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1. Avoid the time and hassle of dealing with the builder and their sub-contractors, especially given the current shortage of quality sub-contractors.
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 - Finished Basements, Additions, Screened Porches
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 - Upgraded Kitchens, Baths, Window Treatments

FOR VIRTUAL TOUR, INTERACTIVE FLOOR PLAN & FUSION PHOTOS VISIT:

WWW.HOMESBYAUDREY.COM

Edward Primozic is a licensed salesperson with Weichert, Realtors ~ Broker's Office 301.540.1330

PRESENTED BY
Edward Primozic

Cell **301.503.6886**

Office **301.977.0663**

aprimozic@rcn.com



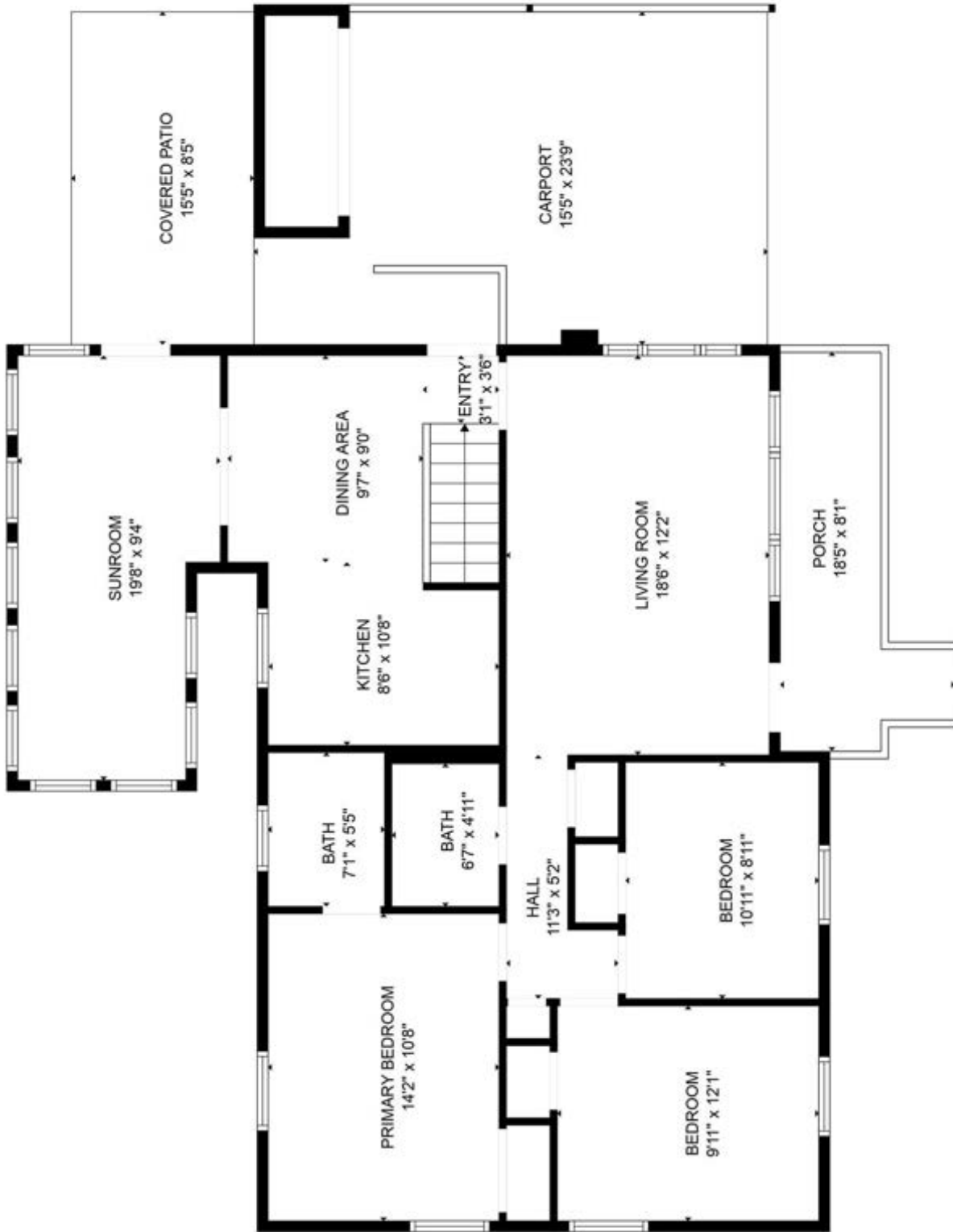
All information in this brochure is deemed reliable, but not guaranteed and subject to change without notice.

All Measurements Are Approximate.

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4707 Adrian St
FLOOR PLAN: MAIN LEVEL



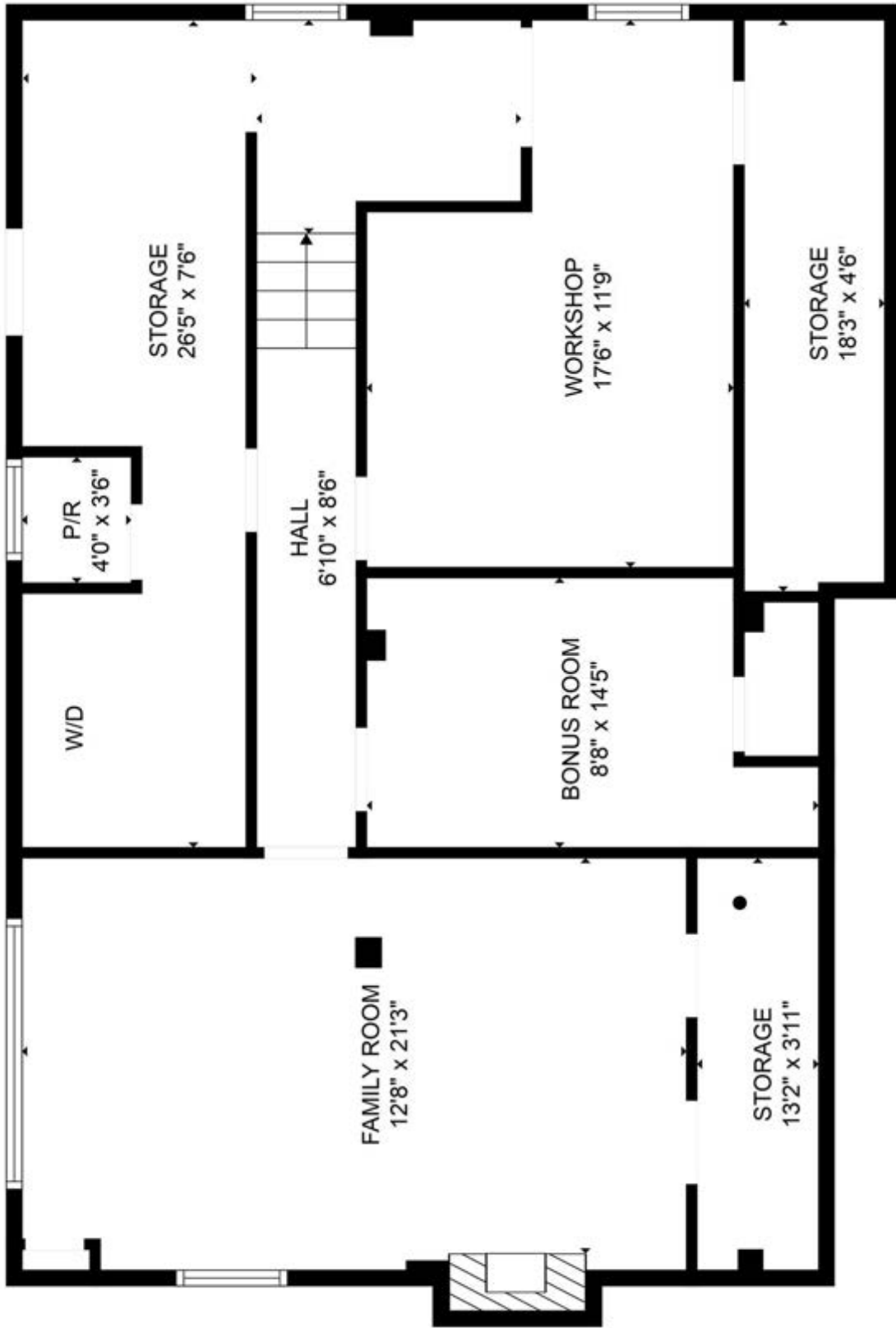
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4707 Adrian St
FLOOR PLAN: LOWER LEVEL



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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4707 Adrian Street, Rockville MD 20850

Date Sampled: 02-25-2025
Analysis By: AMA Analytical Services, Inc.

Report Date: 03-03-2025

Purpose:

This report is provided to document the limited asbestos survey conducted at the above referenced address. The purpose was to identify potential asbestos containing building materials (ACM) that were visually and physically accessible in the ceiling tile located in the basement only.

These results are being submitted based on the laboratory analysis of samples collected of suspect ACMs at the above referenced address. This is based on visual inspection of the site and collecting samples, laboratory analysis, and a report.

Findings:

- In the two (2) samples that were analyzed from the property, from two (2) *Homogenous areas, none (0) of which contained asbestos per the analytical lab results attached.

General statement concerning asbestos:

Typically, asbestos is not uniformly distributed throughout any material or product; hence some materials that appear exactly the same could have fluctuations in asbestos content. Therefore, there is no guarantee made that all areas sampled are exactly as presented throughout the property.

