

HOME LAND

ENVIRONMENTAL

p:443-995-5385 | info@homelandhealthyhomes.com | www.homelandhealthyhomes.com

Date: June 1, 2026 Name of Evaluator: Jon Blevins Time: 8:00 Property Address: 12 Gunpowder Road Glen Arm, MD 21057 Recent Weather Conditions: Normal		Ordered By: Seth Henchers Buyers: Tom Reynolds Homeowner Interview: The homeowner interview was sent but not received prior to the evaluation.		Occupied: ☐ Yes ☒ No Length of Time Vacant: ~8 years # of People Living in Home: 0 # of People moving in: Unknown Property Age: 1952 System Age: 1952, *1993 Last Date of Cleaning: Unknown Recom'd Pumping Freq: 2-3 Years	
Liquid level in tank is: ☐ Above Normal ☐ Normal ☒ Below Normal				Bottom Solids Depth: Minimal	
Depth of tank: 24 Inches		Type of Tank Access: 6-inch cleanouts		Depth of tank access: At Grade	
Maintenance appears: ☐ Good ☐ Fair ☒ Poor				# of Bedrooms: 2	
Effluent Filter present: ☐ Yes ☒ No		Previous high liquid level: ☐ Yes ☒ No		Distance to well: ~80 Feet	
Records Search: Records were requested and received from Baltimore County prior to the evaluation.					
Were there any impermeable surfaces above the septic system (i.e. driveway)? ☒ Yes; Asphalt driveway over front line.					
Type of Tank		Tank Composition and Size		Type of Absorption System	
☒ Septic Tank (1 tank)		☐ Metal ☒ Concrete ☐ Plastic		☐ Leaching Field ☐ Raised Mound	
☐ Aeration System				☒ Drywell (Number of: 2) ☐ Cesspool	
☐ Other:		Tank Size: ~1,000 gallons		☐ Unknown: _____	
System Component		Condition		Comments	
Septic Tank		☐ Acceptable ☒ Unacceptable ☐ Needs Further Evaluation		A SeeSnake camera was used during the inspection (Refer to Camera Inspection). The concrete septic tank appears to be 1,000 gallons in capacity. Six-inch metal cleanouts serve as access at grade at both ends with no caps; the septic tank is 24 inches below grade. Both front and back baffles are in place and composed of concrete. The liquid level in the tank was at the mid-seam upon arrival, suggesting the tank is not watertight. An attempt to fill the tank to its normal level was made, with the level never reaching the outlet line, and then dropping by at least 8 inches during the inspection. A licensed septic contractor must be contacted to replace the septic tank after permits are pulled.	
Absorption System		☐ Acceptable ☒ Unacceptable ☐ Needs Further Evaluation		The absorption system is composed of a distribution box and two drywells (A and B) with 6-inch cleanouts to grade. *Records indicate the distribution box and drywell B were installed in 1993. The distribution box has begun to corrode, preventing it from being accessed without damaging the lid. A licensed septic contractor must be contacted to replace the d-box when the septic tank is replaced. The cleanout on drywell A is missing a cap; ideally, the cleanout should be replaced with PVC. Drywell A has a total depth of 7 feet, with 5 feet of liquid depth remaining. Drywell B has a total depth of 8 feet, all of which is remaining. Approximately 300 gallons of water were introduced directly into the back line of the septic tank with effluent observed entering both drywells at a somewhat even rate.	

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Picture 1:

Showing the low liquid level in the septic tank upon arrival. When water was added to the tank, the liquid level never reached the outlet line, and then receded back to its below normal mid-seam level during the inspection, confirming that the tank is leaking from the mid-seam.



Picture 2:

Showing the lid of the distribution box. The lid is corroded and will fall apart if opened.



Picture 3:

Showing drywell A in relation to the house.



Picture 4:

Showing drywell B in relation to the house.

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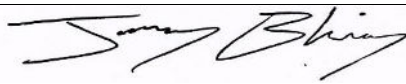
Sketch of System

See Septic Map for layout and approximate distances of the septic system.

