



New Home Addendum

(For use with GCAAR Sales Contract and MR Residential Contract of Sale)

The Contract of Sale dated _____, Address 10104 Thornwood Road
 City Kensington, State MD Zip 20895
 Lot: 18 Block/Square: 10 Subdivision: _____
 between Seller Douglas Construction Group, LLC. and
 Buyer _____ is
 hereby amended by the incorporation of the following paragraphs, which shall supersede any provisions to the contrary in the Contract.

WHEREAS, the said Contract form is used primarily for resale transactions; and
WHEREAS, the Property is to be constructed, currently under construction, or newly completed; and
WHEREAS, if Seller is in the business of building and/or selling new dwellings, Seller's business address is disclosed herein: 8429 Fox Run, Potomac, MD 20854.

NOW, THEREFORE, notwithstanding anything to the contrary in said contract, in consideration of the mutual covenants and conditions herein contained, and intending to be legally bound, the Parties hereto agree as follows:

- 1. RESALE PROVISIONS DELETED:** The following provisions are hereby deleted from the Contract: Paragraph 6 (Settlement); Paragraph 7 (Property Maintenance and Condition); Paragraph 8 (Access to Property); and Paragraph 12 (Wood-Destroying Insect Inspection).
- 2. BUYER ACKNOWLEDGEMENT:** Buyer acknowledges that there are a number of legal issues/requirements a purchaser of newly constructed property should be aware of, including but not limited to: building/construction code, licensure requirements for builders and/or contractors, permitting processes and regulations, and applicable zoning restrictions and requirements. Buyer is advised to consult the appropriate governmental office for the jurisdiction(s) in which the property is located and/or obtain legal counsel regarding such matters.
- 3. UNSOLD UNIT AND PROMOTIONAL DISPLAYS:** In the event that Property is part of a new homes' subdivision and until such time as all of the dwelling units in subdivision are sold, Seller and/or Seller's representatives reserve the right to make use of unsold dwelling units, the common elements, street, and the main entrance of the subdivision as is necessary for its sale and construction program. Buyer recognizes and acknowledges that in order to accomplish Seller's construction program, trucks, construction equipment, personnel, noise, and other inconveniences attendant thereto may be present. Buyer agrees not to obstruct or impede any such construction or sales activities. Such use by Seller, however, shall not unreasonably interfere with Buyer's use of the Property.

It is agreed that all furniture, personal property, furnishings, wallpaper, shrubbery, fences, landscaping, patios, and recreational facilities exhibited in the model houses and model house area are for exhibition purposes only and are not included in the Sales Price unless otherwise expressly provided herein.

- 4. DEPOSIT:** In the event Seller is holding the Deposit(s), Seller shall:

Washington, DC (only)

In accordance with DC Official Code §42-1904.09, deposit or hold the Deposit(s) in a separate interest-bearing account within a federally insured financial institution. Seller will also obtain and maintain a corporate surety bond or obtain and maintain an irrevocable letter of credit issued by a financial institution insured by the federal government.

Maryland (only)

In accordance with the provisions of Title 10 of the Real Property Article of the Annotated Code of Maryland:

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- A. Deposit or hold the Deposit(s) in an escrow account segregated from all other Seller funds to assure the return of the Deposit to Buyer in the event Buyer becomes entitled to such return; or
 - B. Obtain and maintain a corporate surety bond in accordance with §10-302 and conditioned on the return of the Buyer's Deposit in the event Buyer becomes entitled to such return; or
 - C. Obtain and maintain an irrevocable letter of credit issued by a Maryland bank in accordance with §10-303.
5. **CONSTRUCTION AND SETTLEMENT:** Seller shall contract and/or install all improvements in conformance with the drawings, specifications, options, and plans subject to the options and/or changes selected and paid for by Buyer, which are attached hereto and incorporated herein (collectively, the "Project").

Seller shall begin OR began construction of Project on or about _____. Project shall be substantially completed on or about _____ and Seller shall promptly Deliver Notice to Buyer that Project is substantially completed. Project shall be construed to have been substantially completed on the Date Property has passed final governmental inspection, if required, a certificate of occupancy and/or final inspection certificate has been issued, if required, and the Property is fit for habitation and functional for ordinary dwelling use. "Completion Date" is the Date on which Seller Delivers Notice to Buyer that Project is substantially completed.

- A. **Settlement:** Seller and Buyer will perform in accordance with the terms of this Contract ("Settlement") on a mutually agreed date no later than fifteen (15) Days after Completion Date ("Settlement Date"). Buyer selects _____ ("Settlement Agent") to conduct the Settlement. Buyer agrees to contact the Settlement Agent within 10 Days after the Date of Ratification to place a title order.
- B. Buyer acknowledges that delays caused by events beyond Seller's control such as work stoppages, weather, unavailability of labor and materials, acts of God, delays of municipal approvals and permits, and other unanticipated events are not included in calculating above time estimates. Such delays do not constitute Seller Default and Seller shall not be liable to Buyer for any damages whatsoever by reason of such delays.
- C. If at Seller's sole discretion, items such as landscaping, exterior concrete, driveways, final grading, sod or seeding, and exterior painting cannot be completed by reason of weather conditions, Seller shall still have the right to Deliver Notice of Completion Date. Seller agrees that such uncompleted items shall be completed in the reasonable course of business as weather conditions permit. Buyer agrees to cooperate and shall give Seller and Seller's agents and contractors' adequate access to Property to enable them to complete such work. Buyer acknowledges that Seller is not responsible for lawn care and Seller's obligation to complete seeding or sodding shall be deemed satisfied once the installation of those materials has been completed.
- D. Notwithstanding the foregoing, if for any reason the Project is not substantially completed within 365 Days from the Date of Ratification, the Buyer in Buyer's sole discretion, may Deliver Notice at any time thereafter that Contract is Void. If Seller, in Seller's sole discretion, determines Project cannot be substantially completed within 365 Days from the Date of Ratification, due to matters beyond Seller's control as described in this paragraph, Seller shall have the right to declare this Contract null and void.

SELLER RIGHT TO MAKE CHANGES: Seller reserves the right to make such changes or substitutions in construction, materials and equipment, and to revise any plans, as Seller deems necessary due to the unavailability of certain materials or equipment, peculiar engineering, construction and/or permit inspection requirements, or topography of the premises. Any changes and/or substitutions made shall be in substantial conformance with the Project. Seller shall obtain Buyer's written approval for substitution of design finishes or materials (such as hardware, countertops, flooring, doors, specialized siding, and all windows) which are substantially similar in quality, duration, warranty, and appearance to any unavailable design finishes or materials specified in the plans for the Project, which approval shall not be unreasonably withheld, conditioned, or delayed by Buyer.

The location of driveways, walkways and patios, grading, planting and landscaping, including the disposition of existing trees and the control of waterflow, the inclusion or exclusion of retaining walls, septic fields, and other site details are subject to change at the absolute discretion of the Seller depending upon site or job conditions encountered and/or permit requirements.

7. **STANDARD SELECTIONS AND OPTION EXTRAS:** Buyer may select options and/or upgrades for the Project, provided, however, that:
- A. Option selections and allowances must be submitted in writing and delivered within 3 Days from the Date Seller provides Notice to Buyer to select said options. Seller shall give Buyer Notice of costs of Buyer's selected options/upgrades as soon as practicable. Buyer shall have 5 Business Days after receipt of cost information to advise Seller in writing as to options desired. Buyer and Seller shall negotiate a mutually acceptable written addendum detailing the choice and cost of the options/upgrades ("Options Addendum"). Seller and Buyer may mutually agree to extend any timeframe needed to ratify the Options Addendum, however in the event Buyer does not make selections within the required timeframe, Seller reserves the right to complete Project using Seller's standard selections.
 - B. Buyer shall Deliver to Escrow Agent \$ _____ OR One Hundred percent (100 %) of the cost of any agreed upon options/upgrades by certified funds within 3 Business Days of Ratification of any Options Addendum. This payment and any future payments for options ("Options Payments") are nonrefundable. The balance of such costs shall be due and payable at Settlement. The Escrow Agent shall be authorized, when requested to do so in writing by Seller, to release any Options Payments to Seller. The parties may mutually agree to increase Sales Price to incorporate the actual cost of any Options Addendum. In such case, the monies advanced to Seller prior to Settlement shall be credited to Buyer at Settlement.
 - C. Buyer is not permitted to select any standard option if Project has proceeded beyond the stage where the option is available in the normal course of Seller's standard construction practices.
 - D. Once Buyer has selected options and/or made decorating and color selections, no further alterations, changes, or additions shall be made in the Project, unless approved by Seller in writing and a nonrefundable change order fee of \$ 20% is paid by Buyer.
8. **WARRANTIES:** Seller warrants the new home against defects in workmanship and materials, with coverage in accordance with local laws. Except as otherwise provided by law, or as agreed to herein, Seller makes no warranty as to items not of Seller's manufacture, including, but not limited to any water heater, refrigerator, range, dishwasher and other appliances, equipment or "consumer products", as defined by the Federal Trade Commission; Seller agrees to provide Buyer the manufacturers' warranties, if any, without recourse.

Washington, DC (only)

District of Columbia law does not require builders to provide any express written warranty. If Seller is providing a New Home Warranty, a sample of said Warranty is attached, and the original of same shall be delivered to Buyer at settlement.

Seller is is not (check one) providing a New Home Warranty to Buyer.

Montgomery County, Maryland (only)

Montgomery County law requires new home builders or sellers to inform Buyer in writing whether any bond, insurance, or other financial security is responsible for or guarantees builder's performance under required warranty described herein and to provide proof of any such bond, insurance, or security to Buyer upon request.

- A. **Notice to Buyer:** Montgomery County law does not require a builder to furnish any bond, insurance, or other financial security to guarantee the builder's performance of its warranty obligations. If builder promises any other bond, insurance, or security to guarantee the performance of its warranty obligations, that bond insurance or security must be listed here:

BUYER ACKNOWLEDGES THAT BUYER HAS READ AND UNDERSTANDS THE IMMEDIATELY PRECEDING NOTICE.

