIC TERMS OF THIS AGREEMENT**

*The Work:* Capitol agrees to furnish materials, labor and equipment necessary to perform services and/or other work specified below under the heading "Work To Be Performed" (hereinafter, the "Work"). Capitol agrees to perform the work on or about the following dates: TBD.

**Carbon Fiber strapping** - Spacing per spec is straps 4' apart. We will supply and install a total of 4 carbon fiber straps along the foundation along the locations needed. We will run air scrubbers during all work to control dust. Problem areas will be grinded clean before the carbon strapping is applied.

**Notice to Owner:** Do not sign this Agreement if it is blank. You are entitled to a copy of this Agreement at the time it is signed. By signing this Agreement, you certify that you have received a copy.

Approved by Capitol

By: Chris Smallwood

Print name: Chris Smallwood

Signed by: Kenny Knott  
Owner: \_\_\_\_\_  
56E0838D451A439...  
Print name: Kenny Knott

## Terms and Conditions

Contractor does not guarantee against conditions over which they have no control, such as structural damage, conditions of sub-soil masonry, damage caused by others, fire, floods, or Backing up of sewer systems. Owner recognizes that Contractor is not responsible for pre-existing structural problems nor the repair of same. Should such be uncovered during the installation of service actually contracted by the owner, Contractor is not responsible for structural damage arising as a result of pre-existing structural problems, deficiencies which existed in initial construction of the foundation, or conditions not representative of a sound foundation. The agreed upon price does not include rerouting or replacement of vents, pipes, ducts, wiring or shrubbery. Contractor shall not be held responsible for damage to driveways. Walks, lawn, shrubs, or any other vegetation, by movement of trucks, men, equipment, materials and debris.

IN THE EVENT THAT CAPITOL IS FOUND TO BE LIABLE FOR DAMAGES, CAPITOL'S LIABILITY IS STRICTLY LIMITED TO THE COST PAID BY THE OWNER FOR THE WORK. CAPITOL IS NOT LIABLE FOR ANY CONSEQUENTIAL OR INCIDENTAL PROPERTY DAMAGES.

Capitol will treat only areas that are reachable in accordance with Owner's instructions. Capitol will not treat areas that cannot be accessed or otherwise reached without significant damage to Owner's property without removing obstacles (e.g. walls, etc.) that owner has not authorized Capitol to remove.

Owner must provide Capitol complete access to the walls, floors, ceilings and other areas to be serviced. Owner also grants Capitol unrestricted access to all areas in and around the job site. Owner will keep driveways clear and available for movement and parking of vehicles and trucks during normal working hours.

Owner understands that, **once the Work commences, Capitol must be allowed to complete the Work.** Owner is **not** entitled to stop the Work before completion and withhold payment. Similarly, Capitol must be given an opportunity to remedy any alleged problem with the Work before any refunds will be issued under the warranty. Under no circumstances will Capitol reimburse repair or service invoices for other contractors on Capitol work.

If, during the course of the Work, Capitol discovers conditions which would prevent proper completion of the Work, or which would expose Capitol or its personnel to significant liability or safety hazards, then Capitol may in its sole discretion cancel this agreement. Such conditions include, but are not limited to, asbestos, lead, radon, toxic pollutants or any systems designed to mitigate such hazards.

Capitol cannot perform any work in a foundation or crawl space that is less than 36 inches in height. If Capitol discovers that any Work is to be performed in an area less than 36 inches in height, then Capitol may in its sole discretion cancel this Agreement.

Capitol service warrantee provides free labor and material for that contracted against water seepage: Foundations wall contracted, cove areas contracted (where wall meets floor) and immediate floor with in three feet of walls contracted. Submersible pumps are guaranteed for one year

THIS WARRANTY IS TRANSFRABLE AT NO EXTRA COST.(Please notify Capitol no later than 30 days after settlement.

Any unauthorized alterations of Capitol's contacted work will void all warranties.

You the buyer may cancel this transaction at any time prior to midnight of the third business day after the day of this transaction.

# CAPITOL

INVOICE - CAB25WPKM

Date: 7/30/2025

Capitol Restorations  
c/o Chris Smallwood  
6971 Mandalong Way  
New Market MD 21774  
301-514-4302

Prepared for: Kenny Knott -  
Owner

Capitol Project Number: CAB25WPKM

Location: 12734 Woodsboro Pike Keymar MD

COMPANY REP	JOB #	PAYMENT FORM	PAYMENT DATE
Chris	Location: <u>12734 Woodsboro Pike Keymar MD</u> Capitol Project Number: <b>CAB25WPKM</b>	Check	7/30/2025

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
X	Mold Cleanup Per Scope & Estimate - \$2,900  <b>PAID</b>		
SUBTOTAL			<b>\$2,900.00</b>
DEPOSIT			\$0.00
TOTAL DUE			<b>\$2,900.00</b>

Thank you for your business!

6971 Mandalong Way • New Market MD 21774 • 301 514 4302

Report for:

**ACFM**  
19106 Pileated Terrace  
Leesburg, VA 20176

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Regarding: Eurofins Built Environment Testing East, LLC  
Project: 12734 WOODSBORO PIKE, KEYMAR MD; MOLD REMEDIATION  
EML ID: 4162604

Approved by:



Regional Laboratory Director  
Francina Thadigiri

Dates of Analysis:

Spore trap analysis: 07-30-2025

Service SOPs: Spore trap analysis (EB-MY-S-1038)  
AIHA LAP, LLC accredited service, Lab ID #179623

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All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested. Information supplied by the client which can affect the validity of results: sample air volume.

Eurofins Built Environment Testing East, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins Built Environment Testing East, LLC's LabServe® reporting system includes automated fail-safes to ensure that all AIHA LAP, LLC quality requirements are met and notifications are added to reports when any quality steps remain pending.

Client: ACFM

Re: 12734 WOODSBORO PIKE, KEYMAR MD;  
 MOLD REMEDIATION

Date of Sampling: 07-25-2025  
 Date of Receipt: 07-28-2025  
 Date of Report: 07-30-2025

**SPORE TRAP REPORT: NON-VIABLE METHODOLOGY**

Location:	7579: LAUNDRY RM		7595: EXT CONTROL	
Comments (see below)	None		A	
Lab ID-Version‡:	20794767-1		20794768-1	
Analysis Date:	07/30/2025		07/30/2025	
	raw ct.	spores/m3	raw ct.	spores/m3
Ascospores			143	3,800
Basidiospores	2	110	136	3,600
Bipolaris/Drechslera group				
Botrytis				
Chaetomium				
Cladosporium			2	53
Curvularia				
Epicoccum				
Fusarium				
Myrothecium				
Nigrospora				
Other colorless				
Penicillium/Aspergillus types†			42	360
Pithomyces				
Rusts				
Smuts, Periconia, Myxomycetes			8	53
Stachybotrys				
Stemphylium				
Torula				
Ulocladium				
Zygomycetes				
Background debris (1-4+)	2+		2+	
Hyphal fragments/m3	< 13		< 7	
Pollen/m3	< 13		7	
Skin cells (1-4+)	< 1+		< 1+	
Sample volume (liters)	75		150	
<b>§ TOTAL SPORES/m3</b>		<b>110</b>		<b>7,900</b>

**Comments:**A) 38 of the raw count *Penicillium/Aspergillus* type spores were present as a single clump.

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

†† Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The analytical sensitivity is the spores/m<sup>3</sup> divided by the raw count, expressed in spores/m<sup>3</sup>, per spore and per sample.