DISCLAIMERS

- This is a subjective and visual inspection only, the conclusions of which are based on the observed condition of the system components that could reasonably be accessed, and information known about the system at the time this report was completed. There may be unknown historical problems or unseen conditions which may compromise the conclusions stated in this report.
- Suggestions or recommendations for repairs or remediation may result in the need for further repair or remediation once the system components are fully excavated.
- A 'Satisfactory' evaluation does not mean the system will meet the local approving authority's criteria for determining compliance with state code: COMAR 26.04.02.02 D(4).
- The evaluation of the Sewage Disposal System as reported is based on the conditions observed on the day of the inspection.
- This report is neither a WARRANTY nor does it GUARANTEE continued acceptable functionality or performance of the Sewage Disposal Systems operations.
- If the house has been unoccupied the findings in this report may not be accurate, as limited or no use of the system may conceal or mask problems that may be revealed under typical sewage loading.
- If the general ground condition is excessively wet at the time of inspection, the findings in this report may not be accurate, as ground moisture may cover or hide septic effluent that may be on or near the ground surface.
- If the house is vacant or the conditions excessively wet during inspection, it is recommended that the system be reevaluated at a later date and/or alternate techniques be used to address those potential issues.
- Payment and/or use of this evaluation signify understanding and acceptance of the above clauses, as well as any noted faults with the system.
- Suggestions or recommendations for repairs or remediation may result in the need for further repair or remediation once the system components are fully excavated.

Representative's Signature:



Date: 6/1/2026

BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
COUNTY COURTS BUILDING - 401 Bosley Avenue, Towson, MD 21204

LOCATION AND INSPECTION OF A PRIVATE WATER WELL

Date of Request 5/12/92 Well Permit #BA- Bldg. Appl. # District 9

Original Replacement X Additional Well Driller Harr / De Stefano

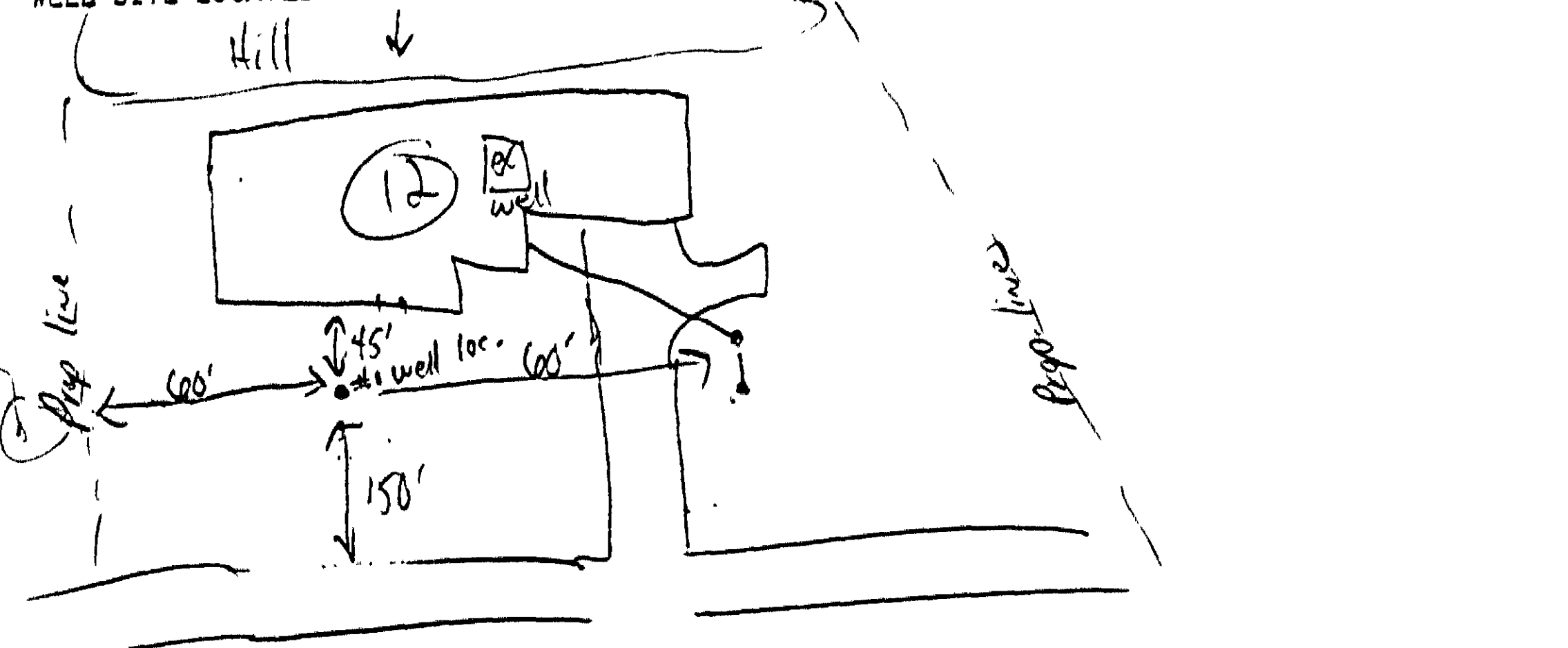
Location of Property (Road): 12 Gunpowder Rd