BUYER	Date	BUYER	Date
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- B. Required Warranty:** A builder is required to give a written warranty that provides coverage, at least, consistent with the parameters established by Section 31C of the Montgomery County Code. A sample of said warranty, the provisions of which are made a part of this Contract, is attached hereto, and the original of same shall be delivered to Buyer at Settlement.
- C. Exempt Localities:** The following localities have opted out of the Section 31C County requirement and, as such, follow the State Regulations (Real Property Article §10-601 - 610, MD Code Annotated): Chevy Chase Village, Town of Chevy Chase, Town of Garrett Park, Town of Poolesville, and the Town of Washington Grove. These state laws require a builder/seller to disclose to Buyer whether or not the builder participates in a qualified New Home Warranty Security Plan.

Choose One of the Following as Applicable for Exempt Localities:

- 1) Builder participates in a New Home Warranty Security Plan and will provide Buyer with a New Home Warranty which meets the requirements of Maryland law (GCAAR Form #1603 is attached hereto and made a part hereof).
- 2) Builder participates in a New Home Warranty Security Plan and will NOT provide Buyer with a New Home Warranty but has offered to the Buyer, at the Buyer's option and expense, the opportunity to obtain a New Home Warranty (GCAAR Form #1603A is attached hereto and made a part hereof).
- 3) Builder does NOT participate in a New Home Warranty Security Plan. (GCAAR Form #1604 is attached hereto and made a part hereof).

9. ACCESS TO PROPERTY: In order to comply with insurance requirements and to assure the safety of Buyer and Seller's personnel, BUYER WILL NOT HAVE ACCESS OR ENTRY TO PROPERTY DURING CONSTRUCTION NOR MAY BUYER STORE ANY PERSONAL PROPERTY IN OR ABOUT PROPERTY PRIOR TO SETTLEMENT DATE without the express written authorization of Seller and/or as provided for in the INSPECTIONS paragraph of this Addendum. Should Buyer enter Property at any time prior to Settlement Date, Buyer acknowledges that Buyer is doing so at Buyer's own risk and agrees to indemnify and hold Seller harmless from and against any and all claims for damage(s) to Buyer's person or property and to the person or property of Buyer's guests or invitees. Seller will provide Broker, inspectors representing Buyer, and representatives of lending institutions for appraisal purposes reasonable access to Property to comply with Contract.

10. INSPECTIONS: Montgomery County law guarantees Buyer the right to inspect Property not less than 24 hours, nor more than 72 hours before Settlement, unless the parties agree otherwise.

A. Progress Inspections: After each benchmark, defined below, Buyer and/or Buyer's representative shall have the right to conduct progress inspections of the Property. Seller shall Deliver Notice to Buyer of each benchmark no less than 5 Days in advance of completion of said benchmark. **(CHECK ALL THAT APPLY):**

- After foundation cure and waterproofing but prior to backfilling.
- After rough-ins for electrical and plumbing and prior to close-in.
- Pre-Completion Date Walk-through Inspection
- Other:

Within 2 Days of progress inspection, Buyer shall Deliver Notice to Seller of any discrepancy with the plans for the Project. Seller shall provide Buyer with written assurance that discrepancy has been cured prior to Completion Date.

B. Final Inspection: Buyer and/or Buyer's representative shall have the right to make a final inspection within 3 Days prior to Settlement. Seller and/or Seller's authorized representative (collectively "Seller") may attend final inspection. Buyer and Seller shall make a written list of items not yet completed or not in compliance with construction standards per the quality and level of workmanship as is generally acceptable in the Washington DC Metropolitan area (the "Punchlist"). Seller shall execute the Punchlist, which shall serve as Buyer's assurance that Seller will complete all noted items as soon as may be reasonably practicable before Settlement.

In the event that any such items are not completed prior to Settlement, Seller agrees to complete all remaining items on Punchlist in a reasonable timeframe following Settlement and as promptly as weather and workload permit and Buyer agrees to provide Seller access to Property to enable this work. Seller shall not be required to escrow any funds at the time of Settlement for Punchlist items. The provisions of this Paragraph shall survive Settlement.

11. **PROPERTY TAX CREDITS:** Real property tax credits may be available to Buyer for the cost of installing certain features in the Property. Such tax credits may include, but are not limited to, installation of energy-efficient options and/or accessibility features. Buyer is advised to research local codes for potential credits on improvements.

Montgomery County, Maryland (only)

Montgomery County Code § 52-106 - 107 defines the types of improvements for which tax credits are available to the Buyer for the cost of installing accessibility features and standards. These improvements may include, but are not limited to ramps, wider doorway openings, grab bars, and maneuvering space. The following improvements are available:

Type of Improvement	General Cost Estimate
_____	_____
_____	_____
_____	_____

12. **ORAL STATEMENTS OR PROMISES:** Oral statements or promises often cause serious disputes between Sellers and Buyers of new homes. This section of the Contract attempts to alleviate potential problems. Unless oral statements or promises are included in this Contract, they may not be enforceable under law. By including the terms below, Buyer and Seller are making them a part of this Contract. THIS SECTION SHOULD NOT BE LEFT BLANK IF YOU ARE RELYING ON ANY ORAL STATEMENTS OR PROMISES.

The following oral statements or promises have been made by Seller, Seller's agent, or Buyer. Performance of each of these statements or promises is incorporated into each party's obligation to fully perform the terms of this Contract:

If the above section is left blank, the parties agree that this shall mean that no oral promises or statements have been relied upon in connection with this Contract.

13. **ATTACHMENTS:** The following Schedules are attached hereto and are made a part of this contract:

- New Home Warranty Disclosures and Warranty (as provided in Paragraph 8)
- Site Plan
- Floor Plan
- Standard Features
- Schedule A - Specifications
- Schedule B - Options Addendum
- Other _____
- Other _____

DocuSigned by: Douglas Monsein 6/10/2024

Seller BD7EE8304043B... Date _____ Buyer _____ Date _____

Douglas Construction Group, LLC.

Seller _____ Date _____ Buyer _____ Date _____



New Home Warranty Disclosure Addendum for Maryland
(Required for use with Form #1602 when a builder does NOT participate in a new home warranty security plan)

The Contract of Sale dated _____ Address 10104 Thornwood Road
Unit # _____, City Kensington, State MD Zip: 20895 between
Seller Douglas Construction Group, LLC. and
Buyer _____ is hereby
amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in this Contract.

Builder DOES NOT PARTICIPATE in a new home warranty security plan. Maryland law requires a builder who does not participate in a new home warranty security plan to make the following disclosure as part of the Contract of Sale:

1. Builders of new homes in the State of Maryland are required to be registered with the Consumer Protection Division of the Office of the Attorney General.
2. Without a new home warranty or other express warranties, Buyer(s) may be afforded only certain limited implied warranties as are provided by law; and
3. The builder is making no representations or warranties as to whether there is any hazardous or regulated material on the site of the new home.

The Buyer has the right to change the Buyer's mind and to rescind this Contract. If Buyer decides to rescind, Buyer must notify the builder and/or Seller in writing, within five (5) working days from the Date of Ratification. Upon rescission, the owner shall be entitled to a refund of any money paid to the builder and/or Seller for the Property.

By signing this Addendum, the Buyer acknowledges that the builder does not participate in a new home warranty security plan and that the Buyer has read and understood the above disclosure.

DocuSigned by: <u>Douglas Monsein</u>	<u>6/10/2024</u>	_____	_____
Seller	Date	Buyer	Date
<u>Douglas Construction Group, LLC.</u>			

_____	_____	_____	_____
Seller	Date	Buyer	Date

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Inclusions/Exclusions Disclosure and Addendum

(Required for use with GCAAR Listing Agreement & Sales Contract)

PROPERTY ADDRESS: 10104 Thornwood Road, Kensington, MD 20895

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 system (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 is 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

ELECTRONICS

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

RECREATION

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

LIVING AREAS

- Fireplace Screen/Door
- Gas Log
- Ceiling Fans
- Window Fans
- Window Treatments

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)

LAUNDRY

- Washer
- Dryer

WATER/HVAC

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

THE FOLLOWING ITEMS WILL BE REMOVED AND NOT REPLACED: _____

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. 6/10/2024

Douglas Monsein

Seller Douglas Construction Group, LLC. Date _____ Seller _____ Date _____

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

The Contract of Sale dated _____ between Seller Douglas Construction Group, LLC. and Buyer _____ for the Property referenced above is hereby amended by the incorporation of this Addendum.

Seller (sign only after Buyer) _____ Date _____ Buyer _____ Date _____
Douglas Construction Group, LLC.

Seller (sign only after Buyer) _____ Date _____ Buyer _____ 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 10104 Thornwood Road
 City Kensington State MD Zip 20895 between
 Seller Douglas Construction Group, LLC. 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.dat.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: New Construction.
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

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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: _____.

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://permittingervices.montgomerycountymd.gov/DPS/general/Home.aspx>. For well and/or septic field locations, visit <http://permittingervices.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)** _____.

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- 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
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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): N/A.

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
 If yes, EITHER the Buyer agrees to assume the future obligations and pay future annual assessments in the amount of \$ **Approx \$789/yr 30yr**, 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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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://sdat.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/FCE/> 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? Yes No.

Is the Property located in an area designated as an historic district in that plan? Yes No.

Is the Property listed as an historic resource on the County location atlas of historic sites? Yes 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. **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.**

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

- | | |
|---|--|
| <ol style="list-style-type: none"> 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 | <ol style="list-style-type: none"> 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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STATE OF MARYLAND
REAL ESTATE COMMISSION

Understanding Whom Real Estate Agents Represent

THIS NOTICE IS NOT A CONTRACT

In this form "seller" includes "landlord"; "buyer" includes "tenant"; and "purchase" or "sale" includes "lease"

Agents Who Represent the Seller

Seller's Agent: A seller's agent works for the real estate company that lists and markets the property for the sellers and exclusively represents the sellers. A Seller's agent may assist the buyer in purchasing the property, but his or her duty of loyalty is only to the sellers.