For more information regarding analytical sensitivity, please contact QA by calling the laboratory.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

§ Total Spores/m<sup>3</sup> has been rounded to two significant figures to reflect analytical precision.

**Eurofins Built Environment Testing East, LLC**  
4460 Brookfield Corporate Drive, Suite A, Chantilly, VA 20151  
(866) 871-1984 www.eurofinsus.com/Built

Client: ACFM

Re: 12734 WOODSBORO PIKE, KEYMAR MD;  
MOLD REMEDIATION

Date of Sampling: 07-25-2025  
Date of Receipt: 07-28-2025  
Date of Report: 07-30-2025

**SPORE TRAP REPORT: NON-VIABLE METHODOLOGY**

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**PROJECT ANALYST AND SIGNATORY REPORT**

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**Project Analyst**



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**Analyst:** Victoria Parra

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by AIHA LAP, LLC, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Report for:

**ACFM**  
19106 Pileated Terrace  
Leesburg, VA 20176

---

Regarding: Eurofins Built Environment Testing East, LLC  
Project: 12734 WOODSBORO PIKE, KEYMAR MD; MOLD REMEDIATION  
EML ID: 4162604

Approved by:



Regional Laboratory Director  
Francina Thadigiri

Dates of Analysis:

Spore trap analysis: 07-30-2025

Service SOPs: Spore trap analysis (EB-MY-S-1038)  
AIHA LAP, LLC accredited service, Lab ID #179623

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Client: ACFM

Re: 12734 WOODSBORO PIKE, KEYMAR MD;  
 MOLD REMEDIATION

Date of Sampling: 07-25-2025  
 Date of Receipt: 07-28-2025  
 Date of Report: 07-30-2025

**SPORE TRAP REPORT: NON-VIABLE METHODOLOGY**

Lab ID-Version‡ Location	Air vol. (L)	Background Debris	Counts of Fungal Structures	Fungal Structures/m3	Presumptive Fungal ID (raw counts*)	Percentage
20794767-1 07/30/2025 7579 LAUNDRY RM	75	2+	8	110	Basidiospores (2)	100
				§ Total: 110		
<b>Comments:</b>						
20794768-1 07/30/2025 7595 EXT CONTROL	150	2+	572 544 8 54 8 1	3,800 3,600 53 360 53 7	Ascospores (143) Basidiospores (136) Cladosporium (2) Penicillium/Aspergillus types (42) Smuts, Periconia, Myxomycetes (8) Pollen (1)	48 46 1 5 1 N/A
Comments: 38 of the raw count <i>Penicillium/Aspergillus</i> type spores were present as a single clump.						

Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The analytical sensitivity is the spores/m<sup>3</sup> divided by the raw count, expressed in spores/m<sup>3</sup>, per spore and per sample.

\*All AIHA accredited laboratories are required to provide raw counts of fungal structures in spore trap reports. These counts are defined by AIHA as "Actual count without extrapolation or calculation". The number in parentheses next to the fungal type represents the exact number (or raw count) of fungal structures observed.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

§ Total has been rounded to two significant figures to reflect analytical precision.

**Eurofins Built Environment Testing East, LLC**  
4460 Brookfield Corporate Drive, Suite A, Chantilly, VA 20151  
(866) 871-1984 www.eurofinsus.com/Built

Client: ACFM

Re: 12734 WOODSBORO PIKE, KEYMAR MD;  
MOLD REMEDIATION

Date of Sampling: 07-25-2025  
Date of Receipt: 07-28-2025  
Date of Report: 07-30-2025

**SPORE TRAP REPORT: NON-VIABLE METHODOLOGY**

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**PROJECT ANALYST AND SIGNATORY REPORT**

---

**Project Analyst**



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**Analyst:** Victoria Parra

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‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Report for:

**ACFM**  
19106 Pileated Terrace  
Leesburg, VA 20176

---

Regarding: Eurofins Built Environment Testing East, LLC  
Project: 12734 WOODSBORO PIKE, KEYMAR MD; MOLD REMEDIATION  
EML ID: 4162604

Approved by:



Regional Laboratory Director  
Francina Thadigiri

Dates of Analysis:

Spore trap analysis: 07-30-2025

Service SOPs: Spore trap analysis (EB-MY-S-1038)  
AIHA LAP, LLC accredited service, Lab ID #179623

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Client: ACFM

Re: 12734 WOODSBORO PIKE, KEYMAR MD; MOLD  
 REMEDIATION

Date of Sampling: 07-25-2025  
 Date of Receipt: 07-28-2025  
 Date of Report: 07-30-2025

**SPORE TRAP REPORT: NON-VIABLE METHODOLOGY**

Location:	7579: LAUNDRY RM				7595: EXT CONTROL			
Comments (see below)	None				A			
Lab ID-Version‡:	20794767-1				20794768-1			
Analysis Date:	07/30/2025				07/30/2025			
Sample volume (liters)	75				150			
Background debris (1-4+)	2+				2+			
	raw ct.	Count/m3	DL/m3*	%	raw ct.	Count/m3	DL/m3*	%
Hyphal fragments								
Pollen					1	7	7	n/a
<b>§ TOTAL FUNGAL SPORES</b>	2	110	n/a	100	331	7,900	n/a	100
Ascospores					143	3,800	27	48
Basidiospores	2	110	53	100	136	3,600	27	46
Chaetomium								
Cladosporium					2	53	27	1
Penicillium/Aspergillus types					42	360	9	5
Pithomyces								
Rusts								
Smuts, Periconia, Myxomycetes					8	53	7	1
Stachybotrys								
Stemphylium								
Torula								
Ulocladium								
Zygomycetes								

**Comments:** A) 38 of the raw count *Penicillium/Aspergillus* type spores were present as a single clump.

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

The analytical sensitivity is the spores/m<sup>3</sup> divided by the raw count, expressed in spores/m<sup>3</sup>, per spore and per sample.

\*The detection limit/limit of detection (DL) per cubic meter (m<sup>3</sup>) has been rounded to two significant figures to reflect analytical precision.

‡ Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

§ Total Fungal Spores has been rounded to two significant figures to reflect analytical precision.

**Eurofins Built Environment Testing East, LLC**  
4460 Brookfield Corporate Drive, Suite A, Chantilly, VA 20151  
(866) 871-1984 www.eurofinsus.com/Built

Client: ACFM

Re: 12734 WOODSBORO PIKE, KEYMAR MD;  
MOLD REMEDIATION

Date of Sampling: 07-25-2025  
Date of Receipt: 07-28-2025  
Date of Report: 07-30-2025

**SPORE TRAP REPORT: NON-VIABLE METHODOLOGY**

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**PROJECT ANALYST AND SIGNATORY REPORT**

---

**Project Analyst**



---

**Analyst:** Victoria Parra

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Client: ACFM

Re: 12734 WOODSBORO PIKE, KEYMAR MD;  
 MOLD REMEDIATION

Date of Sampling: 07-25-2025  
 Date of Receipt: 07-28-2025  
 Date of Report: 07-30-2025