Subdivision Name: Lot Block Plat Section

Preliminary Comments (place add'l comments on back): unable to locate

10 Gunpowders well or septic 5/13/92 EAM

WELL SITE LOCATED AS PER SKETCH BELOW:



Additional Information Request for Replacement Wells:

- Describe the well that is being replaced (i.e. well number, year drilled, owner, physical description): well in house
- State why the well is being replaced: pest control
- Describe any water quantity problems: N/A
- State how many people live in the house: 2
- Detail any high water use appliances (i.e. whirlpools, water treatment systems, etc.): N/A

LOCATWEL/GWMADM/11/12/91

B 1		8626		SEQUENCE NO (DP USE ONLY)	STATE OF MARYLAND APPLICATION FOR PERMIT TO DRILL WELL please print or type		STATE PERMIT NUMBER fill in this form completely	
1		2		3		4		
5		6		7		8		
9		10		11		12		
13		14		15		16		
17		18		19		20		
21		22		23		24		
25		26		27		28		
29		30		31		32		
33		34		35		36		
37		38		39		40		
41		42		43		44		
45		46		47		48		
49		50		51		52		
53		54		55		56		
57		58		59		60		
61		62		63		64		
65		66		67		68		
69		70		71		72		
73		74		75		76		
77		78		79		80		
81		82		83		84		
85		86		87		88		
89		90		91		92		
93		94		95		96		
97		98		99		100		

Date Received (APA) OWNER INFORMATION
15 Last Name DeStefano Owner First Name Richard
23 SUBDIVISION 42
SECTION LOT
52 NEAREST TOWN 71
MILES FROM TOWN (enter 0 if in town) 2 M 1

DRILLER INFORMATION
Driller's Name Arcy Brown 4 3 9
Firm Name G. Edgar, Harr, Sosa Corp. 77 License No. 80
Address 12047 Falls Road Cockeysville 21030
Signature Arcy Brown Date 4/22/92

WELL INFORMATION
APPROX. PUMPING RATE (GAL PER MIN) 5
AVERAGE DAILY QUANTITY NEEDED (GAL PER DAY) 150

USE FOR WATER (CIRCLE APPROPRIATE BOX)
☒ HOME (SINGLE OR DOUBLE HOUSEHOLD UNIT ONLY)
☐ FARMING (LIVESTOCK WATERING & AGRICULTURAL IRRIGATION)
☐ INDUSTRIAL, COMMERCIAL, STATE AND FEDERAL GOV OTHER (REQUIRES APPROPRIATION PERMIT)
☐ PUBLIC OR PRIVATE WATER COMPANY (REQUIRES APPROPRIATION PERMIT AND STATE HEALTH DEPARTMENT APPROVAL)
☐ TEST, OBSERVATION, MONITORING (MAY REQUIRE APPROPRIATION PERMIT)

NOT TO BE FILLED IN BY DRILLER HEALTH DEPARTMENT APPROVAL
COUNTY NAME COUNTY NO
STATE SIGNATURE INSERT S
DATE ISSUED
NORTH GRID EAST GRID EXP DATE

APPROXIMATE DEPTH OF WELL 205 FEET
APPROXIMATE DIAMETER OF WELL 6 INCH

METHOD OF DRILLING (circle one)
BORED (or Augered) JETTED Jetted & DRIVEN
AIR-ROTARY AIR-PERCUSION ROTARY (Hydraulic Rotary)
CABLE REVERSE-ROTARY DRIVE-POINT
other

REPLACEMENT OR DEEPEMED WELLS (CIRCLE APPROPRIATE BOX)
☐ THIS WELL WILL NOT REPLACE AN EXISTING WELL
☐ THIS WELL WILL REPLACE A WELL THAT WILL BE ABANDONED AND SEALED
☒ THIS WELL WILL REPLACE A WELL THAT WILL BE USED AS A STANDBY ADDITIONAL SUPPLY
☐ THIS WELL WILL DEEPEMED AN EXISTING WELL
PERMIT NUMBER OF WELL TO BE REPLACED OR DEEPEMED (IF AVAILABLE)