**Homogenous areas refer to areas in which there are similar characteristics of the products and/or materials, i.e. texture, appearance, application, materials, installation age, and color.*

- Per the General statement above; the two (2) areas that were tested have been encapsulated as an additional layer of protection. At this time no additional abatement would be warranted as no asbestos was detected.
- No other areas / materials of concern were found during the inspection of the property referenced above.

Thank you



James Rullo

WTR, AMRT, FSRT, OCT

Purchaser' Signature

Date

Purchaser' Signature

Date



AMA Analytical Services, Inc.
Focused On Results

Chain of Custody: 655796
Client: James Rullo

Address: 19954 Apple Ridge Place,
 Gaithersburg MD 20886

Attention: James Rullo

Job Name: Guy Residence
Job Location: 4707 Adrian Street, Rockville
 MD 20850

Job Number: Not Provided

P.O. Number: Not Provided

CERTIFICATE OF ANALYSIS

Date Submitted: 2-28-2025

Date Analyzed: 3-03-2025

Report Date: 3-03-2025

Date Sampled: 2-25-2025

Person Submitting: James Rullo



Lab Code: 10110-3

Summary of Polarized Light Microscopy

AMA Sample Number	Client	Total Asbestos	Chrysotile Percent	Amosite Percent	Crocidolite Percent	Other Asbestos Percent	Mineral Wool Percent	Fiberglass Percent	Organic Percent	Synthetic Percent	Other Percent	Particulate Percent	Sample Type	Sample Color	Homogeneity	Analyst ID	Comments
655796-1	1 Ceiling Tile	NAD	--	--	--	--	TR	40	20	--	40	--	IN	White	Homogenous	LB	
655796-2	2 Ceiling Tile	NAD	--	--	--	--	TR	--	20	--	--	80	IN	Mult	Homogenous	LB	
	Bedroom																

The following footnotes only apply to those samples which the total asbestos result is flagged with a note number.

¹ TEM RECOMMENDATION - Please note, due to resolution limitations with optical microscopy and/or interference from matrix components of this sample, results which are reported via PLM as negative or trace (<1%) for asbestos may contain a significant quantity of asbestos. It is recommended that the additional analytical technique of TEM be used to check for asbestos fibers below the resolution limits of optical microscopy.

² MATRIX REDUCTION RECOMMENDATION - Please note, due to interference from the matrix components of this sample, results which are reported via PLM as negative or trace (<1%) for asbestos may contain a significant quantity of asbestos which is obscured from view. It is recommended that the additional preparation technique of gravimetric reduction be performed on this sample to minimize the obscuring effects of matrix components, followed by reanalysis by PLM and/or TEM.

Analysis Method - EPA/600/R-93/116 dated July 1993

NAD = "No Asbestos Detected" TR = "Trace equals less than 1% of this component"

Uncertainty: For samples containing asbestos in range of 1-10% the CV is 0.43, 11-35% CV = 0.55, >35 CV = 0.23. All results are to be considered preliminary and subject to change unless signed by the Technical Director or Deputy.

Analyst(s): Loni Butruk,

Technical Director
 Michael Greenberg

This report applies only to the sample, or samples, investigated and it not necessarily indicative of the quality or condition of apparently identical or similar products. As a mutual protection to clients, the public, and these Laboratories, this report is submitted and accepted for the exclusive use of the client to whom it is addressed and upon the condition that it is not to be used, in whole or in part, in any advertising or publicity matter without prior written authorization from us. Sample types, locations, and collection protocols are based upon the information provided by the persons submitting them and, unless collected by personnel of these Laboratories, we expressly disclaim any knowledge and liability for the accuracy and completeness of this information. Residual sample material will be discarded in accordance with the appropriate regulatory guidelines, unless otherwise requested by the client. This report must not be used to claim, and does not imply product certification, approval, or endorsement by NVLAP, AIAA-LAP, or any agency of the Federal Government. All rights reserved. AMA Analytical Services, Inc.

Purchaser' Signature

Date

Purchaser' Signature

Date



AMA Analytical Services, Inc.
Focused On Results.

CERTIFICATE OF ANALYSIS



NY ELAP
Lab ID 10920

Chain of Custody: 355286 Job Name: 4707 Adrian Street, Rockville, MD Date Submitted: 03-24-2025
 Client: HE Consulting Job Location: Basement Date Analyzed: 03-25-2025
 Address: 188 Southdown Road Edgewater Job Number: Not Provided Report Date: 03-25-2025
 Attention: Phil Haun P.O. Number: Not Provided Date Sampled: 03-24-2025
 Person Submitting: Justin Hensley

Summary of Transmission Electron Microscopy

Filter Type:	MCE	Filter Size:	25 mm (385 mm2)
AMA Sample	Client Sample	Volume (L)	Area Analyzed (mm ²)
355286-1	03	1235	0.07
			0.0045
			< 14
			< 0.0045
			NP

Analytical procedures used meet or exceed the AHERA "Interim Transmission Electron Microscopy Analytical Methods" protocol described in Appendix A to Subpart E of 40 CFR Part 763 No. III.

All results are to be considered preliminary and subject to change unless signed by the Technical Director or Deputy

Uncertainty and 95% confidence limits (n_u and n_l) for the air concentration are based on a Poisson distribution of fibers counted on the filter. It is dependent on the mean number of fibers counted (\bar{n}), standard deviation (s), the number of grid openings (k) and the confidence interval (t).

$$\text{Upper Limit } n_u: \bar{n} + ts / \sqrt{k}$$

$$\text{Lower Limit } n_l: \bar{n} - ts / \sqrt{k}$$

Calculated confidence limit concentrations as well as the Poisson table are available upon request.

Analyst(s): Ashley Rose

Technical Director
Andreas Saldivar

This report applies only to the sample, or samples, investigated and is not necessarily indicative of the quality or condition of apparently identical or similar products. As a mutual protection to clients, the public, and these Laboratories, this report is submitted and accepted for the exclusive use of the client to whom it is addressed and upon the condition that it is not to be used, in whole or in part, in any advertising or publicity matter without prior written authorization from us. Sample types, locations, and collection protocols are based upon the information provided by the persons submitting them and, unless collected by personnel of these Laboratories, we expressly disclaim any knowledge and liability for the accuracy and completeness of this information. Residual sample material will be discarded in accordance with the appropriate regulatory guidelines, unless otherwise requested by the client. This report must not be used to claim, and does not imply product certification, approval, or endorsement by NY ELAP, ALHA-LAP, or any agency of the Federal Government. All rights reserved. AMA Analytical Services, Inc.

Purchaser' Signature

Date

Purchaser' Signature

Date



AMA Analytical Services, Inc.
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 AIHA-LAP (#100470) NVLAP (#101143-0) NY ELAP (10920)
 4475 Forbes Blvd. • Lanham, MD 20706
 (301) 459-2640 • (800) 346-0961 • Fax (301) 459-2643

CHAIN OF CUSTODY

(Please Refer To This Number For Inquiries)

355286 - TEM
 667203 - MOLD

AMA Client Information:

- Client Name: HF
- Address 1: 4707 Adiron St Rockville, MD
- Address 2: Beltway
- Billing Email: Phl Henley
- Phone #: 443 758 1760

Submittal Information:

- Job Name: 4707 Adiron St Rockville, MD
- Job Location: Beltway
- Job #: N/A
- Contact Person: Phl Henley
- Collected by: Justin Henley

P.O. #:

Cell: 202 207 5737

Cell: 443 758 1760

Reports and Invoices provided by Email only.

REPORT TO:

- Email 1: phlhenley@amalab.com
- Email 2: jaha@jhsaill.com
- Email 3: _____

NORMAL BUSINESS HOURS

- 4 Hours 2 Day
- 8 Hours 1 Day
- 24 Hours Late Night
- Immediate (6-8 Hours) 5 Day +
- Date Due: 3/25
- Results Required By Noon (addn fees may apply)

If a TAT is not selected, AMA will assign 5-Day+ by default.

Asbestos Analysis

- PCMAir - Please Indicate Filter Type: _____ (QTY)
- NIOSH 7400 _____ (QTY)
- TEM Air - Please Indicate Filter Type: TEM
- M-HERA 01 _____ (QTY)
- NIOSH 7402 _____ (QTY)
- Other (specify _____) _____ (QTY)
- PLM Bulk
- EPA 600 - Visual Estimate _____ (QTY) Pos Stop _____ (QTY)
- EPA Point Count _____ (QTY)
- NY State Frisbie 198.1 _____ (QTY)
- Grav. Reduction ELAP 198.6 _____ (QTY)
- Other (specify _____) _____ (QTY)
- Asbestos Soil/ASTM D7521
- Qualitative PLM _____ (Qy) Quantitative PLM _____ (Qy)
- Qualitative PLM/TEM _____ (Qy) Quantitative PLM/TEM _____ (Qy)

TEM Bulk

- ELAP 198.4/Charfield _____ (QTY)
- NY State PLM/TEM _____ (QTY)
- Residual Ash _____ (QTY)
- Vermiculite _____ (QTY)
- TEM Dust
- Qual. (pres/abs) Vacuum/Dust _____ (QTY)
- Quan. (s/area) Vacuum D5755-95 _____ (QTY)
- Quan. (s/area) Dust D6480-99 _____ (QTY)
- TEM Water
- Qual. (pres/abs) _____ (QTY)
- ELAP 198.2/EPA 100.2 _____ (QTY)
- EPA 100.1 _____ (QTY)
- All samples received in good condition unless otherwise noted. (TEM Water samples _____ °C) (For Lab Use Only)

TEM Water

- Qual. (pres/abs) _____ (QTY)
- ELAP 198.2/EPA 100.2 _____ (QTY)
- EPA 100.1 _____ (QTY)

