MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 354 Park Ave. Frederick, MD 21701

Legal Description: Parcel 136E; Grid 9; Tax Map 067H Tax ID: 1102122960
Liber 12053 Folio 460

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 Seller(s) based upon the actual knowledge of Seller(s) as of the date of their signature(s) on this form; it is not the representation of the real estate broker or salesperson, if any. You may wish to obtain professional advice about, or an inspection of, the property. Disclosure by the Seller(s) 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 Seller(s) as to; the condition of the property of which the Seller(s) has no actual knowledge, or other conditions of which the Seller(s) has no actual knowledge.

Please indicate your actual knowledge with respect to the following:

1. How long have you owned the property? 4.5 years (2022)
2. Property Systems: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply ☒ Public ○ Well ○ Other _____
Sewage Disposal ☒ Public ○ Septic System: What type of Septic System? ○ Holding Tank ○ Other Describe: _____
Garbage Disposal ☒ Yes ○ No
Dishwasher ☒ Yes ○ No
Heating ○ Oil ○ Natural Gas ☒ Electric ○ Heat Pump Age _____ ○ Other Describe: _____

Air Conditioning ○Central Air ○Window Units ⊗Wall Mounted A/C ○Other Describe: 3 mini-splits

Hot Water ○Oil ○Natural Gas ⊗Electric □ Capacity 50 gal Age 2006 ○Other _____

3. Foundation: Any settlement or other problems? ○Yes ⊗No ○Unknown
   Comments: _____
4. Basement: Does your house have a basement or crawl space? ⊗Yes ○No
   If yes, select one: ⊗Basement ○Crawl Space
   a. Is there any water damage, leaks, or evidence of moisture? ○Yes ⊗No ○Unknown
   b. Does the basement or crawl space have a sump pump? ⊗Yes ○No
   If yes, is it operational? ⊗Yes ○No ○Unknown
   Comments: Includes warranty to be transferred to buyer
5. Roof: Any leaks or evidence of moisture? ○Yes ⊗No ○Unknown
   Type of Roof: Standing seam metal Age unknown
   Comments: _____
   Is there any existing fire-retardant treated plywood? ○Yes ⊗No ○Unknown
   Comments: _____
6. Other Structural Systems, including walls and floors:
   Comments: _____
   Any defects (structural or otherwise)? ○Yes ⊗No ○Unknown
   Comments: _____
7. Plumbing system: Is the system in operating condition including the absence of leaks? ⊗Yes ○No ○Unknown
   Comments: _____
8. Heating Systems: Is heat supplied to all finished rooms? ⊗Yes ○No ○Unknown
   Comments: Main level minisplits (2026) include heat; electric baseboard heat also present
   Is the system in operating condition? ⊗Yes ○No ○Unknown
   Comments: _____
9. Air Conditioning System: Is there an air conditioning system? ⊗Yes ○No
   If yes, select one: ○Central Air ○Window Units ⊗Wall Mounted A/C ○Other Describe: _____
   Comments: _____
   a. Is cooling supplied to all finished rooms? ○Yes ⊗No ○Unknown ○Does Not Apply
   Comments: mini Splits in attic (1), and main level (2)
   b. Is the system in operating condition? ⊗Yes ○No ○Unknown ○Does Not Apply
   Comments: Main level mini splits include 10 year parts warranty, 3 year labor from April 2026
10. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets, or wiring? ○Yes ⊗No ○Unknown
    Comments: _____
11. Does the property have a sprinkler system? ○Yes ⊗No
12. Do the smoke alarms comply with all requirements for smoke alarms as set forth in Title 9 of the Public Safety article, including with respect to their number, location, arrangement, type, power source, and any other requirement? (See sections 9-101-109 of the Public Safety article.) ⊗Yes ○No ○Unknown
    Comments: _____
    a. Will all smoke alarms provide an alarm in the event of a power outage? ⊗Yes ○No ○Unknown
    b. Are any of the smoke alarms over 10 years old? ○Yes ⊗No ○Unknown
    c. Are all battery-operated smoke alarms sealed, tamper resistant units incorporating a silence/hush button and using long-life batteries. ○Yes ○No ○Unknown ⊗N/A (no battery operated units)
13. Sewer/Septic Systems: What type of sewer/septic system? Select one: ⊙Public ○Septic
    a. If septic, what type: ○Holding Tank ○Other Describe: _____
    b. Is the septic system functioning properly? ○Yes ○No ○Unknown ⊗Does Not Apply
    If not sure, contact your local health department.
    c. When was the system last pumped? Date _____ □Unknown
    Comments: _____
14. Water Supply: Any problem with water supply? ○Yes ⊗No ○Unknown
    Comments: _____
    a. Home water treatment system: ⊗Yes ○No ○Unknown
    Comments: Water Softener
    b. Fire sprinkler system: ○Yes ⊗No ○Unknown ○Does Not Apply
    Comments: _____
    c. Are the systems in operating condition? ○Yes ○No ○Unknown
    Comments: _____
15. Insulation:
    In exterior walls? ⊗Yes ○No ○Unknown
    In ceiling/attic? ⊗Yes ○No ○Unknown
    In any other areas? ⊗Yes ○No Where? Basement ceiling
    Comments: _____

16. 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: _____
17. 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: _____
18. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, oil tank, propane tank, underground storage tanks, or other contamination) on the property? ○ Yes ○ No ⊗ Unknown
If yes, specify below.
Comments: Potential for lead-based paint due to age of property
a. If you or a contractor have made improvements to the property, were the required permits issued by the county or local permitting office, and did the improvements pass all required inspections? ○ Yes ○ No ⊗ Does Not Apply ○ Unknown
Comments: _____
19. If the property relies on fossil fuel combustion for heat, ventilation, hot water, clothes dryer operation, or other purposes, is a carbon monoxide alarm installed in the property? ⊗ Yes ○ No ○ Unknown
Comments: _____
20. 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: _____
21. 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: _____
a. If answered Yes, are there currently any open violations? Comments: _____
22. Is the property subject to any restriction imposed by a Homeowners Association or any other type of community association?
○ Yes ⊗ No ○ Unknown If yes, specify below.
Comments: _____
23. Is the property subject to any restrictions imposed by a covenant? ○ Yes ⊗ No ○ Unknown If yes, specify below.
Comments: _____
24. Has the property ever had flooding or a fire? ○ Yes ⊗ No ○ Unknown
Comments: _____
25. 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) Elizabeth England Date 10/9/2026

Seller(s) Dennis Pitts Date 10/9/2026

NOTICE TO PURCHASER: THIS DISCLOSURE STATEMENT IS NOT A SUBSTITUTE FOR A HOME INSPECTION.

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.

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.

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.

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

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Seller _____ Date _____

Seller _____ Date _____

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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 _____

FORM: MREC/DLLR: ***Rev August 3, 2026***