Not to be filled in by driller (OEP USE ONLY)
APPROX PERMIT NUMBER GAP
FORCE WRITE INITIALS IN BOX PERMIT NO.
SPECIAL CONDITIONS

LOCATION OF WELL
12 Gunpowder Road
NEAR WHAT ROAD
ON WHICH SIDE OF ROAD (CIRCLE APPROPRIATE BOX)
DISTANCE FROM ROAD 205 FEET
ENTER FT OR MI 205

SHOW MAJOR FEATURES OF BOX & LOCATE WELL WITH AN X
SOURCES OF DRILLING WATER
1
2
3
WRITE THE BOX NUMBER FROM THE MAP HERE
E 930
N 580
DRAW A SKETCH BELOW SHOWING LOCATION OF WELL IN RELATION TO NEARBY TOWNS AND ROADS AND GIVE DISTANCE FROM WELL TO NEAREST ROAD JUNCTION
Sketch showing location of well in relation to nearby towns and roads. The well is located near the intersection of Gunpowder Rd and Cromwell Bridge. The distance from the well to the nearest road junction is 205 feet.

C 1		6259		SEQUENCE NO (DPV USE ONLY)	STATE OF MARYLAND WELL COMPLETION REPORT FILL IN THIS FORM COMPLETELY PLEASE PRINT OR TYPE		THIS REPORT MUST BE SUBMITTED WITHIN 45 DAYS AFTER WELL IS COMPLETED.	
1		2		3		4		
5		6		7		8		
9		10		11		12		
13		14		15		16		
17		18		19		20		
21		22		23		24		
25		26		27		28		
29		30		31		32		
33		34		35		36		
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65		66		67		68		
69		70		71		72		
73		74		75		76		
77		78		79		80		
81		82		83		84		
85		86		87		88		
89		90		91		92		
93		94		95		96		
97		98		99		100		

ST/CO USE ONLY
DATE RECEIVED DATE WELL COMPLETED Depth of Well
(TO NEAREST FOOT)

OWNER DeStefano Richard
STREET OR RFD 12 Gunpowder Road TOWN Glen Ar, MD 21057
SUBDIVISION SECTION LOT

WELL LOG
Not required for driven wells
STATE THE KIND OF FORMATIONS PENETRATED, THEIR COLOR, DEPTH, THICKNESS AND IF WATER BEARING

DESCRIPTION (Use additional sheets if needed) FEET FROM TO Check if water bearing
Overburden 0 10
Brown Shale 10 30
Limestone 30 175

WELL HAS BEEN GROUTED (Circle Appropriate Box)
TYPE OF GROUTING MATERIAL
CEMENT ☒ BENTONITE CLAY ☒
NO. OF BAGS 10 NO. OF POUNDS 1000
GALLONS OF WATER 60
DEPTH OF GROUT SEAL (to nearest foot) from 0 ft. to 41 ft.
(Enter 0 if from surface)

CASING RECORD
casing types insert appropriate code below
ST CO STEEL CONCRETE
PL OT PLASTIC OTHER

MAIN CASING TYPE
Nominal diameter top (main) casing (nearest inch) 6
Total depth of main casing (nearest foot) 41

OTHER CASING (if used)
diameter inch depth (feet) from to

SCREEN RECORD
screen type or open hole insert appropriate code below
ST BR HO STEEL BRASS OPEN HOLE
PL OT PLASTIC OTHER

DEPTH (nearest ft.)
1 41 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

SLOT SIZE DIAMETER OF SCREEN (NEAREST INCH)
from to

GRAVEL PACK
IF WELL DRILLED WAS FLOWING WELL INSERT F IN BOX 68 ☒

OEP USE ONLY (NOT TO BE FILLED IN BY DRILLER)
T (E.R.O.S.) W O
70 ☒ 72 ☒ 74 ☒ 76 ☒
TELESCOPE CASING LOG INDICATOR OTHER DATA

DRILLERS IDENT. NO. 397
DRILLERS SIGNATURE
(MUST MATCH SIGNATURE ON APPLICATION)
SITE SUPERVISOR SIGNATURE (signature of driller or journeyman responsible for sitework if different from permittee)

PUMPING TEST
HOURS PUMPED (nearest hour) 1
PUMPING RATE (gal. per min. to nearest gal.) 30
METHOD USED TO MEASURE PUMPING RATE A/C
WATER LEVEL (distance from land surface) BEFORE PUMPING 23
WHEN PUMPING 150
TYPE OF PUMP USED (for test) A air P piston T turbine
C centrifugal R rotary O other (describe below)
J jet S submersible

