



BAY AREA ASSOCIATION OF REALTORS®, INC.
LOCAL NOTICES - PUBLIC WORKS / WATER / SEWER ADDENDUM

GENERALLY, PUBLIC WORKS and HEALTH DEPARTMENT RECORDS on the property you intend to purchase are available for review. Important information including well and septic specification/regulations, on site well and septic survey reports, past or present violations or problems, and other potentially pertinent information is best obtained by the department of public works and department of health (or environmental health) serving the jurisdiction in which the property is located. Queen Anne's County Health Department at 410-758-2281, Department of Public Works at 410-758-0925 (<http://www.qac.org>); Kent County Health Department: 410-778-1350, Public Works: 410-778-7439; Caroline County Health Department: 410-479-8030. Public Works 410-479-0520.

Buyers Initials _____ / _____

Extension of Public Sewer and Water Service

Public sewer and/or water service may be extended to the community in which you intent to purchase property. The extension of said service could result substantial fees that would be assessed to property owners in the future. The only reliable source for such information concerning whether public sewer and/or water is planned for a community, as well as the timing and cost to property owners is the department of public works for the jurisdiction in which the property is located. Buyer(s), acknowledge and agree that they have not relied on their real estate Agent/Broker for information about the possible extension of public services (including timing and cost), and that the real estate Agent /Broker has advised the buyer to contact the department of public works prior to entering a contract. Of specific note is that Queen Anne's County has approved construction of sewer service to parts, but not all, of southern Kent Island, including Kent Island Estates and Romancoke. Information on service area, estimated fees, timing, etc. is available at www.skisewer.com or by contacting the County at 443-262-4675.

Buyers Initials _____ / _____

Septic System Disclosure and Release

In Queen Anne's County, certain areas have been identified as high potential for septic system failure. If the septic system fails, it could result in costly repairs, replacement or the installation of holding tank(s) requiring regular pump out. Furthermore, in Queen Anne's County the **Holding Tank Policy (4/1/2013)** could significantly limit the options for failing septic systems. This policy is available from the Queen Anne's County Health Department at 410-758-2281. Other Eastern Shore counties have their own programs for addressing failing septic systems, and should be contacted before purchasing property which is served by a septic system.

Buyer(s) acknowledge and agree that the real estate Agents/ Brokers involved in this transaction have not made any representations or advised you concerning the septic system, except as to where to seek governmental information or professional advice, and as such you release the real estate Agents/ Brokers from any liability relating to the property's septic system, including future failures. You are advised to have the septic system inspected by a qualified professional before completing any purchase transaction. Furthermore, while a qualified professional can provide a report on the current operating condition of the septic system, it is not a guarantee of future operation. *MD On-Site Sewage Disposal System Inspection Addendum (Form OSDS)* is recommended for inspection addendum to any contract.

Buyers Initials _____ / _____

Well Water Disclosure and Release

Many individual on-site wells servicing a home or small business on the Eastern Shore of Maryland are drilled into the Aquia Aquifer. This aquifer has been associated with salt water intrusion and high levels of arsenic. The Aquia Aquifer is also associated with seasonal fluctuations in water table, resulting in well failures, particularly during the summer months. Tests for bacteria, salt water intrusion, arsenic and other water quality factors are available from certified inspectors and laboratories. Buyer(s) acknowledge and agree that the real estate Agents/ Brokers involved in this transaction have not made any representations or advised you concerning the on-site well serving the property except as to where to seek governmental information or professional advice, and as such you release the real estate Agents/ Brokers from any liability relating to the property's well, including future failures. Furthermore, a *MD Water Quality Addendum (Form WQA)* is recommended for inspection addendum to any contract.

Buyers Initials _____ / _____

BUYERS' SIGNATURES: _____ (date: _____)