Asbestos Bulk

- ELAP 198.4/Charfield _____ (QTY)
- NY State PLM/TEM _____ (QTY)
- Residual Ash _____ (QTY)
- Vermiculite _____ (QTY)
- TEM Dust
- Qual. (pres/abs) Vacuum/Dust _____ (QTY)
- Quan. (s/area) Vacuum D5755-95 _____ (QTY)
- Quan. (s/area) Dust D6480-99 _____ (QTY)

Metals Analysis

- Pb Paint Chip % by Weight _____ (QTY) mg/kg _____ (QTY)
- Pb Dust Wipe _____ (QTY)
- Pb Air _____ (QTY)
- Pb Soil/Solid _____ (QTY)
- Pb TCLP _____ (QTY)
- Drinking Water Pb _____ (QTY) Cu _____ (QTY)
- Waste Water Pb _____ (QTY) Cu _____ (QTY)
- Pb Furnace (Media _____) _____ (QTY)
- Spore-Trap 02 (QTY)
- Surface Swab _____ (QTY)
- Surface Tape _____ (QTY)
- Other (Specify _____) _____ (QTY)
- Surface Vacuum Dust _____ (QTY)
- Collection Apparatus for Spore Traps/Air Samples: _____
- Collection Media _____

Eungal Analysis

- Spore-Trap _____ (QTY)
- Surface Swab _____ (QTY)
- Surface Tape _____ (QTY)
- Other (Specify _____) _____ (QTY)
- Surface Vacuum Dust _____ (QTY)

Comments/Special Instructions

- MOLD
- LEAD
- PLM
- PCM
- TEM

Wipe Area (Air Samples)

DATE TIME

MATERIAL and/or LOCATION DESCRIPTION

VOL (L) (Air Samples)

Wipe Area (Dust Samples)

SAMPLE #

DATE

TIME

SAMPLE #	DATE	TIME	MATERIAL and/or LOCATION DESCRIPTION	VOL (L) (Air Samples)	Wipe Area (Dust Samples)	Wipe Area (Air Samples)	DATE	TIME	Signature	Date	Delivery Information (For Lab Use Only)
							03/24/25	1:18 PM		03/24/25	<input type="checkbox"/> UPS <input type="checkbox"/> FedEx <input type="checkbox"/> USPS
							3-24-25	13:06			<input type="checkbox"/> Ins-Person <input type="checkbox"/> Drop Box <input type="checkbox"/> Courier

*By submitting samples to AMA, you agree to abide by all of our terms & conditions. Please contact the laboratory at info@amalab.com for a copy of our Terms & Conditions.

Purchaser's Signature _____

Date _____

Purchaser's Signature _____

Date _____



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CERTIFICATE OF ANALYSIS

ASTM D7391 Spore Trap Analysis Report

Chain of Custody: 667203	4707 Adrian Street, Rockville, MD	Date Submitted: 03-24-2025
Client: HE Consulting	Basement	Date Analyzed: 03-25-2025
Address: 188 Southdown Road Edgewater Maryland 21037	Not Provided	Report Date: 03-25-2025
Attention: Phil Haun	Not Provided	Date Sampled: 03-24-2025
		Person Submitting: Justin Hensley

General Comments, Disclaimers, and Footnotes

Analytical Method: Sample are analyzed following the instructions and guidelines outlined in ASTM 7391-09.

Sample Condition: Acceptable: The sample was collected and delivered to the our location without disturbing the material on the sampling media. Unacceptable: 1. The sample trace (TR) has been disturbed. 2. The sample was damaged or otherwise unsuitable for analysis. 0 = No particulate matter detected; 1 = >nd-~5% Particulate Loading; 2 = ~5%-25% Particulate Loading; 3 = ~25%- 75% Particulate Loading; 4 = ~75%-90% Particulate Loading; 5 = >90% Particulate Loading

Spore Notes:

Based on their small size and very few distinguishing characteristics, Aspergillus and Penicillium cannot be differentiated by non-viable sampling methods. There are other types of spores whose morphology is similar to Aspergillus and Penicillium and cannot be differentiated by non-viable sampling methods. Examples of these similar spores are Acremonium, Paecilomyces, Wallemia, Trichoderma, Scopulariopsis, and Gliocladium. Smuts, Periconia and Myxomycetes are three different types of genera that have similar morphological characteristics. Bipolaris/Dreschlera/Helm: Bipolaris / Dreschlera / Helminthosporium are three different types of genera that have similar morphological characteristics. Other Colorless represents all colorless spores that are non-distinctive and unidentifiable. Hyphal Fragments: A portion of the mycelium that becomes separated from the remainder of the thallus (vegetative body), each of which has the capacity to grow and form new individuals. Results for hyphal fragments are in fragments/m³ and are not incorporated in the total spore concentration.

The tilde symbol (~) refers to water-intrusion indicator spores. These fungal spores, when found on indoor air samples, can be an indication of moisture sources and resultant fungal growth that may be problematic.

Quantification:

Analytical Sensitivity (A.S.): This is dependent on the volume of air collected, size of the trace, ocular diameter, and the amount of the trace that was analyzed. The value of "Present" indicated in the Raw Count column represents the presence of this spore type during the preliminary exam at 400x. The Raw Count converts to a whole number if the spore type is encountered again during the 600x-1,000x enumeration. The sp/m³ concentration will be reported as less than the analytical sensitivity if "Present" is reported in the Raw Count. Results are reported to 3 significant figures. sp/m³: Spores per cubic meter. Uncertainty: for raw count in the range of 0-50 the SR is 0.266, 51-100 SR=0.325, 101-200 SR=0.193, >200 SR=0.125 All results are to be considered preliminary and subject to change unless signed by the Technical Director or Deputy.

Analyst(s): Tristan Ward

Technical Director

Tristan Ward

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Purchaser' Signature

Date

Purchaser' Signature

Date

MOLD SPORE DESCRIPTIONS

Ascospores

Ascospores are spores formed inside an ascus (asci-plural) or sac-like cell which is contained inside a fruiting body called an ascocarp or an ascoma (ascomata-plural). An ascus typically contains a definite number of ascospores, usually eight. Ascospores are unique in shape, size, and color as to the Genus/species they represent. These spores are specific to fungi classified as Ascomycetes. They are ubiquitous in nature. Many decay organic matter, others are plant or animal pathogens. They can grow indoors on damp materials. Release of ascospores are released by forcible ejection and dispersed by wind, water, animals and other agents. Health Effects: Depending on the Genera, Ascospores may be allergenic.

Basidiospores

Basidiospores are reproductive spores produced by a group of fungi called basidiomycetes. This group includes the mushrooms, shelf fungi and various other macrofungi. Basidiospores serve as the main air (wind) dispersal units for the fungi and their release is dependent upon moisture. The structure of the spore complex can develop in various manners resulting in different appearances. It is often found growing in soil, decaying plant debris, compost piles and fruit rot. Indoors, it can be found on water damaged building materials (chipboard /OSB, plywood, wallpaper, and glue) as well as on food items (dried foods, cheeses, fruits, herbs, spices, cereals). Health effects: Some basidiospores may produce toxins and can act as allergens. They have not been reported to be pathogens.

Chaetomium

Chaetomium is a genus of ascomycete fungi. It is a cosmopolitan, dark colored fungus (grayish-green to brown) commonly isolated from soil, seeds, dung, wood, and straw materials. Indoors, it is very commonly found on damp sheetrock and paper or cellulose-containing materials. There are certain characteristics such as color, shape, and size of the Chaetomium ascospores, asci, and ascomata that are unique in identification of the different species. Wind, insects, and water aid dispersal of spores. Due to their large size, they settle out of the air after just a few minutes. As a consequence, airborne mold levels are usually low even in infested environments. Due to this, exposure levels are likely to be low as well. Health Effects: Chaetomium does produce a variety of mycotoxins called chaetoglobosins, whose health effects on humans are unknown. Due to its toxigenic nature, special precautions may be required during remediation.

Cladosporium

Cladosporium is the most common indoor and outdoor mold. The spores are wind dispersed and are often extremely abundant in outdoor air. Many species are commonly found on living and dead plant material. Indoors, they may grow on surfaces with high moisture or high humidity levels such as damp window sills, poorly ventilated bathrooms and soiled refrigerators. It produces powdery or velvety olive-green to brown or black colonies. The conidia (spores) vary depending on the species and are formed in simple or branching chains with multi-attachment points. Health Effects: Cladosporium species are rarely pathogenic to humans, but have been reported to occasionally cause sinusitis and pulmonary infections as well as infections of the skin and toenails. The airborne spores are significant allergens, and in large amounts they may severely affect asthmatics and people with respiratory diseases.

MOLD SPORE DESCRIPTIONS

Curvularia

Curvularia is a ubiquitous, wind dispersed hyphomycete (mold) fungus more commonly found in tropical, subtropical regions. It is often found outside growing in soil, seeds, plant litter, and decaying plants as well as on leaves. Indoors, it is found on a variety of building materials, especially those with cellulose surfaces. Colonies are olive-green to brown or black, with pinkish gray woolly surfaces. The conidia (spores) are large and appear curved due to expanded central cells. This feature and the presence of edge to edge septations on the conidia walls distinguishes Curvularia from Bipolaris. Health Effects: This mold is a potential allergen. Some people may experience hay fever, asthma and or allergic fungal sinusitis.

Epicoccum

Epicoccum is a cosmopolitan fungus that is often found growing outside in soil, plant litter, decaying plants, and damaged plant tissue. Indoors, it can be found growing on a variety of building materials including paper and textiles. Colonies have a rapid growth rate with cottony texture, initially yellow or orange becoming brown to black in color. Conidiophores or fruiting bodies produce dense masses where conidia (spores) arise. Spores are round to pear-shaped, smooth to warty, brown to black in color and muriform (partitioned in both directions, like a soccer ball). Health Effects: This mold can act as a potential allergen. Some people may experience hay fever and or asthma. This mold has not been linked to any human or animal infection.