PUMP INSTALLED
DRILLER WILL INSTALL PUMP (CIRCLE) (YES or NO) YES ☒ NO ☐
IF DRILLER INSTALLS PUMP, THIS SECTION MUST BE COMPLETED FOR ALL WELLS EXCEPT HOME USE
TYPE OF PUMP INSTALLED PLACE (A,C,J,P,R,S,T,O) IN BOX - SEE ABOVE:
CAPACITY: GALLONS PER MINUTE (to nearest gallon)
PUMP HORSE POWER
PUMP COLUMN LENGTH (nearest ft.)
CASING HEIGHT (circle appropriate box and enter casing height) + above LAND SURFACE (nearest foot)
- below

LOCATION OF WELL ON LOT
SHOW PERMANENT STRUCTURE SUCH AS BUILDING, SEPTIC TANKS, AND/OR LANDMARKS AND INDICATE NOT LESS THAN TWO DISTANCES (MEASUREMENTS TO WELL)
Sketch showing location of well on lot. The well is located 43 feet from the house and 64 feet from the property line.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
Bureau of Water Quality and Resource Management
Ground Water Management Division

RECONSTRUCTION PLUMBING PERMIT RECOMMENDATION

OWNER's Name: D. Stefano District: 11

Type of Building: House

Address: 12 Gunpowder Rd

- (X) Inspect septic tank baffles, repair as needed.
- () Replace septic tank _____
(size, type)
- () Install and bring to grade, manhole riser and lid. Cover on septic tank to remain in place.
- (X) Install distribution box as shown.
- (X) Install 1 seepage pit(s) 8'x10' as shown on plot plan.
- () Install _____ absorption trench(es), _____ wide, _____ deep,
_____ length
_____ of stone, as per plot plan.
- () Install _____ field laterals, _____ wide, _____ deep,
_____ length
_____ sq. feet trench bottom, as per plot plan.
- () Comments: _____

INSTALLER's Name: L. A. P.

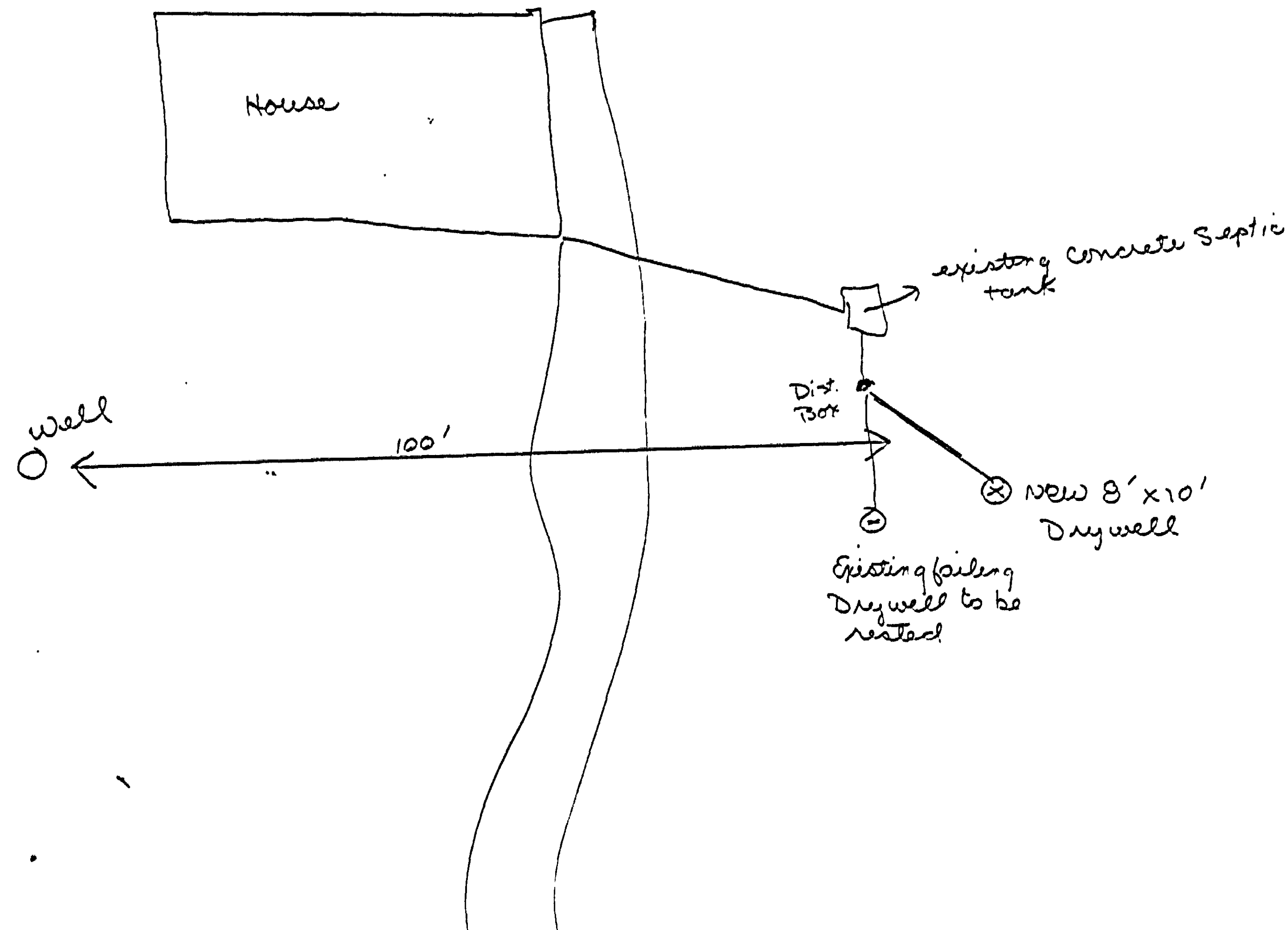
FEE: ✓ \$ 29.00/PARTIAL _____ \$ 43.00/COMPLETE