**MoldRANGE™: Extended Outdoor Comparison**  
**Outdoor Location: 7595, EXT CONTROL**

Fungi Identified	Outdoor data	Typical Outdoor Data for: July in Maryland† (n‡=1886)						Typical Outdoor Data for: The entire year in Maryland† (n‡=20329)					
		very low	low	med	high	very high	freq %	very low	low	med	high	very high	freq %
<b>Generally able to grow indoors*</b>													
Alternaria	-	13	27	53	130	210	72	13	13	53	110	160	44
Bipolaris/Drechslera group	-	7	11	22	53	72	19	7	11	19	53	67	11
Chaetomium	-	7	11	13	34	87	5	7	8	13	33	67	4
Cladosporium	53	210	480	1,200	3,300	5,500	96	53	130	640	2,300	4,300	88
Curvularia	-	10	13	27	53	110	30	8	13	27	53	110	19
Nigrospora	-	7	7	13	33	53	11	7	13	22	53	57	15
Penicillium/Aspergillus types	360	53	110	270	690	1,300	77	53	67	180	490	930	72
Stachybotrys	-	7	10	13	40	94	1	7	13	13	67	170	2
Torula	-	7	13	27	53	93	11	7	13	27	53	93	8
<b>Seldom found growing indoors**</b>													
Ascospores	3,800	220	400	1,000	2,400	3,900	96	53	110	530	1,800	3,300	83
Basidiospores	3,600	910	2,400	8,500	23,000	37,000	99	120	320	2,800	13,000	24,000	97
Rusts	-	7	13	27	53	110	23	8	13	27	57	110	21
Smuts, Periconia, Myxomycetes	53	13	27	64	160	280	75	13	27	53	160	270	65
<b>§ TOTAL SPORES/m3</b>	<b>7,900</b>												

†The 'Typical Outdoor Data' represents the typical outdoor spore levels for the location and time frame indicated. The last column represents the frequency of occurrence. The very low, low, med, high, and very high values represent the 10, 20, 50, 80, and 90 percentile values of the spore type when it is detected. For example, if the frequency of occurrence is 63% and the low value is 53, it would mean that the given spore type is detected 63% of the time and, when detected, 20% of the time it is present in levels above the detection limit and below 53 spores/m3. These values are updated periodically, and if enough data is not available to make a statistically meaningful assessment, it is indicated with a dash.

§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

\* The spores in this category are generally capable of growing on wet building materials in addition to growing outdoors. Building related growth is dependent upon the fungal type, moisture level, type of material, and other factors. *Cladosporium* is one of the predominant spore types worldwide and is frequently present in high numbers. *Penicillium/Aspergillus* species colonize both outdoor and indoor wet surfaces rapidly and are very easily dispersed. Other genera are usually present in lesser numbers.

\*\* These fungi are generally not found growing on wet building materials. For example, the rusts and smuts are obligate plant pathogens. However, in each group there are notable exceptions. For example, agents of wood decay are members of the basidiomycetes and high counts of a single morphological type of basidiospore on an inside sample should be considered significant.

‡n = number of samples used to calculate data.

Interpretation of the data contained in this report is left to the client or the persons who conducted the field work. This report is provided for informational and comparative purposes only and should not be relied upon for any other purpose. "Typical outdoor data" are based on the results of the analysis of samples delivered to and analyzed by Eurofins Built Environment Testing and assumptions regarding the origins of those samples. Sampling techniques, contaminants infecting samples, unrepresentative samples and other similar or dissimilar factors may affect these results. In addition, Eurofins Built Environment Testing may not have received and tested a representative number of samples for every region or time period. Eurofins Built Environment Testing hereby disclaims any liability for any and all direct, indirect, punitive, incidental, special or consequential damages arising out of the use or interpretation of the data contained in, or any actions taken or omitted in reliance upon, this report.

**Eurofins Built Environment Testing East, LLC**  
4460 Brookfield Corporate Drive, Suite A, Chantilly, VA 20151  
(866) 871-1984 www.eurofinsus.com/Built

Client: ACFM

Re: 12734 WOODSBORO PIKE, KEYMAR MD;  
MOLD REMEDIATION

Date of Sampling: 07-25-2025  
Date of Receipt: 07-28-2025  
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**MoldRANGE™: Extended Outdoor Comparison**

**PROJECT ANALYST AND SIGNATORY REPORT**

Project Analyst



**Analyst:** Victoria Parra

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Client: ACFM

Re: 12734 WOODSBORO PIKE, KEYMAR MD;  
MOLD REMEDIATION

Date of Sampling: 07-25-2025  
Date of Receipt: 07-28-2025  
Date of Report: 07-30-2025

**MoldSTAT™: Supplementary Statistical Spore Trap Report**

**Outdoor Summary: 7595: EXT CONTROL**

Species detected	Outdoor sample spores/m3				Typical outdoor ranges (North America)	Freq. %
	<100	1K	10K	>100K		
Ascospores					13 - 210 - 5,200	73
Basidiospores					13 - 370 - 22,000	88
Cladosporium					27 - 440 - 7,800	88
Penicillium/Aspergillus types					13 - 190 - 2,600	59
Smuts, Periconia, Myxomycetes					7 - 53 - 690	61
<b>Total</b>						

The "Typical outdoor ranges" and "Freq. %" columns show the typical low, medium, and high spore counts per cubic meter and the frequency of occurrence for the given spore type. The low, medium, and high values represent the 2.5, 50, and 97.5 percentile values when the spore type is detected. For example, if the low value is 53 and the frequency of occurrence is 63%, it would mean that we typically detect the given spore type on 63 percent of all outdoor samples and, when detected, 2.5% of the time it is present in levels below 53 spores/m3.

**Indoor Samples**

**Location: 7579: LAUNDRY RM**

% of outdoor total spores/m3	Friedman chi-square* (indoor variation)	Agreement ratio** (indoor/outdoor)	Spearman rank correlation*** (indoor/outdoor)	MoldSCORE**** (indoor/outdoor)	
Result: 1%	dF: N/A Result: N/A Critical value: N/A Inside Similar: N/A	Result: 0.3333	dF: 5 Result: 0.5250 Critical value: 0.8000 Outside Similar: No	Score: 106 Result: Low	
Species Detected		Spores/m3			
		<100	1K	10K	>100K
	Basidiospores				
	<b>Total</b>				

\* The Friedman chi-square statistic is a non-parametric test that examines variation in a set of data (in this case, all indoor spore counts). The null hypothesis (H0) being tested is that there is no meaningful difference in the data for all indoor locations. The alternative hypothesis (used if the test disproves the null hypothesis) is that there is a difference between the indoor locations. The null hypothesis is rejected when the result of the test is greater than the critical value. The critical value that is displayed is based on the degrees of freedom (dF) of the test and a significance level of 0.05.

\*\* An agreement ratio is a simple method for assessing the similarity of two samples (in this case the indoor sample and the outdoor summary) based on the spore types present. A score of one indicates that the types detected in one location are the same as that in the other. A score of zero indicates that none of the types detected indoors are present outdoors. Typically, an agreement of 0.8 or higher is considered high.

\*\*\* The Spearman rank correlation is a non-parametric test that examines correlation between two sets of data (in this case the indoor location and the outdoor summary). The null hypothesis (H0) being tested is that the indoor and outdoor samples are unrelated. The alternative hypothesis (used if the test disproves the null hypothesis) is that the samples are similar. The null hypothesis is rejected when the result of the test is greater than the critical value. The critical value that is displayed is based on the degrees of freedom (dF) of the test and a significance level of 0.05.

Client: ACFM

Re: 12734 WOODSBORO PIKE, KEYMAR MD;  
MOLD REMEDIATION

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### **MoldSTAT™: Supplementary Statistical Spore Trap Report**

\*\*\*\* MoldSCORE™ is a specialized method for examining air sampling data. It is a score between 100 and 300, with 100 indicating a greater likelihood that the airborne indoor spores originated from the outside, and 300 indicating a greater likelihood that they originated from an inside source. The Result displayed is based on the numeric score given and will be either Low, Medium, or High, indicating a low, medium, or high likelihood that the spores detected originated from an indoor source. Eurofins Built Environment Testing reserves the right to, and may at anytime, modify or change the MoldScore algorithm without notice.