Hyphal Fragments

Hyphal Fragments are segments or pieces of hyphae or mycelium that may have broken off during sampling (air, tape, dust). The mycelium is the entire mass of hyphae that makes up the vegetative body of a fungus. The presence of hyphal fragments may indicate the presence of viable mold.

Monodictys

Monodictys is a fungus normally found in forests. It is known to cause soft rot decay of wood. Microscopically, its conidia or spores are multi-cellular with varying shapes, and with either smooth or roughen texture. Its conidiophores (fruiting bodies) cells are usually swollen, however, some species are not swollen. Colonies colors range from green, green-blue, lavender, dark gray, blackish brown, and black.

Other Colorless

“Other Colorless” are all non-distinctive, unidentifiable, colorless spores seen on spore trap samples and include all the genera that do not have distinguishing morphology to belong to any of the other defined categories.

Pen / Asp Like

Penicillium and Aspergillus are ubiquitous, filamentous fungi that are found in soil, decaying plant debris, compost piles, and in the air. Indoors, spores are commonly found in house dust, in water-damaged buildings (wallpaper, wallpaper glue, decaying fabrics, moist chipboards, and behind paint) as well as fruit and grains. They are the most common fungal genera, worldwide. Both produce chains of spores that are small, round to oval, colorless or slightly pigmented, and smooth to rough walled. These spores are indistinguishable between the two as well as other genera, such as Gliocladium, Trichoderma, Paecilomyces, and Scopulariopsis. They differ as to their conidiophores or fruiting bodies. While, Aspergillus spores are produced from phialides supported on conidia heads or swollen vesicles, Penicillium spores are produced on finger-like

MOLD SPORE DESCRIPTIONS

projections. Depending on species, typical colonies of *Aspergillus* are initially white and later turn to either shades of green, yellow, orange, brown or black. Texture is usually velvety to cottony. Typical colonies of *Penicillium*, other than *Penicillium marneffei* (yeast-like at 37oC), grow rapidly, white in color at first, later becoming bluish green with white borders with velvety to powdery textures depending on species. Some species produce radial patterns. Health Effects: Both *Aspergillus* and *Penicillium* are potential allergens. Several species of *Aspergillus* (*A. flavus* and *A. parasiticus*) produce aflatoxins or naturally occurring mycotoxins that are toxic and carcinogenic. These are found in contaminated foodstuff and are hazardous to consumers. *Penicillium* has only one known species that is pathogenic to humans (*P. marneffei*) that causes lethal systemic infection (*Penicilliosis*) in immunocompromised individuals.

Smuts / Periconia / Myxomycetes

Smuts, *Periconia*, and *Myxomycetes* spores are grouped together due to their similar round, brown morphology. Smuts are outdoor parasitic plant pathogens. They rarely grow indoors but may grow on host plants if appropriate conditions are present. They are parasitic plant pathogens. They can be found on cereal crops, grasses, flowing plants, weed, and other fungi. They can cause allergies. *Periconia* are found in soils, dead herbaceous stems and leaf spots, and grasses. They have wind dispersed dry spores. Their spores are abundant in the air but it is not known if they are allergenic. *Myxomycetes* are found on decaying logs, stumps and dead leaves. They have wind-dispersed dry spores and wet motile (amoebic phase) spores. During favorable conditions they move about like amoebae. They form dry airborne spores when conditions are unfavorable. They are rarely found indoors. Health Effects: They may cause Type 1 allergies (hay fever, asthma). No human infections have been reported.

Purchaser' Signature

Date

Purchaser' Signature

Date



Inclusions/Exclusions Disclosure and/or Addendum
(Required for use with GCAAR Listing Agreement & Sales Contract)

PROPERTY ADDRESS: 4707 Adrian St, Rockville, MD 20853

PERSONAL PROPERTY AND FIXTURES: The Property includes the following personal property and fixtures, if existing: built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic and exhaust fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, central vacuum (with all hoses and attachments), shutters, window shades, blinds, window treatment hardware, mounting brackets for electronics components, smoke, carbon monoxide, and heat detectors, TV antennas, exterior trees and shrubs, and awnings. Unless otherwise agreed to herein, all surface or wall mounted electronic components/devices **DO NOT CONVEY**. The items checked below convey. If more than one of an item conveys, the number of items shall be noted in the blank.

KITCHEN APPLIANCES

- Stove/Range
- Cooktop
- Wall Oven
- Microwave
- Refrigerator
- w/ Ice Maker
- Wine Refrigerator
- Dishwasher
- Disposer
- Separate Ice Maker
- Separate Freezer
- Trash Compactor

LAUNDRY

- Washer
- Dryer

ELECTRONICS

- Security Cameras
- Alarm System
- Intercom
- Satellite Dishes
- Video Doorbell

LIVING AREAS

- Fireplace Screen/Doors
- Gas Logs
- Ceiling Fans
- Window Fans
- Window Treatments *blinds*

WATER/HVAC

- Water Softener/Conditioner
- Electronic Air Filter
- Furnace Humidifier
- Window AC Units

RECREATION

- Hot Tub/Spa, Equipment & Cover
- Pool Equipment & Cover
- Sauna
- Playground Equipment

OTHER

- Storage Shed
- Garage Door Opener
- Garage Door Remote/Fob
- Back-up Generator
- Radon Remediation System
- Solar Panels *(must include Solar Panel Seller Disclosure/Resale Addendum)*
- _____
- _____

LEASED ITEMS, LEASED SYSTEMS & SERVICE CONTRACTS: Leased items/systems or service contracts, including but not limited to: appliances, fuel tanks, water treatment systems, lawn contracts, pest control contracts, security system and/or monitoring, and satellite contracts **DO NOT CONVEY** unless disclosed here: _____

CERTIFICATION: Seller certifies that Seller has completed this checklist disclosing what conveys with the Property.

[Signature] _____ *3-15-25* _____
 Seller Date Seller Date

ACKNOWLEDGEMENT AND INCORPORATION INTO CONTRACT: *(Completed only after presentation to the Buyer)*

The Contract of Sale dated _____ between Seller Guy Family Trust *The Guy Family Trust* and Buyer _____ for the Property referenced above is hereby amended by the incorporation of this Addendum.

 Seller *(sign only after Buyer)* Date Buyer Date

 Seller *(sign only after Buyer)* Date Buyer Date



Utility Cost and Usage History Form

For use in Montgomery County, Maryland

Address: 4707 Adrian St, Rockville, MD 20853

Month	Year		Electric	Gas	Heating Oil
		Total Cost:			
		Total Usage			
		Total Cost:			
		Total Usage			
		Total Cost:			
		Total Usage			
		Total Cost:			
		Total Usage			
		Total Cost:			
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		Total Usage			
		Total Cost:			
		Total Usage			
		Total Cost:			
		Total Usage			

State
 Sale

Seller/Owner (Indicate if sole owner)

Date

Seller/Owner (Indicate if sole owner)

Date

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Purchaser' Signature Date

Purchaser' Signature Date



MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 4707 Adrian St, Rockville, MD 20853

Legal Description:

NOTICE TO SELLER AND PURCHASER

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

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

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

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

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

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

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

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

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How long have you owned the property? 1956

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

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

Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems? Estate Sale Yes No Unknown
Comments: _____

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

3. Roof: Any leaks or evidence of moisture? Yes No Unknown
Type of Roof: Shingles Age about 7 years to our knowledge
Comments: _____

Is there any existing fire retardant treated plywood? Yes No Unknown
Comments: Estate Sale

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

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

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

Is the system in operating condition? Yes No Unknown
Comments: Estate Sale

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: Estate Sale

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

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

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

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

Home water treatment system: Yes No Unknown

Comments: _____
Fire sprinkler system: Yes No Unknown Does Not Apply

Comments: _____
Are the systems in operating condition? Yes No Unknown

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

Comments: _____
12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?
 Yes No Unknown

Comments: _____
Are gutters and downspouts in good repair? Yes No Unknown

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

Comments: _____
Any treatments or repairs? Yes No Unknown
Any warranties? Yes No Unknown

Comments: _____

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

If yes, specify below
Comments: Not to our knowledge Estate Sale

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: Estate Sale

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 Baycritical 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: Not to our knowledge Estate sell

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) John Gray, Trustee Date March 15 2025

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:

Estate Sale

Seller

[Signature], Trustee

Date

3-15-25

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



Regulations, Easements and Assessments (REA) Disclosure and Addendum *(Required for all Listing Agreements and Sales Contracts in Montgomery County)*

The Contract of Sale dated _____, Address 4707 Adrian St
 City Rockville, State MD Zip 20853 between
 Seller Guy Family Trust and
 Buyer _____ is hereby
 amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in this Contract.