Sanitarian: [Signature] Date: 9/24/93

WHITE-Plumbing Inspection YELLOW-Applicant PINK-DEPRM-Ground Water Mgmt.

GWM_DEPRM - rev. 10/92

D. Stefano



HOME LAND

ENVIRONMENTAL

Baltimore County Well Yield Report

Address:

12 Gunpowder Road Glen Arm, MD 21057-9460

Date:

6/1/2026

Yield Results and Comments

Test Result: GPM # of people moving in:

Days of water produced during test:

**Assuming 100 gallons per person per day based upon United States Geological Survey statistics*

[Link to USGS](#)

Well Yield Comments: The well yielded 9.68 gallons per minute (GPM) after 3 hours of continuous pumping and a well depth of 175 feet. The pressure tank is water-logged and should be replaced.

Disclaimer: *Any mechanical issues listed are stated as visual observations for informational purposes only. The mechanical issues listed would likely not be the cause of a low yielding well (<1 GPM). A licensed well driller should be contacted in the event of a low yielding well to determine the cause and remediations needed.*****

General Mechanical Evaluation of the Well's Pumping System

Well Head Evaluation

Well Tag: BA-92-0396
Casing: 6" metal
Cap: 2-piece metal
Conduit: Secure

Comments: The well head is located in the front yard and is in good condition.

Pressure Tank Evaluation

Model: WX-202
Size: 20 gallons
Physical Condition: Water-logged
Cut on / Cut Off: 30/50 PSI
Bladder Air Charge: Minimal
Cycle Time: >3.5 minutes

Comments: The pressure tank is located under the stairs in the basement and is water-logged. The pressure tank should be replaced. The well pump appears to be from 1992 and may soon need to be replaced.

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Inspector: Jonathan Blevins

Property Address: 12 Gunpowder Road Glen Arm, MD 21057-9460

Well Tag Number:	BA-92-0396	Well Depth*:	175 Feet	Static Water Level*:	25 Feet
Subdivision:	Summerfield Farms	Lot:	N/A	Section:	N/A
Plat:	N/A	Elect District:	11	Block:	N/A

*Well information was obtained via the Well Completion Report and/or the Well Tag Number.

6/1/2026

HOME LAND

ENVIRONMENTAL

BALTIMORE COUNTY

DEPARTMENT OF ENVIRONMENTAL PROTECTION & SUSTAINABILITY

FACTS ABOUT WELL YIELDS IN BALTIMORE COUNTY

Based on frequently asked questions about well yield requirements, the Department of Environmental Protection & Sustainability (DEPS) has prepared the following information.