Interpretation of the data contained in this report is left to the client or the persons who conducted the field work. This report is provided for informational and comparative purposes only and should not be relied upon for any other purpose. "Typical outdoor ranges" are based on the results of the analysis of samples delivered to and analyzed by Eurofins Built Environment Testing and assumptions regarding the origins of those samples. Sampling techniques, contaminants infecting samples, unrepresentative samples and other similar or dissimilar factors may affect these results. With the statistical analysis provided, as with all statistical comparisons and analyses, false-positive and false-negative results can and do occur. Eurofins Built Environment Testing hereby disclaims any liability for any and all direct, indirect, punitive, incidental, special or consequential damages arising out of the data contained in, or any actions taken or omitted in reliance upon, this report.

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**MoldSTAT™: Supplementary Statistical Spore Trap Report**

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**PROJECT ANALYST AND SIGNATORY REPORT**

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**Project Analyst**



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**Analyst:** Victoria Parra

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‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".



# HOMEOWNER'S INSURANCE DISCLOSURE

Property Address: 12734 Woodsboro Pike Keymar, MD 21757  
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).

If item number 2 is checked, please describe the facts of the claim and/or conditions that may have led to a claim:

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The current insurance company is: State Farm

Kenneth H Knott 4/19/2026  
Seller's Signature / Date Buyer's Signature / Date  
**Kenneth H Knott**

\_\_\_\_\_  
Seller's Signature / Date Buyer's Signature / Date

Updated December 2024

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GENERAL ADDENDUM

Special provisions attached to and hereby made a part thereof, the Contract dated \_\_\_\_\_

on Lot \_\_\_\_\_, Block \_\_\_\_\_, Subdivision 12734 Woodsboro Pike, Keymar, MD 21757,

located in Frederick County, Maryland between

(Purchasers) \_\_\_\_\_

and (Sellers) Kenneth H. Knott

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

[Signature]  
Seller

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Purchaser

4/8/2020  
Date

\_\_\_\_\_  
Date



**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 Kenneth H Knott for Property known as 12734 Woodsboro Pike, Keymar, MD 21757.

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.

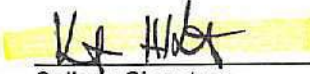
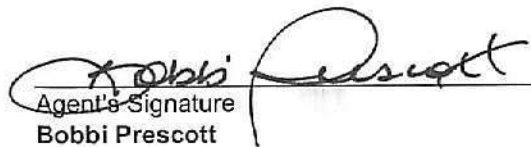
Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void. Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

- (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.

_____	_____		<u>4/18/2026</u>
Buyer's Signature	Date	Seller's Signature	Date
		<b>Kenneth H Knott</b>	
_____	_____	_____	_____
Buyer's Signature	Date	Seller's Signature	Date
_____	_____		<u>4/18/2026</u>
Agent's Signature	Date	Agent's Signature	Date
		<b>Bobbi Prescott</b>	



## FREDERICK COUNTY NOTICES AND DISCLOSURES

This disclosure statement is attached to and hereby made a part of the Contract dated \_\_\_\_\_  
between \_\_\_\_\_ (Buyer) and  
Kenneth H Knott (Seller) for the property  
located in the County of Frederick, State of Maryland, described as 12734 Woodsboro Pike, Keymar, MD 21757  
\_\_\_\_\_ (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 questions 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.

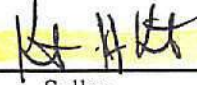
4. **NOTICE ON ZONES OF DEWATERING INFLUENCE:** The property may be located in a “Zone of Dewatering Influence.” Such a zone is defined under Maryland law as the area surrounding a surface pit mine in “karst” terrain (limestone and carbonate rock containing closed depressions, sinkholes, caverns, cavities, 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 groundwater 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.

5. **MARYLAND PIEDMONT RELIABILITY PROJECT ELECTRIC POWER LINE:** This disclosure pertains to properties in Baltimore, Carroll, and Frederick Counties.

The Maryland Piedmont Reliability Project (“Project”) is a PROPOSED 500kV electric power line transmission system expected to cross BALTIMORE, CARROLL, AND FREDERICK COUNTIES. If this property is located in Baltimore, Carroll or Frederick County, it is strongly advised that you obtain further information from the websites below to determine whether the proposed transmission line will affect the property directly or indirectly. Project website: <https://corporate.pseg.com/aboutpseg/companvinformation/thepesegfamilyofcompanies/psegrenewabletransmission/mprp> Maryland Public Service Commission website: <https://www.psc.state.md.us/>

6. **FREDERICK COUNTY PUBLIC SCHOOL BOUNDARIES:** The Frederick County Public School boundaries and assignments are subject to change periodically. For more information and to verify school assignments, visit the Frederick County Public School website at <https://www.fcps.org/> or call 240-586-8454.

 Seller <b>Kenneth H Knott</b>	Date <b>4/9/2026</b>	Buyer	Date
Seller	Date	Buyer	Date



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

12734 Woodsboro Pike

Property Address: Keymar, MD 21757

SELLER/LANDLORD REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (SELLER/LANDLORD TO INITIAL APPLICABLE LINE): KR housing was constructed prior to 1978 OR / date of construction is uncertain.

FEDERAL LEAD WARNING STATEMENT: A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-based paint hazards and to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession. A tenant must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a buyer conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

Seller's/Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) / Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

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

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) / Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) KR / Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's/Tenant's Acknowledgment (initial)

(c) / Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.

(d) / Buyer/Tenant has received the pamphlet Protect Your Family from Lead In Your Home.

(e) Buyer has (initial (i) or (ii) below):

(i) / received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) / waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller/Landlord Kenneth H Knott Date 4/18/2026 Buyer/Tenant Date

Seller/Landlord Date Buyer/Tenant Date

Seller's/Landlord's Agent Bobbi Prescott Date 4/18/2026 Buyer's/Tenant's Agent Date



10/17



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MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE

12734 Woodsboro Pike

Property Address: Keymar, MD 21757

MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE: Under the Maryland Lead Poisoning Prevention Program (the "Maryland Program"), any leased residential dwelling constructed prior to 1978 is required to be registered with the Maryland Department of the Environment (MDE). Detailed information regarding compliance requirements may be obtained at: http://www.mde.state.md.us/programs/Land/LeadPoisoningPrevention/Pages/index.aspx.

1. Seller hereby discloses that the Property was constructed prior to 1978;

AND

The Property \_\_\_\_\_ / \_\_\_\_\_ is or KH is not registered in the Maryland Program (Seller to initial applicable line).

2. If the Property was constructed prior to 1978 and Buyer intends to lease the Property effective immediately following settlement or in the future, Buyer is required to register the Property with the Maryland Department of the Environment within thirty (30) days following the date of settlement or within thirty (30) days following the conversion of the Property to rental property as required by the Maryland Program. Buyer is responsible for full compliance under the Maryland Program, including but not limited to, registration; inspections; lead-paint risk reduction and abatement procedures; payment of all fees, costs and expenses; and the notice requirements to tenants.