Notice to Seller and Buyer: This Disclosure/Addendum to be completed by the Seller shall be available to prospective buyers prior to making a purchase offer and will become a part of the sales contract for the sale of the Property. The information contained herein is the representation of the Seller. The content in this form is not all-inclusive, and the Paragraph headings of this Agreement are for convenience and reference only, and in no way define or limit the intent, rights or obligations of the parties. Please be advised that web site addresses, personnel and telephone numbers do change and GCAAR cannot confirm the accuracy of the information contained in this form. When in doubt regarding the provisions or applicability of a regulation, easement or assessment, information should be verified with the appropriate government agency. Further information may be obtained by contacting staff and web sites of appropriate authorities:

- Montgomery County Government, 101 Monroe Street, Rockville, MD, 20850.
Main Telephone Number: 311 or 240-777-0311 (TTY 240-251-4850). Web site: www.MC311.com
- Maryland-National Capital Area Park and Planning Commission (M-NCPPC),
2425 Reedy Drive, 14th Floor, Wheaton, MD 20902. Main number: 301-495-4600. Web site:
<https://montgomeryplanningboard.org>
- City of Rockville, City Hall, 111 Maryland Ave, Rockville, MD 20850.
Main telephone number: 240-314-5000. Web site: www.rockvillemd.gov
- State Department of Assessments & Taxation (SDAT), 301 W Preston Street, Baltimore, MD, 21201
Main Telephone Number: 410-767-1184. Website: sdattax.maryland.gov

1. **DISCLOSURE/DISCLAIMER STATEMENT:** A property owner may be exempt from Maryland Residential Property Disclosure Act as defined in the Maryland Residential Property Disclosure and Disclaimer Statement. Is Seller exempt from the Maryland Residential Property Disclosure Act? Yes No. If no, see attached Maryland Residential Disclosure and Disclaimer Statement. If yes, reason for exemption: _____

2. **SMOKE DETECTORS:** Maryland law requires that ALL smoke alarms be less than 10 years from date of manufacture. Also, BATTERY-ONLY operated smoke alarms must be sealed units incorporating a silence/hush button and long-life batteries. Pursuant to Montgomery County Code, the Seller is required to have working smoke alarms. Requirements for the location of the alarms vary according to the year the Property was constructed. For a matrix of the requirements see: www.montgomerycountymd.gov/mcfrs-info/resources/files/laws/smokealarmmatrix_2013.pdf. In addition, Maryland law requires the following disclosure: This residential dwelling unit contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector will NOT provide an alarm. Therefore, the Buyer should obtain a dual-powered smoke detector or a battery-powered smoke detector.

3. **CARBON MONOXIDE DETECTORS:** Montgomery County requires the owner of each occupied, single-unit, two-unit, and townhouse dwelling unit containing a fuel burning appliance or attached garage to have carbon monoxide detection and warning equipment. Carbon monoxide alarms or detectors must be installed:

- 1) outside of each separate dwelling unit sleeping area and in the immediate vicinity of the bedrooms; and
- 2) on every occupiable level of a dwelling unit, including basements;

and also must:

- 1) be located on the wall, ceiling or other location as specified in the manufacturer's published instructions that accompany the unit; and
- 2) be installed and maintained under NFPA 720.

The specific Montgomery County Code section containing detailed information as to requirements, type, locations and exceptions can be found here: https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md/0-0-0-134832#JD_26-8A

4. **MODERATELY-PRICED DWELLING UNIT:** Is the Property part of the Moderately-Priced Dwelling Unit Program in Montgomery County, the City of Rockville, or the City of Gaithersburg? Yes No. If yes, Seller shall indicate month and year of initial offering: _____. If initial offering is after March 20, 1989, the prospective Buyer and Seller should contact the appropriate jurisdictional agency to ascertain the legal buying and selling restrictions on the Property.
5. **RADON DISCLOSURE:** A radon test must be performed on or before the Settlement Date of a "Single Family Home" in accordance with Montgomery County Code Section 40-13C (see <https://www.montgomerycountymd.gov/green/air/radon.html>) for details) A **Single Family Home** means a single family detached or attached residential building. **Single Family home does not include a residential unit that is part of a condominium regime or a cooperative housing corporation.** The Seller of a Single Family Home (unless otherwise exempt below) is required to provide the Buyer, on or before Settlement Date, a copy of radon test results performed less than one year before Settlement Date, or to permit the Buyer to perform a radon test, but regardless, a radon test **MUST** be performed and both Seller and Buyer **MUST** receive a copy of the radon test results. **If Buyer elects not to or fails to perform a radon test, the Seller is mandated to perform the test and provide the results to the Buyer on or before Settlement Date.**

Is Seller exempt from the Radon Test disclosure? Yes No. If yes, reason for exemption: E

Exemptions:

- A. Property is NOT a "Single Family Home"
- B. Transfer is an intra-family transfer under MD Tax Property Code Section 13-207
- C. Sale is by a lender or an affiliate or subsidiary of a lender that acquired the home by foreclosure or deed in lieu of foreclosure
- D. Sale is a sheriff's sale, tax sale or sale by foreclosure, partition or by a court appointed trustee
- E. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship or trust.
- F. A transfer of a home to be converted by the buyer into a use other than residential or to be demolished.
- G. Property is located in the Town of Barnesville, Town of Kensington, or Town of Poolesville.

If not exempt above, a copy of the radon test result is attached Yes No. If no, Seller will provide the results of a radon test in accordance with Montgomery County Code Section 40-13C unless the Contract includes a radon contingency.

NOTE: In order to request Seller to remediate, a radon contingency must be included as part of the Contract.

6. **AVAILABILITY OF WATER AND SEWER SERVICE:**

- A. **Existing Water and Sewer Service:** Refer to the Seller's Water Bills or contact WSSC at 301-206-4001 or City of Rockville at 240-314-8420.
- B. **Well and Septic Locations:** Contact the **Department of Permitting Services "DPS", Well and Septic**, or visit <http://permittingservices.montgomerycountymd.gov/DPS/general/Home.aspx>. For well and/or septic field locations, visit <http://permittingservices.montgomerycountymd.gov/DPS/online/eInformationRequest.aspx>, or for homes built before 1978, request an "as built" drawing in person using DPS's "Septic System Location Application" form. Homes built prior to 1960 may be filed on microfiche, and, if outside a subdivision, the name of the original owner may be required. An original owner's name can be found among the Land Records at the County Courthouse. Allow two weeks for the "as built" drawing.
- C. **Categories:** To confirm service area category, contact the **Montgomery County Department of Environmental Protection ("DEP") Watershed Management Division** or visit waterworks@montgomerycountymd.gov.

- A. **Water:** Is the Property connected to public water? Yes No.
If no, has it been approved for connection to public water? Yes No Do not know
If not connected, the source of potable water, if any, for the Property is: _____
- B. **Sewer:** Is the Property connected to public sewer system? Yes No
If no, answer the following questions:
 - 1. Has it been approved for connection to public sewer? Yes No Do not know
 - 2. Has an individual sewage disposal system been constructed on Property? Yes No
Has one been approved for construction? Yes No
Has one been disapproved for construction? Yes No Do not know
If no, explain: _____
- C. **Categories:** The water and sewer service area category or categories that currently apply to the Property is/are (if known) _____. This category affects the availability of water and sewer service as follows (if known) _____.

D. Recommendations and Pending Amendments (if known):

1. The applicable master plan contains the following recommendations regarding water and sewer service to the Property: _____
2. The status of any pending water and sewer comprehensive plan amendments or service area category changes that would apply to the Property: _____

E. Well and Individual Sewage System: When a Buyer of real property that is located in a subdivision on which an individual sewage disposal system has been or will be installed receives the copy of the recorded subdivision plat, the Buyer must confirm in writing by signing said Plat that the Buyer has received and reviewed the Plat, including any restrictions on the location of initial and reserve wells, individual sewage disposal systems, and the buildings to be served by any individual sewage disposal system.

By signing below, the Buyer acknowledges that, prior to signing the Contract, the Seller has provided the information referenced above, or has informed the Buyer that the Seller does not know the information referenced above; the Buyer further understands that, to stay informed of future changes in County and municipal water and sewer plans, the Buyer should consult the County Planning Board or any appropriate municipal planning or water and sewer agency.

Buyer Date Buyer Date

7. **CITY OF TAKOMA PARK:** If this Property is located in Takoma Park, the Takoma Park Sales Disclosure must be attached. See GCAAR Takoma Park Sales Disclosure - Notice of Tree Preservation Requirements and Rental Housing Laws.

8. **HOMEOWNER'S, CONDOMINIUM OR COOPERATIVE ASSOCIATION ASSESSMENTS:** The Property is located in a Homeowners Association with mandatory fees (HOA) (refer to GCAAR HOA Seller Disclosure / Resale Addendum for MD, attached), and/or Condominium Association (refer to GCAAR Condominium Seller Disclosure / Resale Addendum for MD, attached) and/or Cooperative (refer to GCAAR Co-operative Seller Disclosure / Resale Addendum for MD & DC, attached) and/or Other (ie: Homeowners Association/Civic Association WITHOUT dues): _____

9. **UNDERGROUND STORAGE TANK:** For information regarding Underground Storage Tanks and the procedures for their removal or abandonment, contact the Maryland Department of the Environment or visit www.mde.state.md.us. Does the Property contain an UNUSED underground storage tank? Yes No Unknown. If yes, explain when, where and how it was abandoned: _____

10. **DEFERRED WATER AND SEWER ASSESSMENT:**

A. **Washington Suburban Sanitary Commission (WSSC) or Local Jurisdiction:**

Are there any potential Front Foot Benefit Charges (FFBC) or deferred water and sewer charges for which the Buyer may become liable which do not appear on the attached property tax bills?

Yes No *not to our knowledge at state sale*

If yes, EITHER the Buyer agrees to assume the future obligations and pay future annual assessments in the amount of \$ _____, OR Buyer is hereby advised that a schedule of charges has not yet been established by the water and sewer authority, OR a local jurisdiction has adopted a plan to benefit the Property in the future.