- The minimum well yield requirements for approval of a domestic water supply is a state regulation that has been in effect since 1981. The state regulation requires that new well systems must be able to yield at least 1 gallon/minute over a six-hour period. In addition, new well systems must be constructed such that they can deliver at least 500 gallons over a 2-hour period. In other words, lower yielding wells must be drilled deep enough to provide a reservoir of water available for immediate use.
- A minimum well yield requirement for property conveyance has been in the Baltimore County Code since 1980. The County Code also requires that domestic water supplies yield a minimum of 1 gallon/minute, however, the buyer of an existing property may choose to accept a yield less than 1 gallon/minute by filing a waiver with DEPS. In addition, there is no storage requirement for existing wells. A yield test conducted to determine the well yield is valid for three years.
 - These laws are intended to provide reasonable assurance that residents of properties served by private water supplies have adequate water supplies for typical domestic purposes. They are not a guarantee of water well yield.
- Theoretically, the minimum well yield (1 gallon/minute) equates to 1,440 gallons/day, which is over 4 times the average consumption for a family of four (300 gallons/day or 75 gallons/day/person).
 - DEPS has recorded well replacement statistics in Baltimore County since 1989. The data indicates that each year approximately 165 wells (or <1% of the 30,000+ wells in Baltimore County) are drilled to replace a previously existing water supply. This includes new wells drilled to replace substandard water supplies such as hand-dug wells and springs. The number of wells drilled per year to replace a well due to “insufficient yield” is approximately 86.
 - It is DEPS’ experience that many homeowners discover the need for a replacement well only when they decide to sell their home and are required to conduct a yield test
- While it is not uncommon for a well yield to exhibit seasonal variation, there is generally not a wide fluctuation over the lifetime of a well. The ability of a well in bedrock aquifers to produce water is dependent on the number and size of fractures intercepted during drilling. Occasionally, wells may “go dry” due to drought conditions, or natural siltation (clogging) of the water bearing fractures.
- If a well “goes dry,” several options are available to replace the water supply: the existing well may be deepened, the existing well may be hydrofractured, or a new well may be drilled. The determination as to which option is best will depend on many factors—it is recommended that homeowners consult with several well drillers and/or DEPS before making a decision.
 - Some formations are known to be “good producers” due to the highly fractured nature of the rock, however, there remains a possibility of drilling a “dry hole” if suitable fractures are not encountered during drilling. In general, it is more likely to drill higher yielding wells in valleys or drainage swales than it is on ridge tops.
- Water pressure at the tap is not necessarily dependent on well yield. Proper sizing of the well pump, pressure tank, and distribution lines by a licensed plumber will help ensure adequate pressure for the user.

HOME LAND

ENVIRONMENTAL

Location	Inspector
12 Gunpowder Road Glen Arm MD 21057	Jonathan Blevins Environmental Inspector



Monday, June 1, 2026

Camera septic inspection for the purpose of a real estate transaction. Refer to Septic Evaluation for more information.

Summary: The camera was first introduced into the septic tank's front line and pushed to the house. The front line is composed of mostly terracotta and a few feet of cast-iron just before the line reaches the house. The front line is approximately 44 feet in length and 4-6 feet below grade. The line was found to be clear of obstructions and breaks. There is minor root intrusion in a few terracotta connections. The camera was then introduced into the septic tank's back line and pushed to the distribution box. The PVC back line is 4 feet in length and clear of obstructions and breaks. Finally, the camera was pushed through the distribution box and into drywell A. The PVC line to drywell A was found to be clear of obstructions and breaks and 8 feet in length. The PVC line to drywell B was not inspected due to the condition of the d-box lid.

Pipe Compositions and Descriptions

This is a subjective and visual inspection only, based upon many unknown and unseen factors. This report does not WARRANT nor Guarantee continued functional septic system operations. Payment and/or use of this evaluation signify understanding and acceptances of the above clauses.

Cast Iron pipe: Typically lasts 40-50 years. Is prone to pitting. Pitting is corrosion of metal that can cause holes and/or deterioration to develop over time. Heavy pitting can cause clogging points.

Terracotta pipe: Installed prior to the 1980's. Is prone to cracks and breaks as it is composed of clay. Terracotta pipe comes in sections of 2-6 feet, having bell and spigot joints. As these joints are rarely sealed, they have the potential to allow roots and or sediment to infiltrate the pipe.

PVC pipe: May be installed if property is newer than 1982 and can last over 100 years. PVC is impervious to root penetration; however, a crack or joint that is not properly sealed can allow root intrusion. Generally white or green in color.