Subagent: A Subagent means a licensed real estate broker, licensed associate real estate broker, or licensed real estate salesperson who is not affiliated with or acting as the listing real estate broker for a property, is not a buyer's agent, has an agency relationship with the seller, and assists a prospective buyer in the acquisition of real estate for sale in a non-agency capacity. The subagent works for a real estate company different from the company for which the seller's agent works. The subagent can assist a buyer in purchasing a property, but his or her duty of loyalty is only to the seller.

If you are viewing a property and you have not signed a Brokerage Agreement, that agent represents the seller

Agents Who Represent the Buyer

Buyer's Agent: A buyer may enter into a written contract with a real estate broker which provides that the broker will represent the buyer in locating a property to buy. The agent from that broker's company is then known as the buyer's agent. The buyer's agent assists the buyer in evaluating properties and preparing offers and developing negotiation strategies and works in the best interest of the buyer. The agent's fee is paid according to the written agreement between the broker and the buyer. If you as a buyer wish to have an agent represent you, you must enter into a written buyer agency agreement.

Dual Agents

The possibility of **dual agency** arises when the buyer's agent and the seller's agent both work for the same real estate company, and the buyer is interested in property listed by that company. The real estate broker or the broker's designee, is called the "dual agent." Dual agents do not act exclusively in the interests of either the seller or buyer, and therefore cannot give undivided loyalty to either party. There may be a conflict of interest because the interests of the seller and buyer may be different or adverse.

If both seller and buyer agree to dual agency by signing a Consent For Dual Agency form, the "dual agent" (the broker or the broker's designee) shall assign one agent to represent the seller (the seller's "intra-company agent") and another agent 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 strategies.

If either party does not agree to dual agency, the real estate company must withdraw the brokerage agreement for that particular property with either the buyer or seller, or both. If the seller's agreement is terminated, the seller must then either represent him or herself or arrange to be represented by an agent from another real estate broker/company. If the brokerage agreement is terminated, the buyer may choose to enter into a written buyer brokerage agreement with a different broker/company. Alternatively, the buyer may choose not to be represented but simply to receive assistance from the seller's agent, from another agent in that company, or from a subagent from another company.

No matter what type of agent you choose to work with, you have the following rights and responsibilities in selling or buying property:

>Real estate agents are obligated by law to treat all parties to a real estate transaction honestly and fairly. They must exercise reasonable care and diligence and maintain the confidentiality of clients. They must not discriminate in the offering of properties; they must promptly present each written offer or counteroffer to the other party; and they must answer questions truthfully.

>Real estate agents must disclose all material facts that they know or should know relating to a property. An agent's duty to maintain confidentiality does not apply to the disclosure of material facts about a property.

>All agreements with real estate brokers and agents must be in writing and explain the duties and obligations of both the broker and the agent. The agreement must explain how the broker and agent will be paid and any fee-sharing agreements with other brokers.

>You have the responsibility to protect your own interests. **You should carefully read all agreements** to make sure they accurately reflect your understanding. A real estate licensee is qualified to advise you on real estate matters only. If you need legal or tax advice, it is your responsibility to consult a licensed attorney or accountant.

Any complaints about a real estate licensee may be filed with the Real Estate Commission at 500 North Calvert Street, Baltimore, MD 21202. (410) 230-6205

We, the Sellers/Landlord Buyers/Tenants acknowledge receipt of a copy of this disclosure and that RE/MAX Realty Services (firm name) and Jeremy Lichtenstein (salesperson) are working as:

(You may check more than one box but not more than two)

- seller/landlord's agent
- subagent of the Seller
- buyer's/tenant's agent

DocuSigned by:
Douglas Monsein 6/10/2024
Signature (Date)

Signature (Date)

Douglas Construction Group, LLC.

I certify that on this date I made the required agency disclosure to the individuals identified below and they were **unable or unwilling** to acknowledge receipt of a copy of this disclosure statement

Name of Individual to whom disclosure made

Name of Individual to whom disclosure made

Agent'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 broker's designee, acting as a dual agent does not exclusively represent either the seller or buyer; there may be a conflict of interest because the interests of the seller and buyer may be different or adverse. As a dual agent, the real estate broker does not owe undivided loyalty to either the seller or buyer.

Before the buyer and seller can proceed to be represented by a broker acting as a dual agent, they must both sign Consent for Dual Agency. If the buyer has previously signed Consent for Dual Agency, the buyer must **affirm** the buyer's consent for the purchase of a particular property before an offer to purchase is presented to the seller. If the seller has previously signed Consent for Dual Agency, the seller must **affirm** the seller's consent for the sale of the property to a particular buyer before accepting an offer to purchase the property. The **affirmation** is contained on Page 2 of this form.

Your Choices Concerning Dual Agency

In a possible dual agency situation, the buyer and seller have the following options:

1. **Consent in writing to dual agency.** If all parties consent in writing, the real estate broker or the broker's designee (the "dual agent") shall assign one real estate agent affiliated with the broker to represent the seller (the seller's "intra-company agent") and another agent affiliated with the broker to represent the buyer (the buyer's "intra-company agent"). Intra-company agents are required to provide the same services to their clients that agents provide in transactions not involving dual agency, including advising their clients as to price and negotiation strategy.
2. **Refuse to consent to dual agency. If either party refuses to consent in writing to dual agency,** the real estate broker must terminate the brokerage relationship for that particular property with the buyer, the seller, or both. If the seller terminates the brokerage agreement, the seller must then either represent him or herself or arrange to be represented by another real estate company. If the buyer terminates the brokerage agreement, the buyer may choose not to be represented but simply to receive assistance from the seller's agent, from another agent in that company, or from a subagent from another company. Alternatively, the buyer may choose to enter into a written buyer agency agreement with a different broker/company.

Duties of a Dual Agent and Intra-Company Agent

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

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

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

How Dual Agents Are Paid

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

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

Consent for Dual Agency

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

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

10104 Thornwood Road

Seller in the sale of the property at: **Kensington, MD 20895**

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

<u>Douglas Monsein</u>	<u>6/10/2024</u>		
Signature	Date	Signature	Date

Douglas Construction Group, LLC.

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

10104 Thornwood Road, Kensington, MD 20895

Property Address

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

Name(s) of Buyer(s)

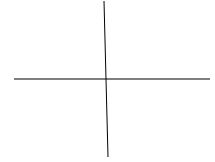
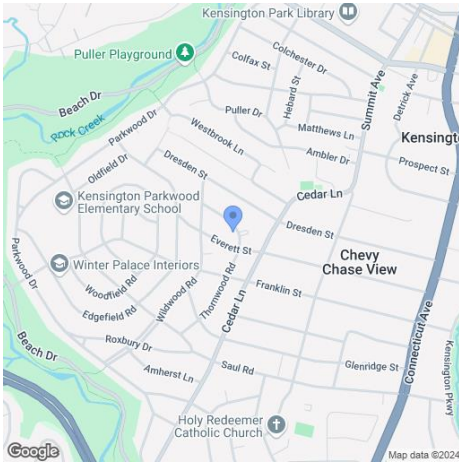
Signature	Date	Signature	Date
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Client 360

10104 Thornwood Rd, Kensington, MD 20895-4111

Unincorporated

Tax ID 161301139977



Summary Information

Owner:	Douglas Construction Group Llc	Property Class:	Residential
Owner Address:	10104 Thornwood Rd	Annual Tax:	\$8,882
Owner City State:	Kensington Md	Record Date:	06/14/24
Owner Zip+4:	20895-4111	Sale Amount:	\$800,000
Owner Occupied:	Yes	Book:	68097
		Page:	490
		Tax Record Updated:	10/01/24

Geographic Information

County:	Montgomery, MD	Lot:	18
Municipality:	Unincorporated	Qual Code:	Average
High Sch Dist:	Montgomery County Public Schools	Sub District:	0
Tax ID:	161301139977	Legal Subdivision:	PARKWOOD
Tax Map:	HP22		
Tax ID Alt:	1301139977		
Block:	10		
Tax Act Num:	01139977		
City Council Dist:	13		

Assessment & Tax Information

Tax Year:	2024	Annual Tax:	\$8,882	Taxable Total Asmt:	\$714,000
County Tax:	\$8,220	Taxable Land Asmt:	\$365,200	Special Tax:	\$68
Asmt As Of:	2024	Taxable Bldg Asmt:	\$348,800	Refuse Fee:	\$478
		State/County Tax:	\$8,220		
				Class Code:	38

Lot Characteristics

SQFT:	7,055	Zoning:	R60
Acres:	0.1620	Zoning Desc:	Residential, One-Family

Building Characteristics

Total SQFT:	2,076	Full Baths:	2	Basement Type:	Yes (Type Unknown)
Residential Type:	Standard Unit	Total Baths:	2.0	Sewer:	Public
Residential Design:	1 Story	Other Rooms:	Basement Room	Year Built:	1950
Stories:	1.00	Exterior:	Brick	Total Below Grade SQFT:	936
Total Units:	1	Stories Desc:	1		
Abv Grd Fin SQFT:	1,140	Basement Desc:	Finished		
Below Grade Fin SQFT:	700	Roof:	Shingle - Composite		
Below Grade Unfin SQFT:	236	Patio/Deck SQFT:	300		
Model:	Standard Unit	Heat Delivery:	Hot/Warm Air		
Fireplace Total:		Property Class:	R		
Porch/Deck:	Patio	Code:			
Patio Deck Type:	Concrete Patio				
Cooling:	Combined System				
Bldg Condition:	Average				
Sec 1 Construction:	Concrete	Sec 1 Area:	300	Sec 1 Story Type:	

Sec 1 Description: Concrete Patio
Sec 2 Construction:
Sec 2 Description: 1 Story No
Basement
Sec 3 Construction:
Sec 3 Description: 1 Story with
Basement

Sec 1 Dimensions:
Sec 2 Area: 204
Sec 2 Dimensions:
Sec 3 Area: 936
Sec 3 Dimensions:

Sec 1 Type:
Sec 2 Story Type: 1
Sec 2 Type:
Sec 3 Story Type: 1B
Sec 3 Type:

Codes & Descriptions

Land Use: R Residential
County Legal Desc: PARKWOOD

Use Type: 1 Story With Basement

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

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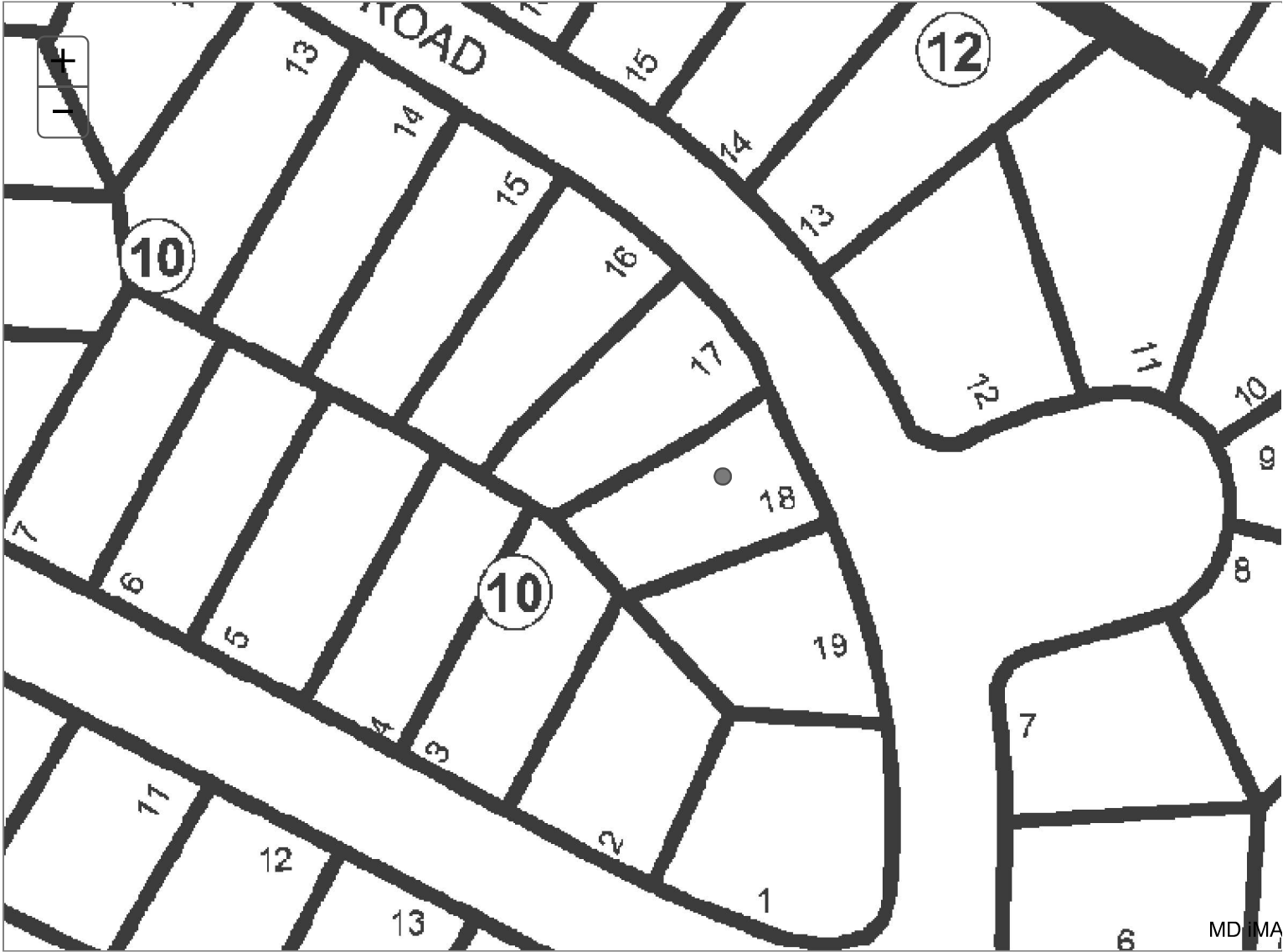
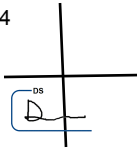


	A	B
1	WORKSHEET FOR PROPERTY TAX CALCULATIONS	
2	10104 Thornwood Road	
3		
4		
5		
6	IMPORTANT NOTE TO USERS: Start entering numbers in the first shaded box below	
7	(the phase-in value). Enter numbers in shaded area only. The spreadsheet will do the calculations.	
8		
9	PIV = phase in value	
10	SDAT = State (Maryland) Department of Assessments and Taxation	
11		
12		
13	Assume new owner buys home in FY2022.	
14	How much would the bill be in FY2023 for taxes and non-tax charges?	
15	Assume FY22 tax rates, FY22 amounts for other charges, and no credits.	
16		
17	THE FY2024 BILL FOR TAXES AND NON-TAX CHARGES IS ESTIMATED AS FOLLOWS:	
18	FY2024 phase-in value if available, otherwise use the FY2023 PIV, from SDAT	1,899,000
19	If you use the FY2023 PIV, you must update this calculation in January 2024, as soon as SDAT	
20	specifies the FY2024 PIV.	
21		
22	FY2023 tax rates, from County tax bill:	
23	State property tax rate	0.112
24	County property tax rate	1.039
25	Municipal tax rate, if any	
26	Total tax rate	1.151
27		
28	FY2024 total tax = PIV times Total tax rate divided by 100	21,861
29	Plus non-tax charges if any, from FY2023 tax bill:	
30	Solid waste	595
31	Bay Restoration Fund	
32	Water Quality Protection Fund	68
33	WSSC Connection Fee	789
34	WSSC Front Foot Benefit	
35	Rockville Refuse Charge	
36	Other - Rockville Storm Water Mgmt Fee	
37	FY2024 estimated bill for taxes and non-tax charges	23,313
38		
39	You must update this calculation every July 1, because the tax rates and PIV may change,	
40	and probably will.	

Montgomery County

New Search (<https://sdat.dat.maryland.gov/RealProperty>)

District: **13** Account Number: **01139977**



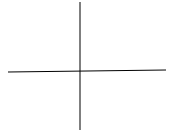
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

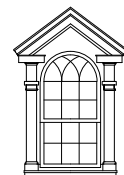
10104 THORNWOOD ROAD
KENSINGTON, MD 20895



