

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 1392 Wakefield Valley Road, New Windsor, Maryland, 21776

Legal Description: Lot 6 Stevenson Garden Estates. 5.052 Acres.

NOTICE TO SELLER AND PURCHASER

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

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

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

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

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

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

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

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

How long have you owned the property? 10yrs 5mths

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

Water Supply ☐ Public ☒ Well ☐ Other _____
Sewage Disposal ☐ Public ☒ Septic System approved for 3 (# bedrooms) **Other Type** _____

Garbage Disposal ☐ Yes ☒ No
Dishwasher ☒ Yes ☐ No
Heating ☐ Oil ☐ Natural Gas ☐ Electric ☒ Heat Pump Age 8yrs ... ☐ Other _____
Air Conditioning ☐ Oil ☐ Natural Gas ☐ Electric ☒ Heat Pump Age 8yrs ... ☐ Other _____
Hot Water ☐ Oil ☐ Natural Gas ☒ Electric Capacity 50 gals Age 11 ☐ Other _____



PREPARED WITH SELLERS SHIELD

Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unknown
Comments: <u>Please check addendum for full explanation</u>			
2. Basement: Any leaks or evidence of moisture?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown <input type="checkbox"/> Does Not Apply
Comments: <u>Please check addendum for full explanation</u>			
3. Roof: Any leaks or evidence of moisture?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Type of Roof: <u>Shingles</u> Age <u>12yrs</u>			
Comments: <u>Please check addendum for full explanation</u>			
Is there any existing fire retardant treated plywood?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unknown
Comments: <u>Please check addendum for full explanation</u>			
4. Other Structural Systems, including exterior walls and floors:			
Comments: _____			
Any defects (structural or otherwise)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unknown
Comments: <u>Please check addendum for full explanation</u>			
5. Plumbing system: Is the system in operating condition?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Comments: <u>Please check addendum for full explanation</u>			
6. Heating Systems: Is heat supplied to all finished rooms?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Comments: _____			
Is the system in operating condition?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Comments: _____			
7. Air Conditioning System: Is cooling supplied to all finished rooms?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown <input type="checkbox"/> Does Not Apply
Comments: _____			
Is the system in operating condition?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown <input type="checkbox"/> Does Not Apply
Comments: _____			
8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?			
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	
Comments: <u>Please check addendum for full explanation</u>			
8A. Will the smoke alarms provide an alarm in the event of a power outage? <input checked="" type="radio"/> Yes <input type="radio"/> No			
Are the smoke alarms over 10 years old? <input type="radio"/> Yes <input checked="" type="radio"/> 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? <input checked="" type="radio"/> Yes <input type="radio"/> No			
Comments: _____			
9. Septic Systems: Is the septic system functioning properly?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown <input type="checkbox"/> Does Not Apply
When was the system last pumped? Date <u>November ...</u> <input type="checkbox"/> Unknown			
Comments: _____			
10. Water Supply: Any problem with water supply?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Comments: <u>Please check addendum for full explanation</u>			
Home water treatment system:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Comments: <u>Please check addendum for full explanation</u>			
Fire sprinkler system:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown <input type="checkbox"/> Does Not Apply
Comments: _____			
Are the systems in operating condition?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Comments: _____			
11. Insulation:			
In exterior walls?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
In ceiling/attic?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
In any other areas?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Where? _____
Comments: _____			
12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?			
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	
Comments: _____			
Are gutters and downspouts in good repair?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Comments: <u>Please check addendum for full explanation</u>			



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

Comments: Please check addendum for full explanation

Any treatments or repairs? ☐ Yes ☐ No ☒ Unknown

Any warranties? ☐ Yes ☐ No ☒ Unknown

Comments: Please check addendum for full explanation

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property?

☐ Yes ☒ No ☐ Unknown

If yes, specify below

Comments: _____

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

☐ Yes ☒ No ☐ Unknown

Comments: Please check addendum for full explanation

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property?

☐ Yes ☐ No ☒ Unknown

If yes, specify below

Comments: _____

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

Comments: Please check addendum for full explanation

17. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District?

☐ Yes ☒ No ☐ Unknown If yes, specify below

Comments: _____

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

☐ Yes ☒ No ☐ Unknown If yes, specify below

Comments: _____

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

☐ Yes ☐ No ☒ Unknown

Comments: _____

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

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

Seller(s) Ralph Lydick Date 2025-06-08

Seller(s) Jo D Lydick Date 2025-06-08

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:

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 - (i) the purchaser; or
 - (ii) an occupant of the real property, including a tenant or invitee of the purchaser.

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

Seller _____

Date _____

Seller _____

Date _____

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

Purchaser _____

Date _____

Purchaser _____

Date _____



1392 Wakefield Valley Road, New Windsor, Maryland, 21776

Maryland Residential Property Disclosure Statement Addendum

Question #1 Comments: None evident.

Question #2 Comments: None evident.

Question #3 Comments: Small leak above middle bedroom in Oct 2024. Repaired. No further issues.

"Fire retardant treated plywood" Comments: Unknown.

"Other structural systems" Comments: None evident.

Question #5 Comments: Well Pressure tank replaced in March 2025. No issues with plumbing.

Question #8 Comments: None known.

Question #10 Comments: Well pressure tank replaced in March 2025. No issues.

"Home water treatment system" Comments: Water softener installed around 2016. Whole house water filter installed in March 2025.

"Gutters and downspouts" Comments: All gutters and downspouts replaced with Leaf Guard gutters and downspouts. Virtually maintenance free.

Question #13 Comments: Terminix Pest protection plan. Quarterly service. Last service May 2025. No wood destroying insects. Reports available upon request.

Wood Destroying Insects Comments: Terminix deploys preventative treatment for Wood destroying insects (termites) as part of my service plan. No wood destroying insects present.

Question #15 Comments: Property does not rely on combustion fossil fuels. So this is not applicable.

"Permits", Comments (optional): Unknown if permits were pulled for any improvements prior to my ownership.
Permits were pulled for Indoor Riding Arena and Generator.

Seller *Ralph Lydick*

Seller Jo D Lydick

Date 06-08-2025

Date 06-08-2025