3. If the Property is registered under the Maryland Program as indicated above, Seller further discloses to Buyer that an event as defined under the Maryland Program (including, but not limited to, notice of the existence of lead-based paint hazards or notice of elevated blood lead levels from a tenant or state, local or municipal health agency) (Seller to initial applicable line) \_\_\_\_\_ / \_\_\_\_\_ has; or \_\_\_\_\_ / \_\_\_\_\_ has not occurred, which obligates Seller to perform either the modified or full risk reduction treatment of the Property as required under the Maryland Program. If an event has occurred that obligates Seller to perform either the modified or full risk reduction treatment of the Property, Seller hereby discloses the scope of such treatment as follows:

If such event has occurred, Seller (Seller to initial applicable line) \_\_\_\_\_ / \_\_\_\_\_ will; OR \_\_\_\_\_ / \_\_\_\_\_ will not perform the required treatment prior to transfer of title of the Property to Buyer.

ACKNOWLEDGEMENT: Buyer acknowledges by Buyer's initials that Buyer has read and understands the above Paragraphs. \_\_\_\_\_ / \_\_\_\_\_ (BUYER)

CERTIFICATION OF ACCURACY: The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

KH Seller Date 4/19/2026 Buyer Date
Kenneth H Knott

Seller Date Buyer Date
Bobbi Prescott Seller's Agent Date 4/19/2026 Buyer's Agent 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 KA HLA Date 4/8/2020

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_

Property Address 12734 Woodsboro Pike, Keymar, MD 21757





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)  
12734 Woodsboro Pike  
 Seller in the sale of the property at: Keymar, MD 21757

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

[Signature] \_\_\_\_\_ 4/19/2026 \_\_\_\_\_  
 Signature Date Signature Date

**AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY**

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

12734 Woodsboro Pike, Keymar, MD 21757  
 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.

[Signature]

DATE: 4/8/2020

\_\_\_\_\_

DATE: \_\_\_\_\_



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# INVOICE

Invoice generated: 04-12-2026

P.O. BOX 650815  
DALLAS, TX 75265-9903

(800) 247-3680

To place an order visit:  
www.cinchrealestate.com

**Application Number:** 13200927  
**Warranty Number:** 13200927  
**Effective Date:** 04-12-2026  
**Expiration Date:** 10-08-2026  
**Warranty Type:** SELLER  
**Closing Date:** N/A

BROKER INFORMATION	
<b>MEMBER NUMBER:</b>	141774793
BOBBI PRESCOTT RE/MAX RESULTS 5202 PRESIDENTS CT STE 310 FREDERICK, MD 21703	

APPLICANT INFORMATION
KENNY KNOTT  12734 WOODSBORO PIKE KEYMAR, MD 21757

PREFERRED PLAN	<b>Deductible:</b>	\$200.00
Single Family Home		
<b>Base Price:</b>		\$593.00
<b>Options Subtotal:</b>		\$80.00
<b>Sales Tax:</b>		\$0.00
<b>Optional Coverage</b>		
<b>Seller Options:</b>	<b>Qty</b>	<b>Cost</b>
Seller Air And Heat	1	\$50.00
<b>Additional Coverage:</b>	<b>Qty</b>	<b>Cost</b>
Refrigerator	1	\$30.00
<b>Total Plan Price:</b>		\$673.00

Please make check payable to "Cinch Home Services"

For Uninterrupted Coverage, Please Pay Within 7 days of

All plans are issued by HomeSure Services, Inc., except in the following states where they are issued by the identified entity: in AL, AZ, FL, IL, IA, MA, NV, NH, NM, NY, NC, OK, SC, TX, UT, VT, WA, WI and WY by HomeSure of America, Inc.; in CA by California Cinch Home Services Inc., CA LIC #3356-3; in VA and OR by HomeSure of Virginia, Inc. Claims administration of the plans is provided by Cinch Home Services, Inc., OR CCB #202158, and repair and replacement services at the property are provided by independent Service Professionals.

Please complete and submit bottom portion with payment at closing.

The information below MUST be completed to ensure that buyer's coverage begins immediately.

<b>Homebuyers Name(s):</b> _____
<b>Closing Date:</b> _____ <b>Check Number:</b> _____

COMPLETION CERTIFICATE EXCRETA  
DISPOSAL PLANT

Frederick County Health Department

SCANNED

Date July 6, 1965

Construction (~~Reconstruction~~) of the excreta disposal plant,

Permit No. Application permit no. 65-394

Located N. side of Md. 194, 1100 ft. west of Haugh  
Church Rd.  
on property owned by Ralph Stonesifer, Keymar, Md.

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.

FORBES H. BURGESS, M. D.  
Deputy State Health Officer.

Per N. John Wilson

1275 - Woodsboro Rd

11  
10-10

*Inspected and Approved for Closure*

*4/2/65*

*W. John Nelson*

FREDERICK COUNTY HEALTH DEPARTMENT

WINCHESTER HALL

12 East Church St., Frederick, Md.

*Mailed 4/21/65*

Complete forms in duplicate

Health Dept. Application No. *65-394*

APPLICATION FOR PERMIT TO BEGIN CONSTRUCTION OF PRIVATE SEWAGE DISPOSAL SYSTEM

Building Permit and Zoning Certificate Application No. ....

PART I

Applicant Must Complete Items 1 through 10 of Part I

- Owner: Ralph Stonesifer (Name) Keymar, Maryland (Post-office Address) PL 6-6454 (Phone No.)
- Building contractor: \_\_\_\_\_ (Name) \_\_\_\_\_ (Post-office Address)
- Exact location of building site: N. SIDE OF MD. 199, 1100 FT WEST OF HAUGH CHURCH ROAD  
(Give detailed road directions so inspector can find site)
- Size of lot \_\_\_\_\_ ft. x \_\_\_\_\_ ft. Area of lot 8.60 ACRES  
If subdivision give name \_\_\_\_\_ Lot No. \_\_\_\_\_
- Is it in town limits: Yes \_\_\_\_\_ No  Public sewerage system available: Yes \_\_\_\_\_ No  Distance \_\_\_\_\_ ft.
- Planned use of building under construction: DWELLING  
If individual home, number of: Bedrooms: 3 Baths: 1 Basement: Yes  No \_\_\_\_\_  
If commercial, No. of persons to use sanitary facilities: \_\_\_\_\_ Working time: \_\_\_\_\_ hours  
Garbage grinder: Yes \_\_\_\_\_ No  Automatic washing machine: Yes  No \_\_\_\_\_
- Type of construction: New  Remodeling \_\_\_\_\_ Addition \_\_\_\_\_
- Proposed water supply system: Public \_\_\_\_\_ Well type: DRILED Other \_\_\_\_\_
- Proposed sewage disposal system: Public \_\_\_\_\_ Septic tank system  Privy \_\_\_\_\_ Other \_\_\_\_\_  
To be installed by owner  Builder \_\_\_\_\_ Plumber \_\_\_\_\_
- I hereby agree to install this sewage disposal system in accordance with regulations of the Maryland State Board of Health and to arrange for necessary soil tests under supervision of the County Health Department. No construction is to start before receiving County Health Department approval. No part of the installation will be covered until inspected and final written approval is given by the County Health Department.