FRONT ELEVATION

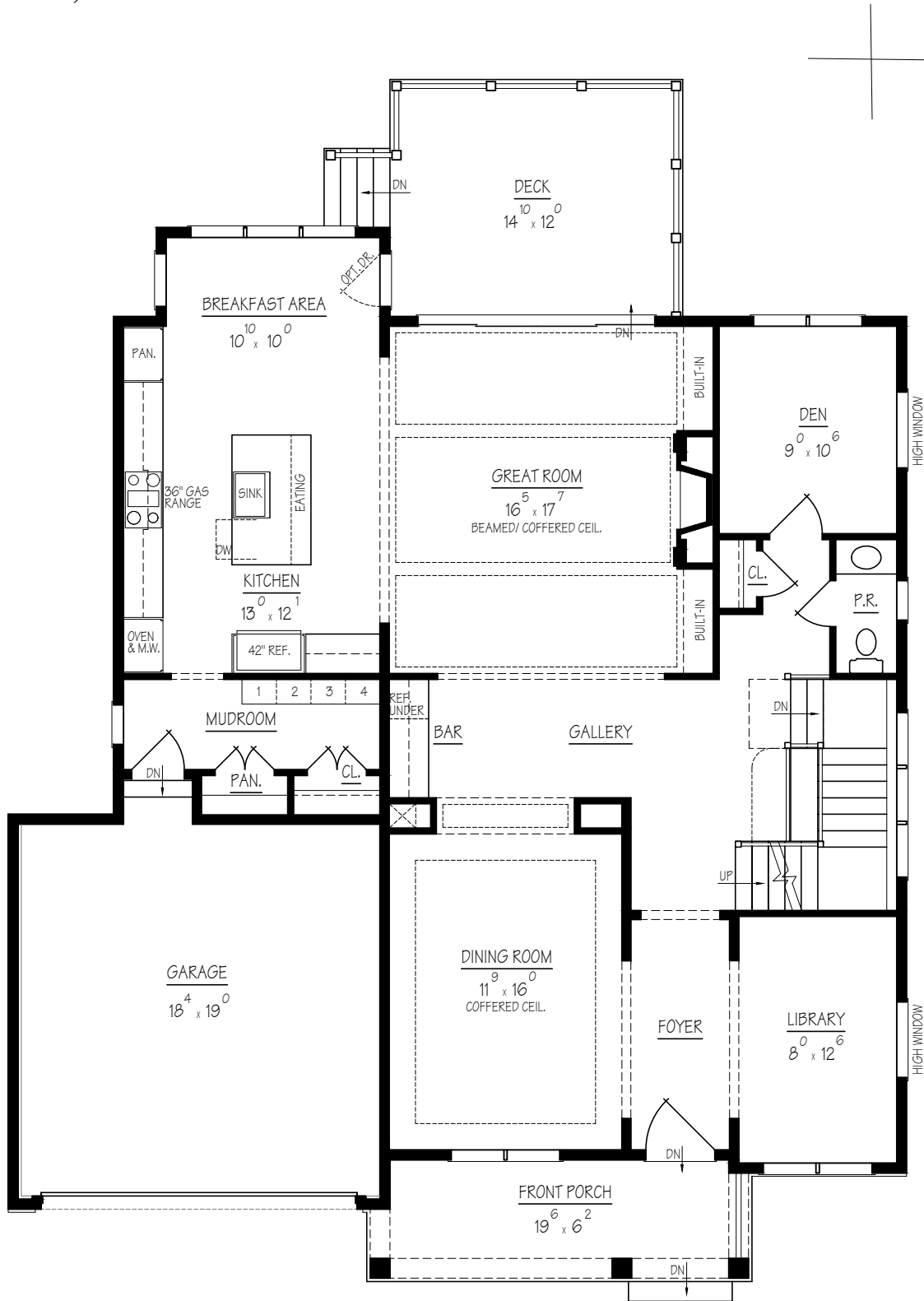


RENDERING ONLY: ELEVATION MAY VARY



CLAUDE C. LAPP
— ARCHITECTS, LLC —
301-881-6856

10104 THORNWOOD ROAD
 KENSINGTON, MD 20895



FIRST FLOOR PLAN

1536 SQ. FT. MAIN
 380 SQ. FT. GARAGE
 117 SQ. FT. FRONT PORCH
 178 SQ. FT. DECK

RENDERING ONLY: DIMENSIONS MAY VARY

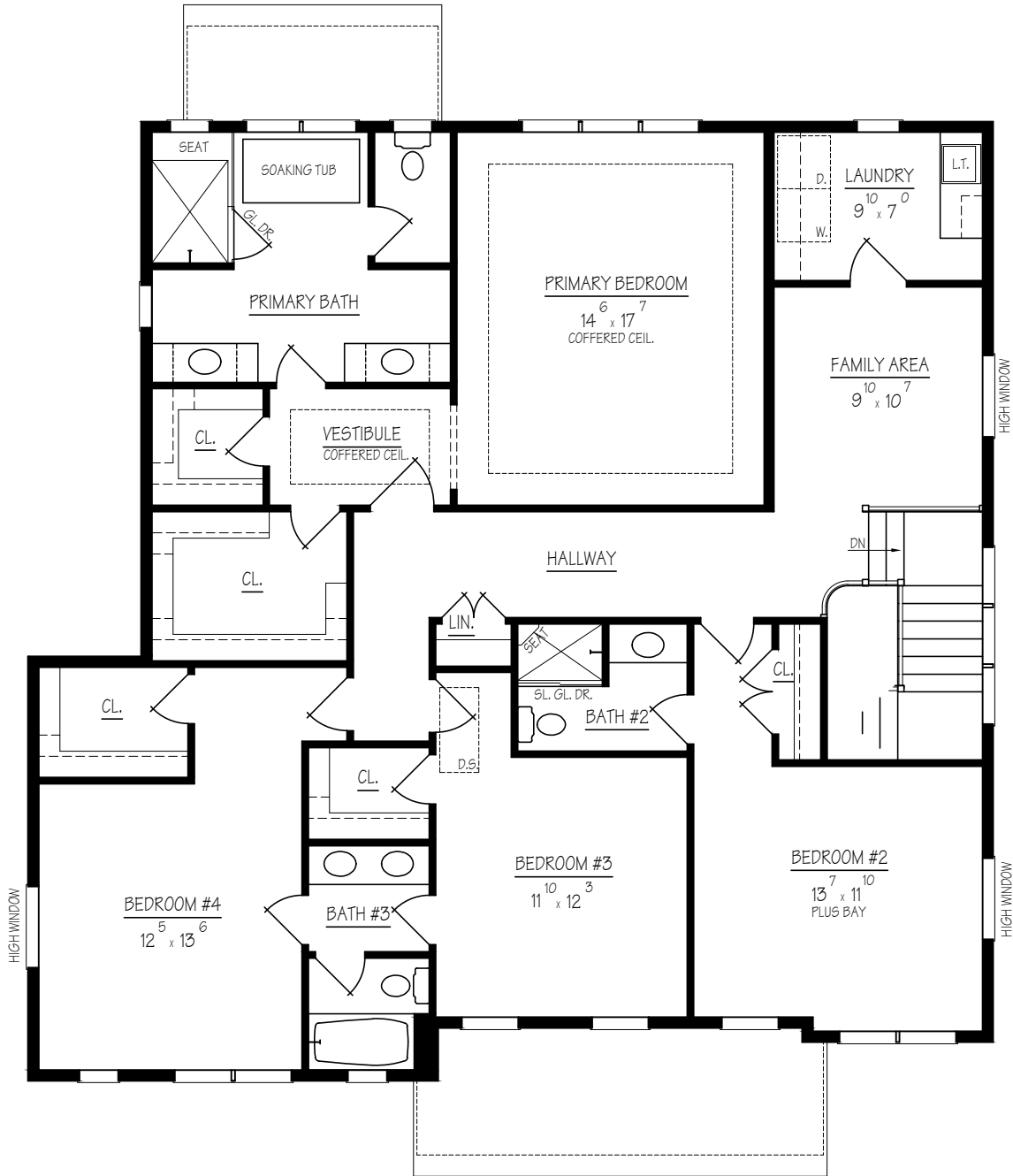
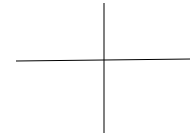


CLAUDE C. LAPP

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 301-881-6856



10104 THORNWOOD ROAD
KENSINGTON, MD 20895



SECOND FLOOR PLAN

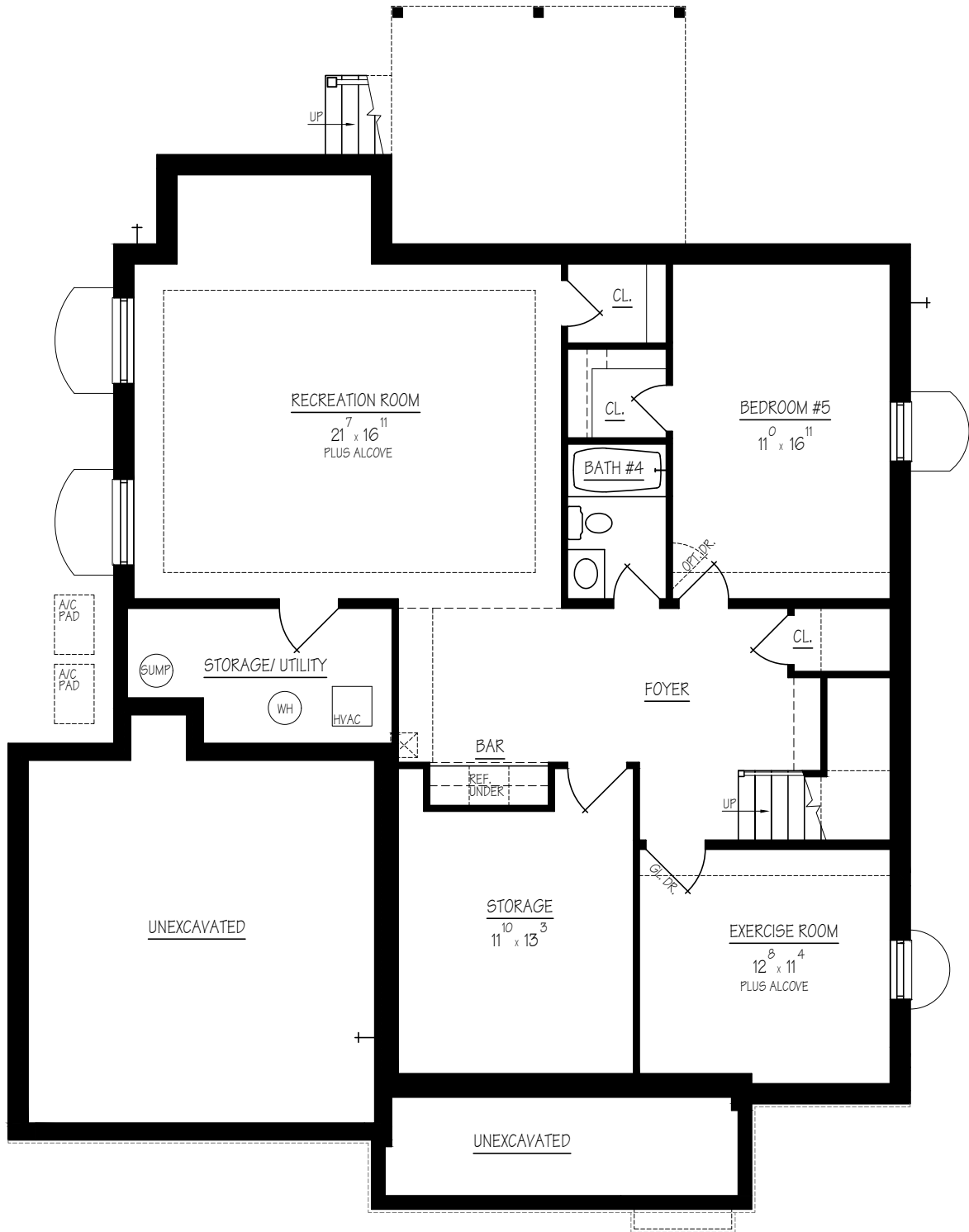
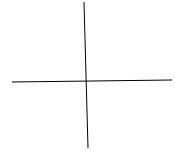
1863 SQ. FT. MAIN

RENDERING ONLY: DIMENSIONS MAY VARY



CLAUDE C. LAPP
— ARCHITECTS, LLC —
301-881-6856

10104 THORNWOOD ROAD
KENSINGTON, MD 20895



BASEMENT FLOOR PLAN

1168 SQ. FT. FINISHED
261 SQ. FT. UNFINISHED

RENDERING ONLY: DIMENSIONS MAY VARY



CLAUDE C. LAPP
— ARCHITECTS, LLC —
301-881-6856



Specifications & Selection Sheet-10104 Thornwood Rd, Kensington, Md 20895

Updated 11/20/24

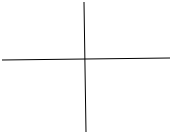
Please take floor plans with you to all vendor appointments
Items available for selection or confirmation of intended selection are detailed under "Items Available for Selection"
Discrepancies between brochure plans and these specifications, these specifications prevail
Discrepancies between brochure plans & the actual framed home, the actual framed home prevails
Discrepancies between these specifications and materials on order, materials on order prevail

Note - everything you have read about current supply chain disruptions and inventory shortages is true; for that reason, numerous selections are ordered many months in advance to avoid delays; therefore, this may be characterized as a semi-custom build and as much as DCG would like to accommodate all design and finish requests, only those listed below & will be available for selection or confirmation; photos at the end are considered concept photos to best replicate, but not exact representations