B. **Private Utility Company:**

Are there any deferred water and sewer charges paid to a Private Utility Company which do NOT appear on the attached property tax bills? Yes No. If yes, complete the following:

EFFECTIVE OCTOBER 1, 2016: NOTICE REQUIRED BY MARYLAND LAW REGARDING DEFERRED WATER AND SEWER CHARGES

This Property is subject to a fee or assessment that purports to cover or defray the cost of installing or maintaining during construction all or part of the public water or wastewater facilities constructed by the developer. This fee or assessment is \$ _____ payable annually in _____ (month) until _____ (date) to _____ (name and address) (hereafter called "lienholder"). There may be a right of prepayment or a discount for early prepayment, which may be ascertained by contacting the lienholder. This fee or assessment is a contractual obligation between the lienholder and each owner of this Property, and is not in any way a fee or assessment imposed by the county in which the Property is located.

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If a Seller subject to this disclosure fails to comply with the provisions of this section:

(1) Prior to Settlement, the Buyer shall have the right to rescind the Contract and to receive a full refund of all deposits paid on account of the Contract, but the right of rescission shall terminate 5 days after the Seller provides the Buyer with the notice in compliance with this section.

(2) Following Settlement, the Seller shall be liable to the Buyer for the full amount of any open lien or assessment.

11. SPECIAL PROTECTION AREAS (SPA):

Refer to montgomeryplanning.org/planning/environment/water-and-wetlands/special-protection-areas/ or montgomerycountymd.gov/water/streams/spa.html for explanations of the "SPA" legislation and a map detailing protected areas. To determine if a particular property (which is located close to protected areas as designated on this map) is located within the boundaries of a "SPA," contact: MaryJo.Kishter@montgomeryplanning.org, or call 301-495-4701.

Is this Property located in an area designated as a Special Protection Area? Yes No

If yes, special water quality measures and certain restrictions on land uses and impervious surfaces may apply. Under Montgomery County law, Special Protection Area (SPA) means a geographic area where:

- A. Existing water resources, or other environmental features directly relating to those water resources, are of high quality or are unusually sensitive;
- B. Proposed land uses would threaten the quality or preservation of those resources or features in the absence of special water quality protection measures which are closely coordinated with appropriate land use controls. An SPA may be designated in:
 - (1) a land use plan;
 - (2) the Comprehensive Water Supply and Sewer System Plan;
 - (3) a watershed plan; or
 - (4) a resolution adopted after at least fifteen (15) days' notice and a public hearing.

The Buyer acknowledges by signing this disclosure that the Seller has disclosed to the Buyer the information contained in Sections A and B before Buyer executed a contract for the above-referenced Property. Further information is available from the staff and website of Maryland-National Capital Area Park and Planning Commission (M-NCPPC).

Buyer

Buyer

- 12. PROPERTY TAXES:** Each property in Montgomery County, MD is assessed for annual real property taxes based on several different components. A copy of the tax bill will reflect which categories and components are applicable to this Property, including, whether the Property is located in a municipality, a special taxing district, a development district, a proposed development district, and/or whether this Property is subject to a special area tax or any WSSC front foot benefit charges. Definitions and explanations of each of these categories can be obtained at the Montgomery County Department of Finance website in the "**Frequently Asked Questions**" section located at <https://www.montgomerycountymd.gov/finance/taxes/faqs.html> and select "FAQ". Additional information relating to taxes and the assessment and appeal process can be located at <https://dat.maryland.gov/realproperty/Pages/Assessment-Appeal-Process.aspx> - this provides tax information from the State of Maryland.

- A. **Current Tax Bill:** IN ACCORDANCE WITH MONTGOMERY COUNTY CODE SECTION 40-12C, THE SELLER(S) MUST ATTACH HERETO A COPY OF THE CURRENT REAL PROPERTY TAX BILL FOR THIS PROPERTY. A copy of the tax bill for this Property can be obtained at <https://apps.montgomerycountymd.gov/realpropertytax/>.
- B. **Estimated Property Tax & Non-Tax Charges:** IN ADDITION, SELLER(S) ARE REQUIRED TO PROVIDE POTENTIAL BUYERS WITH THE ESTIMATED PROPERTY TAX AND NON-TAX CHARGES FOR THE FIRST FULL FISCAL YEAR OF OWNERSHIP. Information relative to this estimate, including how it was calculated and its significance to Buyers can be obtained at www.montgomerycountymd.gov/estimatedtax.

Buyer's Initials

Buyer acknowledges receipt of both tax disclosures.

13. **DEVELOPMENT DISTRICT DISCLOSURE - NOTICE OF SPECIAL TAX OR ASSESSMENT:**

A Development District is a special taxing district in which owners of properties pay an additional tax or assessment in order to pay for public improvements within the District. Typically, the Development District Special Tax will increase approximately 2% each July 1. For more information, please contact the Montgomery County Department of Finance. FAQs regarding Development Districts can be viewed at <https://www2.montgomerycountymd.gov/estimatedtax/FAQ.aspx#3607>. Seller shall choose one of the following:

The Property is located in an EXISTING Development District: Each year the Buyer of this Property must pay a special assessment or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all other taxes and assessments that are due. As of the date of execution of this disclosure, the special assessment or special tax on this Property is \$_____ each year. A map reflecting Existing Development Districts can be obtained at https://www2.montgomerycountymd.gov/estimatedtax/map/Existing_DevDistricts.pdf.

OR

The Property is located in a PROPOSED Development District: Each year the Buyer of this Property must pay a special assessment or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all other taxes and assessments that are due. The estimated maximum special assessment or special tax is \$_____ each year. A map reflecting Proposed Development Districts can be obtained at https://www2.montgomerycountymd.gov/estimatedtax/map/dev_districts.pdf.

OR

The Property is not located in an existing or proposed Development District.

14. **RECORDED SUBDIVISION PLAT:**

Plats are available at the MNCPPC or at the Judicial Center, Room 2120, 50 Maryland Avenue, Rockville, MD or at 240-777-9477. In order to obtain a plat you will be required to supply the Lot, Block, Section and Subdivision, as applicable, for the Property. Plats are also available online at http://www.montgomeryplanning.org/info/plat_maps.shtm or at www.plats.net. Seller shall be subject to penalties per Montgomery Code Section 40-1, et seq. for failure to provide recorded subdivision plat, if one exists. Buyers shall check either A, B or C below. If B is selected, one of the options under B, shall also be checked:

A. **Unimproved Lot and New Construction:** If the Property is an unimproved lot or a newly constructed house being sold for the first time, the Buyer shall be provided a copy of the recorded subdivision plat prior to entering into a contract. **Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.**

OR

B. **Improved Lot/Recorded Subdivision Plat:** If the Property is not an unimproved lot or a newly constructed house and a subdivision plat has been recorded, the Buyer may, in writing, waive receipt of a copy of such plat at the time of execution of the Contract, but shall, prior to or at the time of Settlement, be provided with a copy of the subdivision plat. The subdivision plat is not intended as a substitute for examination of title and does not show every restriction and easement. **NOTE: This is for resale properties only.**

1. Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.

- OR -

2. Buyer hereby waives receipt of a copy of such plat at time of execution of the Contract, but shall, prior to or at the time of Settlement, be provided a copy of the subdivision plat.

OR

C. **Parcels With No Recorded Subdivision Plat:** For improved and unimproved resale properties only (i.e. properties that are not newly constructed), Buyer acknowledges that there is no recorded subdivision plat. **This Paragraph shall not be checked if a recorded subdivision plat exists for the improved resale lot.**

Buyer's Initials

15. **TAX BENEFIT PROGRAMS:**

The Property may currently be under a tax benefit program that has deferred taxes due on transfer or may require a legally binding commitment from Buyer to remain in the program, such as, but not limited to:

- A. **Forest Conservation and Management Program (FC&MP):** Buyer is hereby notified that a property under a Maryland Forest Conservation Management Agreement (FCMA) could be subject to recapture/deferred taxes upon transfer. Is the Property under FCMA? Yes No. If yes, taxes assessed shall be paid by the Buyer OR the Seller.
- B. **Agricultural Program:** Is the Property subject to agricultural transfer taxes? Yes No. If yes, taxes assessed as a result of the transfer shall be paid by the Buyer OR the Seller. Confirm if applicable to this Property at <https://sdatt.dat.maryland.gov/RealProperty/Pages/default.aspx>.
- C. **Other Tax Benefit Programs:** Does the Seller have reduced property taxes from any government program? Yes No. If yes, explain: _____

16. **AGRICULTURAL RESERVE DISCLOSURE NOTICE:**

This Property is is not subject to the Agricultural RESERVE Disclosure Notice requirements. These disclosure requirements are contained in GCAAR Agricultural Zone Disclosure Notice, which must be provided to potential buyers prior to entering into a contract for the purchase and sale of a property that is subject to this Agricultural Reserve Disclosure requirement. Additional information can be obtained at SDAT and Montgomery County Zoning Layer (MC Atlas).

17. **NOTICE CONCERNING CONSERVATION EASEMENTS:**

This Property is is not subject to a Conservation Easement. If applicable, GCAAR Conservation Easements Addendum is hereby provided. See <https://mcatlas.org/FCPE/> for easement locator map.

18. **GROUND RENT:**

This Property is is not subject to Ground Rent. See Property Subject to Ground Rent Addendum.

19. **HISTORIC PRESERVATION:**

Check questionable properties' status with the Montgomery County Historic Preservation Commission (301-563-3400) or go to <http://www.montgomeryplanning.org/historic/index.shtml>, to check applicability. Buyers of property located in the City of Rockville should be advised that structures that are 50 years old or older, or which may be otherwise significant according to criteria established by the Rockville Historic District Commission, should be notified prior to purchase that demolition and building permit applications for substantial alteration will trigger an evaluation and approval process. This process may result in the property being designated a historic site, and if so, any exterior alterations must be reviewed and approved.