Ralph Stonesifer  
(Signature of applicant)

\_\_\_\_\_  
(Post-office Address)

3/23/65  
(Date)

PART II

To Be Completed by the Health Department

- Results of Soil Test: One inch drop—Subsurface fields 14 min. Seepage pit X min.
- Septic tank capacity 1000 gal. Type of tank PRECAST CONCRETE Inside length \_\_\_\_\_ Inside width STANDARD Depth below outlet \_\_\_\_\_
- Tile field (if used) Total length of tile line 225 ft. No. of lines 3 Length of each line 75
- Distance between lines 9 ft. Width of trenches 36 in. X 36 IN DEED
- Seepage pit (if used) No. X Total depth X ft. Size X x X ft. If circular X ft. diam.
- Distance of water supply to nearest part of sewage disposal system 75 ft.
- Sewage disposal system to be installed by \_\_\_\_\_  
(Name and address)

After an inspection of the premises, described in Part I, the plan for the sewage disposal system shown in sketch on reverse side of this page, is approved and permission granted to begin construction. This permit is NOT VALID, if the plan, outlined herein, is changed in ANY manner without approval of the Health Department clearly indicated on this application and each such change initiated by the inspecting official.

4/28/65  
Date

W. John Nelson  
Sanitarian

PART III

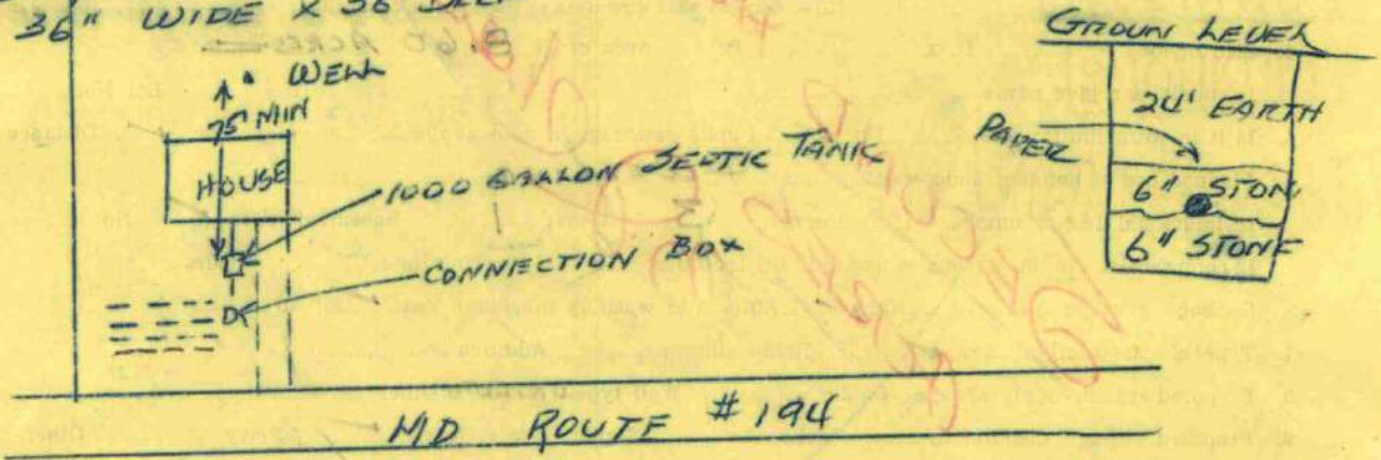
Plan for sewage disposal system for premises described in Part I.



TOTAL LENGTH OF LINES  
3-75' LONG  
36" WIDE X 36" DEEP

PARCELS #2  
8.60 ACRES

SPECS



TO  
LADIESBURG  
←

NOTE: Notify the County Health Department at least FORTY EIGHT (48) HOURS before you are ready to cover installation so that inspection can be made for final approval.

REMARKS:

RALPH W STONEBRIER

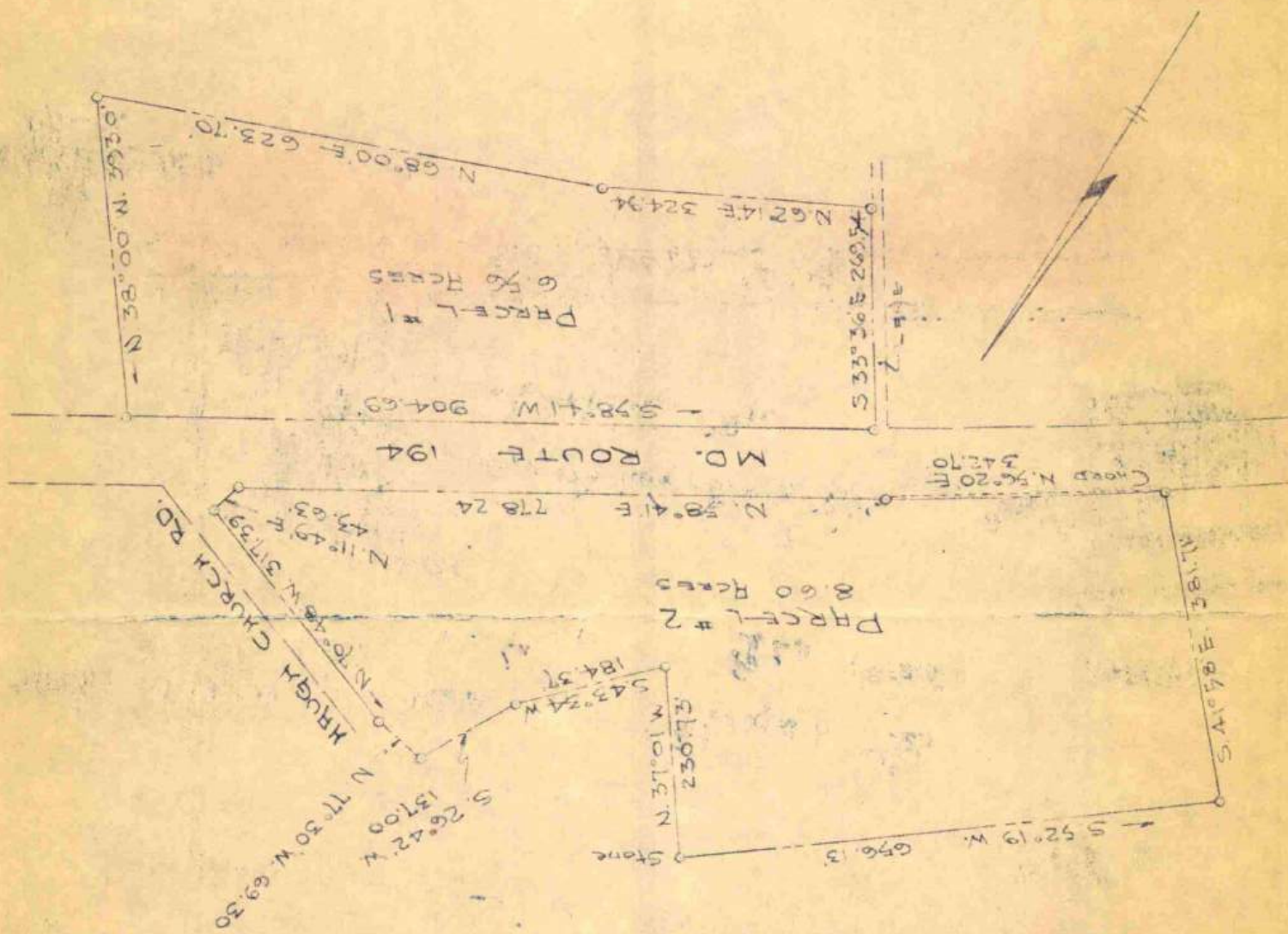
KEXMAR, MD  
FREDRICK CO.

SCALE 1"=200' DATE 2-6-59

J E FERGUSON  
ENGINEERS & CONTRACTORS

WESTMINSTER, MD.