Description	Binder Reference	Specifications
Plan Clarifications	General	Basement, 1st & 2nd levels to be finished per plans; Utility room unfinished; storage room drywalled only
	General	Basement ceiling height approximately 8' 9"; 1st & 2nd floor approximately 9'

ITEMS AVAILABLE FOR SELECTION:

Cabinets	B	See MKB plans as referenced below; door style, wood species and finishes may be selected; final selection opportunity 12/20/24
Roofing	F	See description below; roofing color may be selected per GAF deck board options; final selection opportunity 12/20/24, current selection color intended Charcoal
Siding	G	see description below; siding color may be selected per James Hardie Color Plus deck board options; final selection opportunity 12/20/24, current selection color intended Arctic White
Gutters	n/a	see description below; final selection opportunity 12/20/24, current selection color intended Black
Electric Fixtures	H	see Light Fixture schedule below; budget for light fixtures at \$6,000; final selection 12/20/24



Tile	M	See rooms and areas to receive tile below; tile budget at \$9,000 and includes material only for all tile and associated materials including tile, listellos, accent liners, thresholds, grout, edging, etc. Installation is already factored into base home pricing. Complex tile design, wainscoting and full height tile backsplashes, if added, will carry additional labor charges; final selection opportunity 1/15/25
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Countertops	N	See rooms and areas to receive countertops below; countertop budget at \$11,000 for material, fabrication, installation; final selection opportunity 3/1/25
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Paint	O	Wall colors (3) and Front Door paint color; wall colors to be flat, front door to be semi gloss; final selection opportunity 3/1/25
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Cabinet Hardware	P	for all areas as noted below; budget at \$1,500; final selection opportunity 3/15/25
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Hardwood Floors	Q	Stain color to be selected; DCG will provide stain options on the hardwood floor to select; final selection opportunity 4/1/25
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Bath Accessories	D	Per schedule below; total budget at \$1,500; shower enclosures and mirrors already factored into home pricing; final selection opportunity 3/15/25
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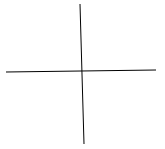
Carpet	S	Per room schedule below; budget of \$30 / sy for carpet, padding, installation; final selection opportunity 4/1/25
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Luxury Vinyl Tile	S	Per room schedule below; budget at \$4 / sf for material only - installation already factored into base pricing; final selection opportunity 4/1/25
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Landscaping	T	Sod @ front, sides, rear; landscape per prescribed design (plantings / rocks @ \$2,000); final selection opportunity 4/1/25
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ITEMS NOT AVAILABLE FOR SELECTION, AND / OR ALREADY ORDERED:

Lead Walk	n/a	Flagstone set in concrete sub base - front porch to driveway
Driveway	n/a	Double wide per county approved plan; concrete, brushed finish
Front Porch Decking	n/a	Flagstone set in concrete sub base, PA Bluestone; thickened border



Fencing (Optional)	n/a	6' high pressure treated board on board fence @ rear and sides returning to back of house, gate one side
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Foundation Walls	n/a	foundation solid poured concrete, brick pattern, unpainted
Stone / Masonry	n/a	Stone @ front porch skirt and water table, per plan
Concrete Slabs	n/a	utility, storage, garage - concrete
Foundation Prep	n/a	interior & exterior drain tile; exterior w/gravel & fabric; epro ecobase bituminous waterproofing; termite pre-treatment of soils at foundation walls
Columns - Front Porch	n/a	Per plan, fiberglass columns painted exterior trim color
Window Wells	n/a	Galvanized steel with print interior (if available); concrete poured bottoms with drains connected to exterior drain tile

Front Porch	n/a	Concrete foundation, flagstone decking set in mortar base; ceiling with paint grade wide "V-Groove" board
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Deck	n/a	Trex deck, approximately 12'x14' stairs to grade; vinyl rail system w/Black tubular balusters
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Stairs	K	White Oak Treads, square edging, painted risers and stringers for all stairs, stained treads
Rails	K	LJ4101 newel posts with square caps, painted; 684 oak rails; 5060 square balustrades, painted (see concept photo)

Interior Trim	I	Base - 1 x 8 base with chamfered edge at 1st floor
	I	Base - 1 x 6 base with chamfered edge, paint grade at 2nd floor & bsmt
	I	Door & window casing - WM412 throughout; windows to be picture framed, paint grade
	I	Closets - MDF cleats and shelves, metal white closet rods (designed at client walk through & review)
	I	Stairwell - shiplap (see concept photo)
	I	Shoe Mould - finished to match hardwood floors
	I	Beams - at Family room per plan; drywall w/ 3 5/8" crown
	I	Mud - built in; paint grade shiplap (per concept photo)
	I	Porch ceilings - wide V-groove, paint grade

I	FR fireplace wall - field built base cabinets, thickened floating shelves above paint grade, shiplap at FP wall, wood mantle, solid slab surround and hearth - per concept photo
I	Crown Moulding - 1 pc 4 5/8" at Foyer, Dining, Gallery, 2nd floor hall, Primary Bedroom

Exterior Trim	n/a	per plan - Miratec or similar; wood grain
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Cabinets	B	Kitchen - per MKB plans, date tbd
	B	Bar - per MKB plans, date tbd
	B	Powder - per MKB plans, date tbd
	B	Primary Bath - per MKB plans, date tbd
	B	Bath #2 (guest) - per MKB plans, date tbd
	B	Bath #3 (shared) - per MKB plans, date tbd
	B	Bath #4 (basement) - per MKB plans, date tbd
	B	Laundry - per MKB plans, date tbd
	B	Basement Bar - per MKB plans, date tbd

Insulation	n/a	Walls - 1" closed cell sprayfoam with R-19 batt; R25.4 total insulation value
	n/a	Attic - blown in insulation where accessible, R-50; batt when not accessible
	n/a	Air seal and Draft stop

Shingle Roofing	F	GAF Timberline 30 year dimensional asphalt shingles on main home and front porch, shingle over ridge vent; color Charcoal
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Siding	G	James Hardie, 8" lap and board-n-baton siding per plan, select cedarmill, wood grain - all per plan, Color Plus, Arctic White
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Gutters/Downspouts	n/a	K-style 6" gutters, 3 x 4 downspouts, color Black
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Exterior Doors	E	Garage - size and profile per plan, Premium Series Model (or comparable), windows and hardware, color Black
	E	Garage - 1/2 hp electric door opener, 2 transmitters & exterior keypad
	A	Front - Simpson or comparable, 3080; 6 lite over 1 panel profile #37506, hinge finish Matte Black - paint grade door & jamb
	A	Great - Anderson quad, panel slider, Black exterior, Black interior

A	Garage to mud - 2 panel, PR Series, smooth finish, fire rated, hinge finish black
A	Breakfast - Fiberglass full view, hinge finish Matte Black, paint grade door & jamb

Interior Doors	J	2 panel square top, smooth finish, solid core with Black hinges; door stops as required, PR series, shaker panel
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Notes / Decisions	basement 7', 1st 8', 2nd 7'
	glass doors at exercise & den - clear view no grilles

Windows	A	Anderson, exterior color black, black interior, low E, Argon filled, GBG
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Door Hardware	n/a	Interior Knobs, Schlage Latitude - lever handles, square backsets, matte black finish
	n/a	Door stops - finish to match door knobs
	A	Front Door - Schlage F58-CEN, black, per budget
	A	Family - integrated from factory
	A	Mud Door - Schlage, square backset, lever, matte black finish
	A	Breakfast Door - Schlage, square backset, lever, matte black finish
Cabinet Hardware	P	Kitchen, Bar, Powder, Primary Bath, Baths 2, 3, 4, Basement bar, Family, Mud room hooks & Laundry cabinet hardware - tbd, per budget

Mailbox	n/a	NACH Baxter, Black; or similar mounted to home
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Ceramic Tile	M	All shower walls to ceiling height
	M	Niches in Primary shower wing wall and guest bath #2, liner
	M	All bathrooms, laundry & mud room to have wood base
	M	Primary bath - floors, grout
	M	Primary bath - shower walls, floor, grout; solid slab stone at curb, seat, niche
	M	Primary bath - tub wainscot, grout
	M	Bath #2 - floor, grout
	M	Bath #2 - shower walls, grout (solid stone curb)
	M	Bath #3 - floor, grout
	M	Bath #3 - tub wall, grout
	M	Bath #4 - floor, grout

M	Bath #4 - tub walls, grout
M	Laundry - floor, grout
M	Mud - floor, grout
M	Kitchen backsplash - tile, grout

Countertops	N	Kitchen - undermount sink
	N	Bar - no sink, with full height backsplash
	N	Laundry - undermount sink
	N	Basement bar - no sink
Bath Tops	N	Powder - undermount sink
	N	Primary Bath - vanities with undermount sinks, shower seat, curb & niche
	N	Bath #2 - undermount sink, solid stone @ curb, seat, niche
	N	Bath #3 - undermount sinks (2)
	N	Bath #4 - undermount sink
Fireplace Surround	N	Solid slab (see concept photo)

Hardwood Floors	Q	4" random length White Oak, entire 1st floor (not mudroom) and 2nd floor Hall, Primary Bedroom, Foyer & closets; wood registers on first floor; stair landing
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Carpet	S	Bedrooms 2, 3, 4, basement - per budget
Luxury Vinyl Plank	S	Basement foyer, recreation, exercise - per budget

Painting / Stains	O	Exterior Trim - 2 coats, rolled and/or brushed, not sprayed, Color - Arctic White, semi gloss
	O	Front Door - painted, semi gloss, color tbd
	O	Front Porch ceiling - painted, semi gloss, color Arctic White
	O	Ceiling - Brilliant White or Pure White, flat
	O	Trim - semigloss, Pure White, Sherwin Williams
	O	Walls (3 colors) - flat, Sherwin Williams, tbd; latex, prime and 2 finish coats, rolled, not sprayed per paint schedule tbd