- A. **City of Rockville:** Montgomery County Code §40-12A has been adopted by the City of Rockville.
- B. **City of Gaithersburg:** Montgomery County Code §40-12A has been adopted by the City of Gaithersburg at City Code §2-6.
- C. **Other:** Contact the local municipality to verify whether the Property is subject to any additional local ordinance.

Has the Property been designated as an historic site in the master plan for historic preservation? <input type="checkbox"/> Yes <input type="checkbox"/> No. Is the Property located in an area designated as an historic district in that plan? <input type="checkbox"/> Yes <input type="checkbox"/> No. Is the Property listed as an historic resource on the County location atlas of historic sites? <input type="checkbox"/> Yes <input type="checkbox"/> No. Seller has provided the information required of Sec 40-12A as stated above, and the Buyer understands that special restrictions on land uses and physical changes may apply to this Property. To confirm the applicability of this County Code (Sec 40-12A) and the restrictions on land uses and physical changes that may apply, contact the staff of the County Historic Preservation Commission, 301-563-3400. <u>If the Property is located within a local municipality, contact the local government to verify whether the Property is subject to any additional local ordinances.</u>	
_____ Buyer	_____ Buyer

20. **MARYLAND FOREST CONSERVATION LAWS:**

- A. **Forest Conservation Law:** The Buyer is notified that the cutting, clearing, and grading of more than 5,000 square feet of forest or any champion tree on the Property is subject to the requirements of the **Forest Conservation Law**. The Buyer is required to comply with the Forest Conservation Law, Chapter 22A of the Montgomery County Code. In order to assure compliance with the law, the Buyer is notified of the need to contact the **Countywide Environmental Planning Division** of the Maryland-National Capital Park and Planning Commission (M-NCPPC), whether it means obtaining a written exemption from the Forest Conservation Laws from M-NCPPC or obtaining approval of a Natural Resource Inventory/Forest Stand Delineation Plan, Forest Conservation Plan, or Tree Save Plan prior to cutting, clearing, and grading of more than 5,000 square feet of

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forest, obtaining a grading or sediment control permit, or developing the Property. Further, Seller represents and warrants that no activities have been undertaken on the Property in violation of the Forest Conservation Law and that if such activities have occurred in violation of the applicable law, that Seller has paid all of the penalties imposed and taken all of the corrective measures requested by M-NCPPC.

- B. **Forest Conservation Easements:** Seller represents and warrants that the Property is is not currently subject to a recorded Category I or Category II Forest Conservation Easement, Management Agreement or an approved Forest Conservation Plan, Tree Save Plan, or any other plan requiring the protection of natural areas, or any other pending obligation binding the owner of the Property under Forest Conservation Law requirements. If the Property is encumbered by any such easement or plan, attach a copy of the plat or recorded document (if available).

21. **AIRPORTS AND HELIPORTS:** The following list of airports and heliports includes those in Montgomery County and the surrounding area that may be within a five-mile radius of the Property. This list was compiled from data provided by the Washington Airports District Office of the Federal Aviation Administration and was current as of 8/1/2018. Buyer should be aware of the fact that most properties in Montgomery County are within five (5) miles of an airport or heliport installation. Refer to the FAA website for a current list: http://www.faa.gov/airports/airport_safety/airportdata_5010.



MONTGOMERY COUNTY

1. **Walter Reed National Medical Center Heliport**, 8901 Rockville Pike, Bethesda, MD 20889
2. **Davis Airport**, 7200 Hawkins Creamery Road, Laytonsville, MD 20879
3. **Dow Jones & Company, Inc.**, 11501 Columbia Pike, Silver Spring, MD 20904
4. **Federal Support Center Heliport**, 5321 Riggs Road, Gaithersburg, MD 20882
5. **Flying M Farms**, 24701 Old Hundred Road, Comus, MD 20842
6. **IBM Corporation Heliport**, 18100 Frederick Avenue, Gaithersburg, MD 20879
7. **Maryland State Police Heliport**, 7915 Montrose Road, Rockville, MD 20854
8. **Montgomery County Airpark**, 7940 Airpark Road, Gaithersburg, MD 20879
9. **Shady Grove Adventist Hospital**, 9901 Medical Center Drive, Rockville, MD 20850

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- 10. **Suburban Hospital**, 8600 Old Georgetown Road, Bethesda, MD 20814
 - 11. **Washington Adventist Hospital**, 7600 Carroll Avenue, Takoma Park, MD 20912
 - 12. **Holy Cross Hospital**, 1500 Forest Glen Road, Silver Spring, MD, 20910
 - 13. **Holy Cross Germantown**, 19801 Observation Drive, Germantown, MD 20876
- PRINCE GEORGE'S COUNTY**
- 14. **Citizens Bank Helipad**, 14401 Sweitzer Lane, Laurel, MD 20707
 - 15. **College Park**, 1909 Cpl Frank Scott Drive, College Park, MD 20740
 - 16. **The Greater Laurel Beltsville Hospital**, 7100 Contee Road, Laurel, MD 20707

FREDERICK COUNTY

- 17. **Faux-Burhams Airport**, 9401 Ball Road, Ijamsville, MD 21754
- 18. **Ijamsville Airport**, 9701 C. Reichs Ford Road, Ijamsville, MD 21754
- 19. **Stol-Crest Airfield**, 3851 Price's Distillery Road, Urbana, MD 21754

CARROLL COUNTY

- 20. **Walters Airport**, 7017 Watersville Road, Mt. Airy, MD 21771

DISTRICT OF COLUMBIA

- 21. **Bolling Air Force Base**, 238 Brookley Avenue, SW, 20032

- 22. **Children's National Medical Center**, 111 Michigan Avenue, NW, 20010
- 23. **Washington Hospital Center**, 110 Irving Street, NW, 20010
- 24. **Georgetown University Hospital**, 3800 Reservoir Road, NW, 20007
- 25. **Metropolitan Police**, Dist. 2, 3320 Idaho Avenue, NW, 20007
- 26. **Metropolitan Police**, Dist. 3, 1620 V Street, NW, 20007
- 27. **Metropolitan Police**, Dist. 5, 1805 Bladensburg Road, NE, 20002
- 28. **National Presbyterian Church**, 4101 Nebraska Avenue, NW, 20016
- 29. **Sibley Memorial Hospital**, 5255 Loughboro Road, NW, 20016
- 30. **Police Harbor Patrol Branch**, Water St, SW, 20024
- 31. **Steuart Office Pad**, Steuart Petroleum Co., 4640 40th Street, NW, 20016
- 32. **Former Washington Post Building**, 1150 15th Street, NW, 20017

VIRGINIA

- 33. **Ronald Reagan Washington National Airport**, Arlington County 20001
- 34. **Leesburg Executive**, 1001 Sycolin Road, Leesburg, 22075
- 35. **Loudoun Hospital Center**, 224 Cornwall, NW, Leesburg, 22075
- 36. **Dulles International Airport**, 1 Saarinen Cir, Dulles, VA 20166

22. **ENERGY EFFICIENCY DISCLOSURE NOTICE:** Before signing a contract for the sale of a single-family home (single-family attached, including condominiums or detached residential building), Sellers of Montgomery County properties must provide Buyers with the following:

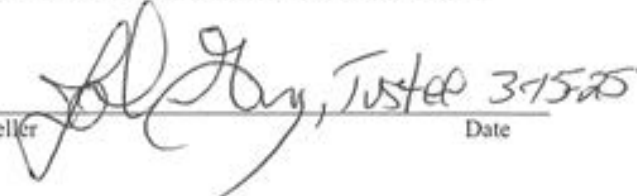
A. **Information Disclosure:** Information about home energy efficiency improvements, including the benefit of conducting a home energy audit. Buyers should visit the following websites for this information:
<https://www.montgomerycountymd.gov/green/Resources/Files/energy/Home-Sales-Disclosure.pdf>

B. **Usage History:** Has the home been owner-occupied for the immediate prior 12 months? Yes No
 If the Property has been owner-occupied for any part of the past 12 months, Seller must provide copies of electric, gas and home heating oil bills **OR** cost and usage history for the single-family home for that time. **Sellers may use GCAAR Utility Cost and Usage History Form** to disclose the utility costs and usage history.

23. **SCHOOL BOUNDARY NOTICE:** The Montgomery County Board of Education periodically reviews and amends school boundaries for each school within the Montgomery County Public Schools (MCPS) system. School boundaries designated for this Property are subject to change and Buyer is advised to verify current school assignments with MCPS.

Buyer's Initials

By signing below, Seller acknowledges he has carefully examined this form, and that the information is complete, accurate, and current to the best of his knowledge at the time of entering into a contract. Buyer agrees he has read this Addendum carefully and understands the information that has been disclosed.

 Seller _____ Date _____	Buyer _____ Date _____
Seller _____ Date _____	Buyer _____ Date _____



MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE

Property Address: 4707 Adrian St, Rockville, MD 20853

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 ____/____ 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.

Seller [Signature] Date 3-15-25 Buyer Date
Seller Date Buyer Date
Seller's Agent Date Buyer's Agent Date

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Lead Paint – Federal Disclosure of Lead-Based Paint and Lead-Based Paint Hazards for SALES
(Required for the SALE of all properties in the U.S. with any existing part built prior to 1978)

PROPERTY ADDRESS: 4707 Adrian St, Rockville, MD 20853

There are parts of the property that still exist that were built prior to 1978 OR No parts of the property were built prior to 1978 OR
 Construction dates are unknown. If any part of the property was constructed prior to 1978 or if construction dates are unknown, this disclosure is required. If the entire property was built in 1978 or later, this disclosure is not required.