BT-7-F



State of  
Maryland

Frederick County Health Department

Forbes H. Burgess, M.D., Deputy State Health Officer

Winchester Hall  
12 EAST CHURCH ST., FREDERICK, MARYLAND  
Telephone: 66 2-1101  
March 29, 1965

Mr. Ralph W. Stonesifer  
Keymar  
Maryland

Dear Mr. Stonesifer:

We now have your application # 65-217 to build a house on a tract of land 125' x 125' x 225' x 225'

This is not in accordance with your previous plans as your application for "Construction of Private Sewage Disposal System" and for "Well Installation" at the property where you and I meet and percolated four holes was for a tract of land 8.60 acres.

If it is your intent to build only on that asked for under Planning then we must have the proper papers and drawings designating the land and those lands adjoining withing 100feet.

If you want to do it the way you have applied to us then the Planning Application must be changed.

To clear this up as quickly as possible, I suggest you come in some morning by 10:00 A.M. while I am still in the office as all important papers will be with me.

Yours truly,

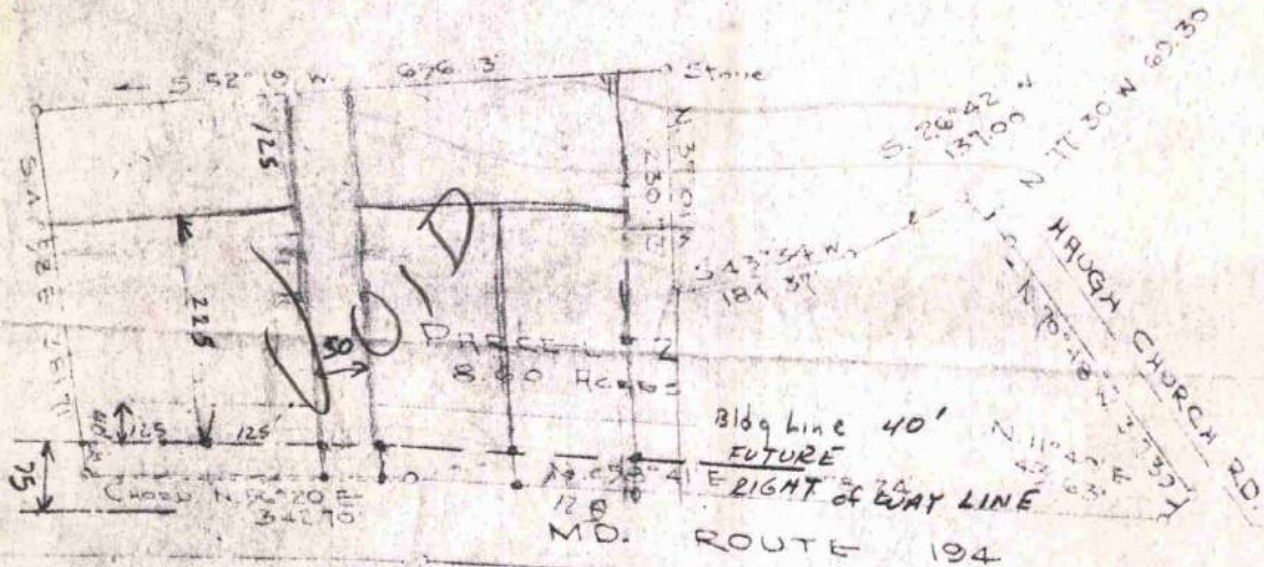
*N. J. Wilson*

*Mrs Stonesifer was in and Mrs Leathemman came down with him and deleted the Planning application with a red pencil but did not sign her name. Percolation was slow here and 25000 # OF LAND IS NECESSARY W/A MIN WIDTH OF 125' Application would have been carried had he applied to us the same way and produced the necessary 5-D information*



*N. J. Wilson*

Mr. Wilson



**VOID**  
**BUT KEEP**  
 Mr. Wilson  
 Rec 8.60 acre Plat  
 ahead of this

RALPH W STONESIFER  
 KEY MAR MD  
 FREDERICK CO.

SCALE 1"=200'

3659

ENCL.

6-11-1911

# Frederick County, Maryland

*Zoning 4/21/65*  
 Code \_\_\_\_\_ Cert. No. 65-217

## APPLICATION FOR ZONING CERTIFICATE APPROVED FOR CONSTRUCTION: AND BUILDING PERMIT

**(A)**  
 Zoned A-1  
 Fee Paid \$ 2.00  
 E.D. 11

*M. John Stiles*  
 For the Frederick County Health Department

Application is hereby made to erect the following: Date 4/21/65

Class of Work New  Accessory Building ( ) Billboard ( )  
 Addition ( ) Alteration-Conversion ( ) Land Use ( )

Owner Stonesifer, Ralph W. Address Keymar, Md. Phone PL 6-6454

Builder self Address \_\_\_\_\_ Phone \_\_\_\_\_

Deed Obtained From Jesse G. Lescaleet Date Recorded 1953

Deed Reference: L 52 F 4456 by (Attorney) Amos Holter

Use of Principal Building House existing

Carport 1 Car Garage 2 Car Garage Other

Use of Accessory Building (s) 2nd House on this tract - 1 car carport

Location N. side Rt. 194 - 1/4 mi. E. of Haugh Chr. Rd.  
N S E W side of road; distance N S E W from nearest intersecting road.

Subdivision \_\_\_\_\_

Size of Lot 125 X 125 X 225 X 225 Area 8.60 Corner Lot NO  
Front Rear R. Side L. Side

Size of Principal Structure \_\_\_\_\_  
Length Width No. of Stories

Size of Carport/Garage \_\_\_\_\_  
Length Width No. of Stories

Size of Accessory Structure (s) 44x14 26 1  
Length Width No. of Stories

Location of Proposed or Existing Driveway Right side house

### Proposed Yards

Front 115 Ft. Fr. Center Line of Road to Building Date Building (s) & Entrance will be Staked \_\_\_\_\_  
 R. Side 47 + Ft. Fr. Property Line to Building Adjacent Property Owners R. Leach  
 L. Side 20 15 Ft. Fr. Property Line to Building K. Martz  
 Rear 50 + Ft. Fr. Property Line to Building L. \_\_\_\_\_

Material Brick Veneer Basement: ~~Full~~ 1/2 None

Roofing Asph. Heating Elec. Estimated Value of Completed Building 13,000.

Foundation Block Flooring Hwd. When Completed 1965

No. Rooms 5 Bedrooms 3 Baths 1 Porches none

*The applicant hereby agrees to comply with all regulations, which are applicable hereto, and further agrees that any misstatement, or misrepresentation of facts, or any change without approval of the agencies concerned, shall constitute sufficient grounds for the disapproval of a permit.*

Ralph W. Stonesifer 3/23/65  
 Signature of Applicant Date Phone \_\_\_\_\_

Note: The Frederick County Zoning Ordinance requires the applicant to furnish plans drawn to scale showing the actual shape and dimensions of the lot to be built upon including the location of any building or structure thereon. All dimensions shown on these plans shall be based on actual survey or deed description.

FREDERICK COUNTY HEALTH DEPARTMENT

Frederick County Approval Certificate For Well Installation

Owner of Property RALPH STONESIFER Driller \_\_\_\_\_

Street or R.F.D. \_\_\_\_\_ Street or R.F.D. \_\_\_\_\_

Postoffice KEYMAR Postoffice \_\_\_\_\_

Location of property NORTH SIDE OF MD. 194, 1100 FT WEST OF HAUGH CHURCH RD.