Bath Accessories	D	All bath accessories per schedule tbd
	D	Primary Bath - (3) towel bar, tp holder, 2 robe hooks; finish Matte Black
	D	Bath #2 - towel bar, tp holder, robe hook; finish PC

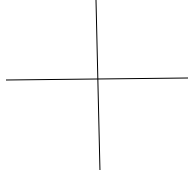
	D	Bath #3 - two (2) towel bars, tp holder, 2 robe hooks; finish PC
	D	Bath #4 - towel bar, tp holder, robe hook; finish PC
	D	Powder Room - towel bar, tp holder; finish matte black
Mirrors	n/a	Primary, lighted LED mirror per Design Envy selection
	n/a	Powder room & Bath 2- metal framed per Design Envy selection
	n/a	Baths 3 & 4 - flat mirrors to width of vanity
Shower Enclosures	R	Primary bath shower enclosure - frameless, "C" pull with towel bar handle; finish Matte Black
	R	Bath 2 shower enclosure Roto - frameless; finish PC

Fireplace - Great Room	L	Heat & Glo 6000 (or comparable based on availability) - 6,000 IFT with comfort controls gas fireplace, or similar
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Appliances	C	Refrigerator (JennAir), per ADU quote dated 9/3
	C	Range (JennAir), per ADU quote dated 9/3
	C	Wall Oven (Jenn Air), per ADU quote dated 9/3
	C	Microwave (Jenn Air), per ADU quote dated 9/3
	C	Dishwasher (Jenn Air), per ADU quote dated 9/3
	C	Cooktop blower (Best), per ADU quote dated 9/3
	C	Serving Refrigerator (Azure), per ADU quote dated 9/3
	C	Basement bar, refrigerator (Azure), per ADU quote dated 9/3

Plumbing	D	Bradford White 75 gallon N/G Powervent Water Heater
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Plumbing Fixtures	D	Toilets - Sterling Windham Comfort Height Elongated - White
	D	Toilet seats - Bemis PRO1500EC Elongated - White
	D	Kitchen Faucet - Kohler Crue K22972BL - Vibrant Modern Brass
	D	Kitchen Garbage Disposal - Badger V, 1/2 HP
	D	Powder Room - Delta Nicoli 35849LF-BL, widespread - Matte Black
	D	Owner's Bath - Delta Nicoli 35749LF-BL Widespread Lavy Faucets - Matte Black
	D	Owner's Tub - Kohler Stargaze K6366-0 Freestanding Tub, Eaton 72x26" - White
	D	Owner's Tub Filler - Delta Trinsic T2759 - BL - Matte Black
	D	Owner's Shower - Delta Trinsic series, T14259 / T14059 / 51549; fixed and handheld, Matte Black
	D	Baths 2, 3 Lavy Faucets - Delta Nicoli 35749LF Widespread, Chrome



	D	Baths 2, 3 Tub & Shower Control Fixtures - Delta Nicoli 144749 (T/S), 142749 (S) Polished Chrome
	D	Basement Bath - Delta Trinsic D559LFMPU Single Hole Lavy Faucet - Chrome
	D	Basement Bath - Delta Trinsic DT14459 Tub / Shower Faucet - Chrome
	D	Laundry - Delta Essa pull down 9113-DST, Matte Black
Sinks	D	Powder, sink - Kohler Verticyl, K-2882, undermount, white
	D	Kitchen, sink - Ortega 448361, or similar, stainless
	D	Owner's sinks - Kohler Verticyl, K-2882, undermount, white
	D	Baths #2, 3, 4 sink - Kohler Archer, undermount, white
	D	Laundry, sink - undermount, stainless
	D	exterior - two (2) frost free hose bibs, front & back
	D	interior - sump pump and random vent in basement

Notes / Decisions	It is common experience that the free standing tubs have been significantly backordered or discontinued without much notice; if a substitute needs to be made, best efforts to closely match specifications will be made
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Heating & A/C	n/a	Zone #1 - basement & first floor, Bryant gas furnace, 92% efficiency and 16 SEER central air with power humidifier (or comparable)
	n/a	Zone #2 - 2nd floor, Bryant gas furnace 92% efficiency and 16 SEER central air (or comparable)
	n/a	Honeywell Fresh Air Exchanger system @ zone #2

Sprinkler	n/a	White concealed heads as required by Fire Marshall - concealed
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Electrical	H	All light fixtures per budget
	H	400 amp service
	H	decora duplex outlets and light switches, matte white devices, non paintable plates, tamper resistant
	H	interconnected smoke & CO detectors per code - 1 in each bedroom, 1 per floor all hard-wired w/ battery back-up
	H	GFI's per code including all fans or lights over shower/tubs/spas/sinks
	H	Recess lights, 6" and 4" recess fixtures with white baffle trims and BR30 LED lamps or similar
	H	All baths to have fans vented to outside, Tamlite 70 cfm or equal
	H	Cable & Ethernet outlets in all bedrooms, great room, family area, library, 2 @ recreation room, den, and exercise room

H	Central gateway in basement for low voltage management
H	Two (2) exterior duplex outlets with weather resistant covers
H	Door bell at front door - Ring doorbell or similar
H	Outlet for future active radon ventilation in attic
H	Rough in for electric car outlet in garage
H	Library - four (4) recess lights, 4"
H	Dining - four (4) recess lights, 4" & Chandelier
H	Kitchen - six (6) recess lights, 6", two (2) pendants; two (2) sconces above floating shelves
H	Kitchen and Serving - undercabinet lighting
H	Breakfast - two (2) recess lights, 4"
H	Great Room - eight (8) 6" recess lights; wired for ceiling fan (fan excluded)
H	Foyer - two (2) 4" recess; one (1) surface mount
H	Gallery - seven (7) 6" recess lights
H	Powder - one (1) vanity light over mirror; Broan 744nt fan
H	Mud - three (3) recess lights
H	Garage - 1/2 hp door openers with lights; two (2) 2'x4' florescent or LED fixture
H	Stairs - recess at each landing; hanging fixture at 2nd floor high landing
H	Primary Bedroom - four (4) 6" recess lights; surface mount; wired for ceiling fan; two (2) vestibule recesses, 4"
H	Owner's closets - recess lights as needed
H	Primary Bath - four (4) 4" recess lights; fan/light for toilet & shower; two (2) lighted mirrors, Broan 744nt at toilet and shower
H	Bath #2 - fan/light at toilet; vanity light @ sink; recess @ shower
H	Bath #3 - fan/light combo at toilet; recess at tub, vanity lights over sink
H	Hallway - six (6) 4" recess lights
H	Laundry - two (2) 6" recess lights
H	Family Area - four (4) 6" recess
H	Bedroom #2 - surface mounted fixture; switched outlet
H	Bedroom #3 - surface mounted fixture; switched outlet; recess @ closet
H	Bedroom #4 - surface mounted fixture; switched outlet; recess in closet; recess @ room entry
H	Front Porch - two (2) recess lights, 6" recess
H	Exterior Coach - garage two (2); family one (1)
H	Exterior floods - one (1) light @ rear yard
H	Basement, utility - two (2) surface mount fixtures

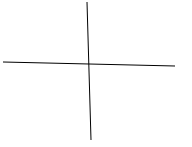
H	Basement, bedroom - surface mounted fixture, switched outlet
H	Basement, recreation - twelve (12) 6" recess
H	Basement, exercise room - four (4) 6" recess
H	Basement, stair foyer - four (4) 6" recess lights
H	Basement, bath - fan/light combo at tub/toilet; vanity light @ sink, recess @ tub
H	Basement bar - two (2) wall sconces
H	Storage - (1) surface mount fixture

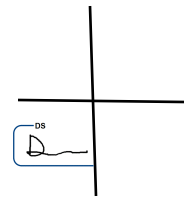
Notes / Decisions	switch fan & lights separately
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Security System	n/a	Alarm System - hard wired all doors; all windows within 5' from the ground to be contacted; key pad at mud room; motion detector at first floor
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Budgets	General	Budgets - All professional discounts provided the builder are fully passed on to the Owner. Budgets include all applicable gross charges & credits & may include all freight, delivery, taxes, etc. Owners selections exceeding budgets or specifications will be charged the net difference plus 20% for processing, coordination, implementation and warranty
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**DOUGLAS CONSTRUCTION GROUP, LLC
CONSTRUCTION WARRANTY**

8429 Fox Run, Potomac, MD 20854
Telephone: 301-983-6947 Fax: 301-983-5554

Sample – original to be provided at settlement

Issued to (Buyer), of lot 18 Block 10, in the subdivision known as Parkwood, improved by premises known as:

10104 Thornwood Road, Kensington, MD 20895

This is to certify that Douglas Construction Group, LLC, 8429 Fox Run, Potomac, MD 20854 “Builder” does hereby issue this Limited Warranty in connection with the construction of the house “Dwelling” on the above mentioned property and the same is accepted by the Buyer, subject to the conditions herein set forth, this Limited Warranty being in addition to any other rights and privileges which the Buyer may have under the warranties of the various manufacturers, equipment suppliers and subcontractors who have performed services in construction of the Dwelling and any rights under the Montgomery County New Home Warranty Law.

I. BUILDER HEREBY WARRANTS:

- a. That it will correct any major defects which significantly affect the load-bearing functions of the Dwelling due to faulty construction and/or defective materials, excluding normal wear and tear, brought to its attention in writing during the period “Warranty Period” of five (5) years from the date of possession or transferor record title, whichever occurs first except as otherwise stated herein. It does not assume responsibility for any secondary damage (damage done to personal property or any other material or construction not originally installed by the Builder) caused by the defect and nothing herein contained shall be determined to make the Builder an insurer of the personal property of the Buyer. No action taken, or omission of the Builder to correct defects shall act to extend the Warranty Period beyond the initial term of five (5) years. This certificate is applicable only to the matters warranted herein and only if notice of those defects is received by the Builder in writing before the end of the Warranty Period. This warranty is issued to the original Buyer only and is not transferrable without the written consent of the Builder.
- b. That Roof and roof flashing are to be free from leaks for the Warranty Period of One (1) Year and will so maintain the roof except where such defects are caused by acts or circumstances beyond its control. This Limited Warranty is void in the event of the buyer or his agents utilize the roof for any activity or attach superstructure or appliances thereto.
- c. The Plumbing System is to be in proper working order and free from defective workmanship and materials for the Warranty Period of Two (2) Years. Failures

caused by negligence of the Buyer or his agents to keep foreign materials out of the systems are excluded from this Limited Warranty. Failure of the Buyer to maintain or drain sillcocks or cut off valves which causes damage to the plumbing system are not the responsibility of the Builder and are excluded from this Limited Warranty. Where applicable, well and septic systems are not included as part of this Limited Warranty, except for the defects in construction and installation of these systems, where Builder has built and installed them. Builder is relieved from all liability from any damage caused by acts of God (e.g., change in water tables).