LEAD WARNING STATEMENT FOR BUYERS: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. 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 of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE:

(A) Presence of lead-based paint and/or lead-based paint hazard:

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____ OR

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. *Estate Sell*

(B) Records and reports available to the Seller:

Seller has provided Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below): _____ OR

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT:

(Buyer to initial all lines as appropriate)

(C) _____ / _____ Buyer has read the Lead Warning Statement above.

(D) _____ / _____ Buyer has read Paragraph B and acknowledges receipt of copies of any information listed therein, if any.

(E) _____ / _____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home (required).

(F) _____ / _____ Buyer has (check one below):

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

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: *(Agent to initial)*

(G) _____ Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d 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 provided by the signatory is true and accurate.

[Signature]
 Seller _____ Date 3-15-25

Buyer _____ Date _____

Seller _____ Date _____

Buyer _____ Date _____

Agent for Seller, if any _____ Date _____

Agent for Buyer, if any _____ Date _____



**Real Property Estimated Tax
and Other Non-tax Charges
a new owner will pay
in the first full fiscal year of ownership**

ACCOUNT NUMBER:		01338513
PROPERTY:	OWNER NAME	GUY FAMILY TRUST
	ADDRESS	4707 ADRIAN ST ROCKVILLE , MD 20853-0000
	TAX CLASS	38
	REFUSE INFO	Refuse Area: R Refuse Unit:

TAX INFORMATION:			
TAX DESCRIPTION	LY25 PHASE-IN VALUE₁	LY24 RATE₂	ESTIMATED FY25 TAX/CHARGE
STATE PROPERTY TAX	475,800	.1120	\$532.9
COUNTY PROPERTY TAX ₃	475,800	1.0392	\$4,944.51
SOLID WASTE CHARGE ₄		594.5900	\$594.59
WATER QUALITY PROTECT CHG (SF ₄			\$136.5
ESTIMATED TOTAL₆			\$6,208.5

Purchaser' Signature **Date**

Purchaser' Signature **Date**

PLAT No 3900

ST. NO.	BEARING	DISTANCE	CHORD	ANGLE	AREA
1	N 89° 50' 27" W	125.40	125.40	0° 00' 00"	0.00
2	S 89° 50' 27" E	125.40	125.40	90° 00' 00"	0.00
3	N 00° 00' 00" E	125.40	125.40	0° 00' 00"	0.00
4	S 00° 00' 00" W	125.40	125.40	90° 00' 00"	0.00
5	N 89° 50' 27" W	125.40	125.40	0° 00' 00"	0.00
6	S 89° 50' 27" E	125.40	125.40	90° 00' 00"	0.00
7	N 00° 00' 00" E	125.40	125.40	0° 00' 00"	0.00
8	S 00° 00' 00" W	125.40	125.40	90° 00' 00"	0.00
9	N 89° 50' 27" W	125.40	125.40	0° 00' 00"	0.00
10	S 89° 50' 27" E	125.40	125.40	90° 00' 00"	0.00
11	N 00° 00' 00" E	125.40	125.40	0° 00' 00"	0.00
12	S 00° 00' 00" W	125.40	125.40	90° 00' 00"	0.00
13	N 89° 50' 27" W	125.40	125.40	0° 00' 00"	0.00
14	S 89° 50' 27" E	125.40	125.40	90° 00' 00"	0.00
15	N 00° 00' 00" E	125.40	125.40	0° 00' 00"	0.00
16	S 00° 00' 00" W	125.40	125.40	90° 00' 00"	0.00
17	N 89° 50' 27" W	125.40	125.40	0° 00' 00"	0.00
18	S 89° 50' 27" E	125.40	125.40	90° 00' 00"	0.00
19	N 00° 00' 00" E	125.40	125.40	0° 00' 00"	0.00
20	S 00° 00' 00" W	125.40	125.40	90° 00' 00"	0.00
21	N 89° 50' 27" W	125.40	125.40	0° 00' 00"	0.00
22	S 89° 50' 27" E	125.40	125.40	90° 00' 00"	0.00
23	N 00° 00' 00" E	125.40	125.40	0° 00' 00"	0.00
24	S 00° 00' 00" W	125.40	125.40	90° 00' 00"	0.00
25	N 89° 50' 27" W	125.40	125.40	0° 00' 00"	0.00
26	S 89° 50' 27" E	125.40	125.40	90° 00' 00"	0.00
27	N 00° 00' 00" E	125.40	125.40	0° 00' 00"	0.00
28	S 00° 00' 00" W	125.40	125.40	90° 00' 00"	0.00
29	N 89° 50' 27" W	125.40	125.40	0° 00' 00"	0.00
30	S 89° 50' 27" E	125.40	125.40	90° 00' 00"	0.00
31	N 00° 00' 00" E	125.40	125.40	0° 00' 00"	0.00
32	S 00° 00' 00" W	125.40	125.40	90° 00' 00"	0.00
33	N 89° 50' 27" W	125.40	125.40	0° 00' 00"	0.00
34	S 89° 50' 27" E	125.40	125.40	90° 00' 00"	0.00
35	N 00° 00' 00" E	125.40	125.40	0° 00' 00"	0.00
36	S 00° 00' 00" W	125.40	125.40	90° 00' 00"	0.00
37	N 89° 50' 27" W	125.40	125.40	0° 00' 00"	0.00
38	S 89° 50' 27" E	125.40	125.40	90° 00' 00"	0.00
39	N 00° 00' 00" E	125.40	125.40	0° 00' 00"	0.00
40	S 00° 00' 00" W	125.40	125.40	90° 00' 00"	0.00
41	N 89° 50' 27" W	125.40	125.40	0° 00' 00"	0.00
42	S 89° 50' 27" E	125.40	125.40	90° 00' 00"	0.00
43	N 00° 00' 00" E	125.40	125.40	0° 00' 00"	0.00
44	S 00° 00' 00" W	125.40	125.40	90° 00' 00"	0.00
45	N 89° 50' 27" W	125.40	125.40	0° 00' 00"	0.00
46	S 89° 50' 27" E	125.40	125.40	90° 00' 00"	0.00
47	N 00° 00' 00" E	125.40	125.40	0° 00' 00"	0.00
48	S 00° 00' 00" W	125.40	125.40	90° 00' 00"	0.00
49	N 89° 50' 27" W	125.40	125.40	0° 00' 00"	0.00
50	S 89° 50' 27" E	125.40	125.40	90° 00' 00"	0.00
51	N 00° 00' 00" E	125.40	125.40	0° 00' 00"	0.00
52	S 00° 00' 00" W	125.40	125.40	90° 00' 00"	0.00
53	N 89° 50' 27" W	125.40	125.40	0° 00' 00"	0.00
54	S 89° 50' 27" E	125.40	125.40	90° 00' 00"	0.00
55	N 00° 00' 00" E	125.40	125.40	0° 00' 00"	0.00
56	S 00° 00' 00" W	125.40	125.40	90° 00' 00"	0.00
57	N 89° 50' 27" W	125.40	125.40	0° 00' 00"	0.00
58	S 89° 50' 27" E	125.40	125.40	90° 00' 00"	0.00
59	N 00° 00' 00" E	125.40	125.40	0° 00' 00"	0.00
60	S 00° 00' 00" W	125.40	125.40	90° 00' 00"	0.00

OWNER'S DEDICATION

WE, WILLIAM ROBINOWITZ AND STELLA ROBINOWITZ HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.
 DATE: DEC. 8, 1954

Alvin J. Bruck
 WITNESS
William Robnowitz
 WILLIAM ROBINOWITZ
William Gleason
 WITNESS
Stella Robnowitz
 STELLA ROBINOWITZ

WE ASSENT TO THIS PLAN OF SUBDIVISION:
 DATE: DEC. 8, 1954

Alvin J. Bruck
 WITNESS
Luise E. Goebel
 LOUISE E. GOEBEL
Frank M. Conroy
 WITNESS
 FRANK M. CONROY, TRUSTEE
Edward K. Nylene
 WITNESS
 EDWARD K. NYLEN, TRUSTEE

ENGINEER'S CERTIFICATE

WE HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY D.E. FOWLER TO WILLIAM ROBINOWITZ BY DEED DATED JUNE 24, 1953 AND RECORDED IN LIBER 183 AT FOLIO 226, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT IRON PIPES MARKED TRUS * AND STONES MARKED TRUS * ARE IN PLACE WHERE SHOWN.
 DATE: DEC. 7, 1954

MADDOX & HOPKINS

BY: *Robert Hopkins*
 ROBERT HOPKINS
 REGISTERED PROFESSIONAL ENGINEER
 MD. # 1585 (AND LAND SURVEYOR)

FILED
 DEC 21 1954

NOTE: FOR STREET DEDICATION SEE PLAT BOOK 46 - PLAT 3474

BLOCKS 1 & 2 AND PART OF BLOCKS 35 & 6
ROBINDALE
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 100' DECEMBER, 1954

MADDOX & HOPKINS
 CIVIL ENGINEERS
 SILVER SPRING, MD.

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 APPROVED: *William Taylor* *Gene F. Nichol*
 CHAIRMAN SECRETARY TREASURER
 M-N-C-P & P.C. RECORD FILE NO. 74B-56



Purchaser's Signature _____ Date _____

Purchaser's Signature _____ Date _____



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 the 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 this 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 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 brokerage agreement with a different 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

Weichert Realtors _____ act as a Dual Agent for me as the
(Firm Name)

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

John A. Guy, Trustee _____ 03/16/2025 _____
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:

4707 Adrian Street, Rockville, MD 20853-3422
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