If Subdivision: Name \_\_\_\_\_ Block No. \_\_\_\_\_ Lot No. \_\_\_\_\_

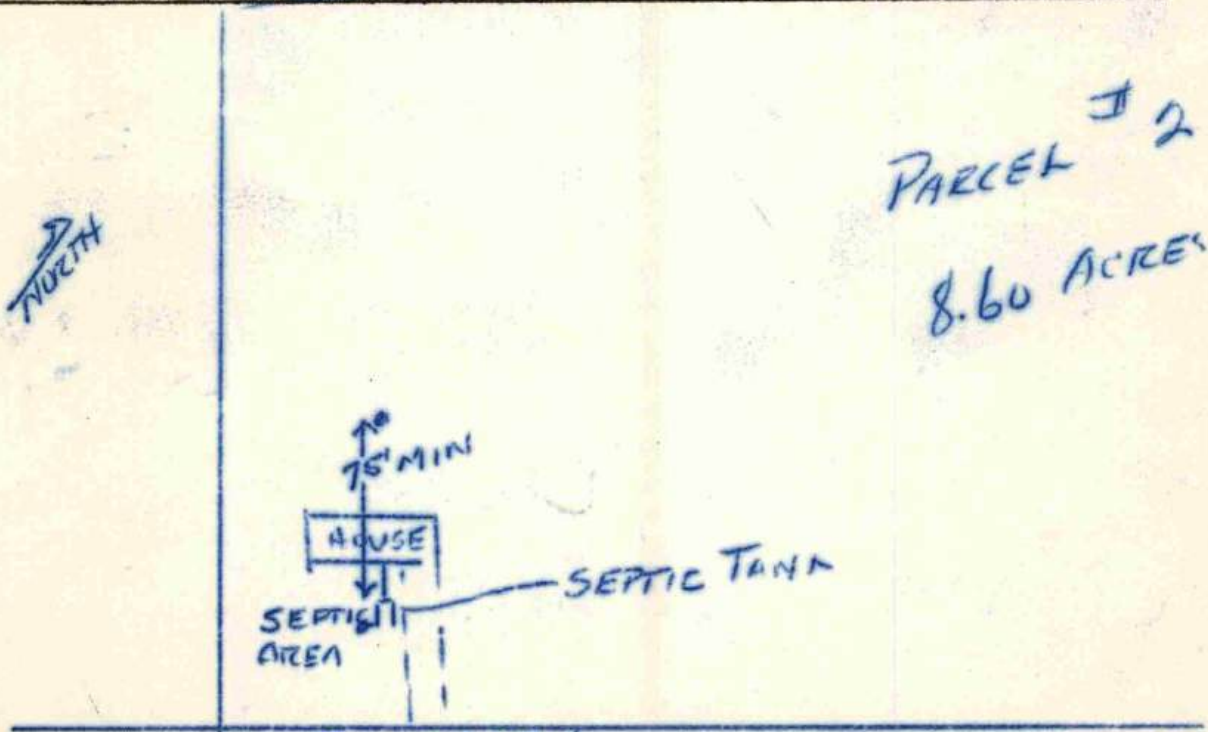
Well to furnish water to: House \_\_\_\_\_ Commercial establishment \_\_\_\_\_ Other \_\_\_\_\_

Lot size: Width (front) \_\_\_\_\_ Depth (front) \_\_\_\_\_ Area of lot 8.60 AC. sq. ft.  
(rear) \_\_\_\_\_ (rear) \_\_\_\_\_

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 3/23/65 Ralph Stonesifer  
Signature of Applicant  
Owner \_\_\_\_\_ Contractor \_\_\_\_\_ Well Driller \_\_\_\_\_ Agent \_\_\_\_\_

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



To RT #194  
The property described above has been inspected and the well site approved as shown.  
Date of approval 4/28/65 Sanitarian M. John Wilson

APPLICATION MUST BE SUBMITTED AND PERMIT RECEIVED BEFORE DRILLING IS STARTED.

APPLICATION FOR PERMIT TO DRILL WELL

Owner Ralph W. Stoussifer  
Street or R. F. D. \_\_\_\_\_  
Post Office Keymar Md.

Driller A. R. Ruderman License Number 122  
Street or R. F. D. 1724 Cedar  
Post Office Kalastown, Pa 17313  
Date May 11 - 1965

Quantity of Water to be Produced 4 G.P.M.  
Total Quantity Needed For Use 350 G.P.D.  
Use for Water Domestic  
Approximate Depth of Well (feet) 100 ft  
Method of Drilling to be used Rotary

Location of Well  
Subdivision \_\_\_\_\_  
Section \_\_\_\_\_ Lot \_\_\_\_\_  
County Fredrick  
Nearest Town Ladiesburg  
Distance from Town 4 miles  
Direction from Town to East

Is this a Replacement Well? Yes - No ✓  
If YES, indicate date abandoned well is to be sealed: \_\_\_\_\_  
and by whom: \_\_\_\_\_

Description of Location of Well  
(This information should be definite enough to permit locating well on a county map).  
Near what road Haughe's Church Road  
On which side of road West  
(North, East, South, West)

PERMIT TO DRILL WELL  
(Not To Be Filled In By Driller)

Well Permit No. F-65-W-650

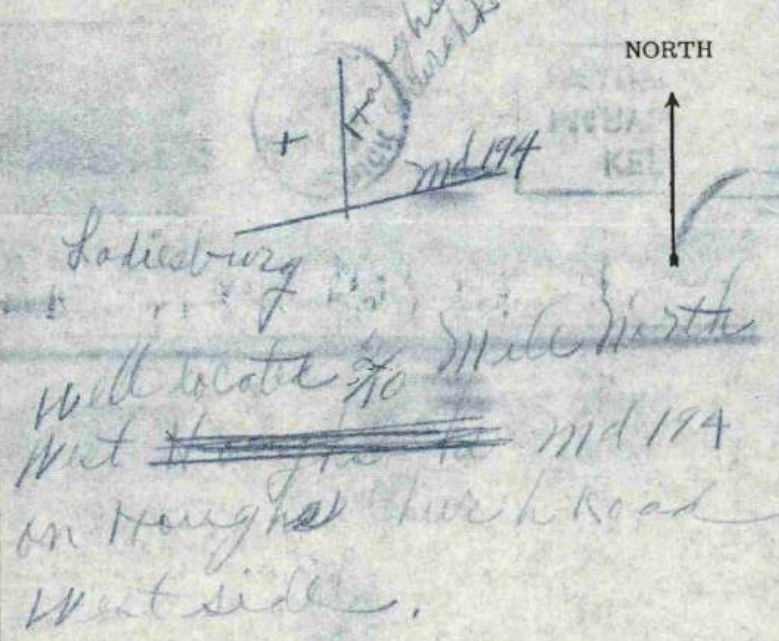
Samples of Cuttings Required by Department:  Yes  No  
Owner Requires Permit to Appropriate Water:  Yes  No  
Owner Has Permit to Appropriate Water:  Yes  No

Appropriation Permit No. \_\_\_\_\_  
The applicant is herewith granted a permit to drill this well subject to the conditions stipulated.

Paul W. McKee 5-17-65  
Director Date

**THIS PERMIT IS NOT TRANSFERABLE**  
WITHOUT WRITTEN PERMISSION FROM THE DEPARTMENT  
Special conditions that must be observed:

Distance from road 85 ft  
Draw a sketch below showing location of well in relation to nearby towns, roads and streams with north in the direction of the arrow, and give distance from well to nearest road junction or stream crossing shown on the sketch.



Health Department Approval of Application  
\_\_\_\_\_  
County Department of Health  
or  State Department of Health  
Approved by \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