- d. The Heating System, in original finished room areas, has been installed in accordance with good heating practices and has been designed in accordance with standard heat-loss factors to maintain an average 70 degrees Fahrenheit temperature inside with an equivalent wind chill temperature of 0 degrees Fahrenheit outside. This two (2) year Limited Warranty does not include the systems or its parts which become defective through faulty operation, maintenance or alteration by the Buyer or its agents, or by damages caused by a power failure or inadequate line voltage.
- e. The Air Conditioning System, in original finished room areas, has been installed in accordance with good air conditioning practices to maintain an average 78 degrees Fahrenheit temperature inside with a 95-degree Fahrenheit outside at 24 hours continuous operation. This two (2) year Limited Warranty does not include the systems or its parts which become defective through faulty operation, maintenance or alteration by the Buyer or its agents, or by damages caused by a power failure or inadequate line voltage.
- f. The Electrical System, excluding light bulbs, against defective workmanship and materials for the Warranty Period of One (1) Year except for improper operation, use, or alteration caused by the Buyer or his agents.
- g. The basement against infiltration of free water due to penetration through walls or floor for the Warranty Period of One (1) Year. This Limited Warranty does not cover condensation, backing up of sewers, flash floods, hurricanes, leaks through window wells, or welled exits which are not properly maintained. Where wet basement conditions covered by this Limited Warranty result from ineffective facilities for the disposal of surface or storm drainage water, the Builder is authorized to take such steps of corrective action may be considered desirable, including the installation of sump pumps. This Limited Warranty shall not apply if any person other than the Builder or his agents has made any openings or holes of any kind in the basement walls or floors, or has altered or disturbed the finished grade adjacent to the Dwelling, or elsewhere on the lot if the result is to change the drainage pattern of the ground adjacent to, or near, the Dwelling, nor shall it apply to dampness beyond the control of the Builder such as condensation. Failure to maintain any of the items above, including gutters and downspouts, property grade, areaways, window wells and other normal and customary maintenance items, will cause moisture and water to infiltrate the home. Under such conditions, mold and mildew may proliferate. The Builder is relieved of all responsibility for mold and

mildew after one year and whereby maintenance has not occurred.

- h. The front porch decking (pressure treated lumber, Trex, flagstone) to be free from defective workmanship and materials for the Warranty Period of One Year. This warranty shall include any excessive material cupping as well as paint bleed thru as determined after a one (1) year review by Douglas Construction Group, LLC. and Homeowner.

That it assigns to the Buyer, without recourse, the manufacturer warranties for all-mechanical, electrical and other equipment and appliances furnished with the Dwelling. Buyer is solely responsible for pursuing its remedies under manufacturer warranties.

II. BUILDER WILL NOT BE RESPONSIBLE FOR:

- a. Cracks or surface damage and discoloration in concrete porches, patios, foundations, walks and drives which can develop minor cracks and surface damage and discoloration due to expansion or contraction of concrete or the soil on which it is laid. There is no known method for eliminating this condition. Salt applied for de-icing and snow melting will damage and discolor concrete.
- b. Mortar-cracks which can develop in bonding bricks together. This is a normal condition due to the shrinkage in either the mortar or the brick and this will not affect the structural strength of the Dwelling.
- c. Changes of the grading of the ground by anyone other than the Builder or his employees, agents or subcontractors.
- d. Cracks in Sheetrock, paneling, molding and wood which can appear during the normal drying out process of the Dwelling.
- e. Minor cracking or loss of grouting between tile or between tile and other material.
- f. Minor openings of joints in resilient flooring, vinyl, rubber tile, etc.
- g. Floor squeaks. Extensive research concludes that much has been accomplished in avoiding floor squeaks, but complete avoidance is almost impossible. Generally these will appear and disappear with changes in humidity.
- h. Variations, minor shrinkage or warpage in stained woods, wood cabinets, paneling, doors and trim. Separation of trim moldings from finished walls and shrinkage of caulking less than 1/4".
- i. Paint. Color fastness under conditions of exposure to extreme sun and weather conditions cannot be maintained, although wood surfaces will still have protection of paint. Paint cracks may occur that are not attributable to the paint or its

application. Variations cannot be controlled. Touch-up paint may vary slightly from the original color and does not warrant repainting the entire surface.

- j. Chips, scratches or mars in tile, woodwork, walls, porcelain, bricks, mirrors, plumbing fixtures, minor scratches on Formica, glass, carpet stains or other patent defects not recognized at the time of the final walk-through prior to Settlement.
 - k. Sodding, seeding, shrubs, trees and planting. These are to be inspected by the Buyer prior to possession. Unless otherwise noted in writing at that time, these items for the purpose of this Limited Warranty are considered to be in good condition are not included in the Limited Warranty. Care and maintenance of these items becomes the responsibility of the Buyer at the time of possession.
 - l. Insect damage or infestation after Settlement.
 - m. Defects in mechanical, electrical and other equipment and appliances which are covered by manufacturers warranties.
 - n. All other conditions which customarily are regarded as normal maintenance responsibilities or as acceptable construction variations.
 - o. Loss or damage from accidental causes beyond the fault and control of Builder including, but not limited to the following: Fire, explosion, smoke, water escape, windstorm, hail, lightening, flood, and falling trees.
 - p. Condensation on windows and doors. Condensation in basements.
 - q. Owner provided Items.
- III. A number of materials, both manmade and nature created, will have color, texture, grain, finish, size, density, etc. variations both within the material itself and when compared with samples. These variations are both inherent and unavoidable. These materials include, but are not limited to, ceramic and quarry tile, marble, brick, mortar, all wood products, stone, paint, stain, pre-cast materials, grout, plumbing and appliance finishes, plaster, synthetic trim materials, laminates, cultured marble, interior hardware, resilient flooring, concrete, asphalt, etc. Buyer understands and accepts inevitable variations.
- IV. The provisions of this Limited Warranty shall not apply if there is any money owed by the Buyer to the Builder, including extras, unless such money is covered by an executed escrow agreement.
- V. This Limited Warranty gives you specific legal rights, and you may also have other rights under the laws of the State of Maryland or Montgomery County.
- VI. In order for the Buyer to obtain performance under this Limited Warranty, notice of a defect

must be filed, in writing, with the Builder. Such notice must be mailed by first class mail: return-receipt requested, to the Builder at the address stated on this Limited Warranty and must be received before the expiration of the Warranty Period. If a defect occurs in an item which is covered by the Limited Warranty, the Builder will repair, replace, or pay the reasonable cost of repairing or replacing the defective items. The Builders total liability, under this Limited Warranty is limited to the purchase price of the Dwelling. The choice among repair, replacement or payment is the Builders.

In the event the Builder repairs or replaces, or pays the cost of repairing or replacing, any defect covered by the Limited Warranty for which the Buyer is covered by other insurance, said Buyer shall, upon request by the Builder, assign the proceeds of said insurance to the Builder to the extent of the cost of the Builder of such repair or replacement.

- VII. THERE ARE NO EXPRESS OR IMPLIED WARRANTIES OF ANY KIND GIVEN BY BUILDER IN CONNECTION WITH THE CONSTRUCTION OR SALE OF THE HOUSE AND RELATING TO THE QUALITY OR CONDITION OF ANY PART OF THE HOUSE, OF THE LOT, OR OF ANY EQUIPMENT, FIXTURE, APPLIANCE OR OTHER PROPERTY SUPPLIED WITH THE HOUSE EXCEPT AS PROVIDED HEREIN. ALL OTHER EXPRESS OR IMPLIED WARRANTIES PERTAINING TO THE DWELLING, ITS MATERIALS, EQUIPMENT, FIXTURES OR APPLIANCES ARE SPECIFICALLY DISCLAIMED AND EXCLUDED BY THE BUILDER INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND FITNESS FOR HABITATION. IN NO EVENT SHALL BUILDER BE RESPONSIBLE TO BUYER FOR INCIDENTAL, INDIRECT, CONSEQUENTIAL OR DELAY DAMAGES OF ANY KIND ARISING OUT OF OR RELATING TO THE BUILDER'S ALLEGED FAILURE TO COMPLY WITH THE TERMS OF THIS LIMITED WARRANTY OR ANY OTHER WARRANTY WHETHER OR NOT EXCLUDED HEREIN. NO OFFICER, EMPLOYEE OR AGENT OF BUILDER IS AUTHORIZED TO GRANT ANY OTHER EXPRESS WARRANTY OR MODIFY THE PROVISIONS OF THIS LIMITED WARRANTY AT ANY TIME.
- VIII. All claims, disputes, and other matters in question between the Builder and Buyer concerning completion of the Dwelling, performance of any punch list or punch list item and any and all other items arising out of or relating to the Builder's Limited Warranty, shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. Notice of the Demand for Arbitration shall be filed in writing with the other party to the Limited Warranty and with the Washington, D.C., office of the American Arbitration Association and shall be made within a reasonable time after the date when institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations. Buyer agrees to make the Dwelling and any alleged defects available for inspection by the Builder and its representatives upon reasonable notice. This arbitration clause shall not apply to disputes involving items which are 'consumer products' within the meanings of the Magnuson-Moss Warranty Act. The decision of the arbitrator(s) shall be binding by any court of competent jurisdiction. This agreement to arbitrate shall be specifically