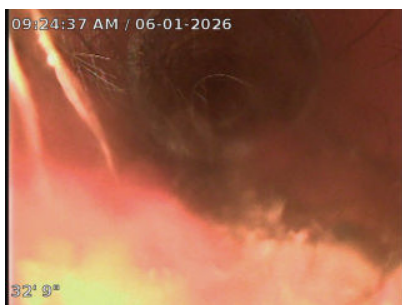
Start of video. Entry point septic tank front line toward house. Showing front of house.

9' 5"



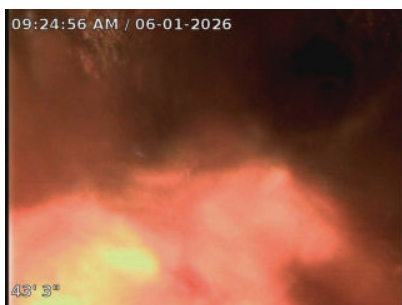
Beginning of terracotta front line. Slight left bend.

0"



Change in line from terracotta to cast-iron.

32' 10"



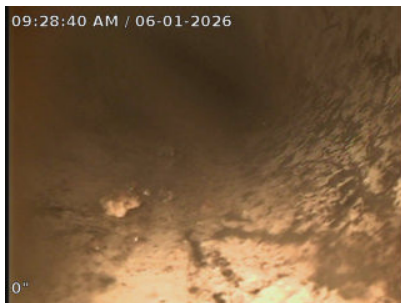
End of front line inside house.

43' 3"



Camera removed from front line.

-1' 8"



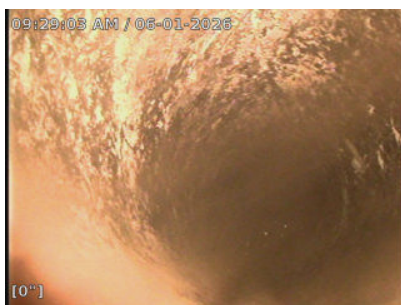
Entry point septic tank back line toward distribution box. Beginning of PVC back line.

0"



End of back line inside distribution box.

3' 10"



Start of absorption system. Entry point distribution box to PVC line to drywell A.

0"



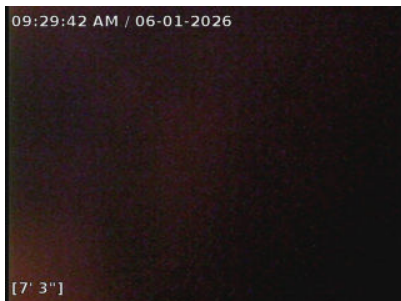
End of line inside drywell A.

7' 7"



Camera lowered to liquid level in drywell A. The drywell has approximately 5 feet of liquid depth remaining.

5' 0"



Camera lowered to bottom of drywell A. Approximately 7 feet of total depth.

7' 3"



Camera removed from drywell A and back line. End of inspection.

-12' 9"



Maryland On-Site Sewage Disposal System Inspection Report



** For this inspection to be considered a proper inspection, all sections must be completed**

Pre-Inspection Information

Property Information

Address: 12 Gunpowder Road

City: Glen Arm

State: MD

Zip Code: 21057

Permitted # of Bedrooms:

Build Year: 1952

Water Supply: Well

Property Type: Single Family Home

If Other:

Comments: The permit does not state the number of bedrooms. Please refer to Home Land Environmental reports for additional information.

Owner Information/ Interview

Last Name: Distefano

First Name: Richard and Anita

Number of Occupants: 0

Number of Years Occupied: 61

If Vacant, Date Vacated (mm/dd/yyyy): ~8 years

In-Home Business: No

Type:

Has the Property Recently had a Septic Inspection: No

Date:

Any Septic System Issues:

Type:

Comments: Refer to Home Land Environmental Septic Evaluation for more information.

Document Search Information

Document Request Date: 5/27/2026

Septic Permit Reviewed: Yes

Permitted Septic System Components:

Septic Tank: No

Install Year:

Size: gal

BAT Unit: No

Install Year:

Manufacturer:

Distribution Box: Yes

Pumping Chamber: No

Absorption Type: Drywell

Total Trench Length/ Width: Ft

Bed Size (L/W): Ft

Absorption Component Depth: Ft

Comments: New drywell installed in 1993. Refer to Home Land Environmental Septic Evaluation for more information.

On-site Inspection

Start Date: 6/1/2026

Completion Date: 6/1/2026

Crawl Space/ Basement Evaluation

Number of Drain Pipes Exiting Foundation Wall 1

Describe Each Pipe and Source: Cast-iron line serving entire house.

Does Plumbing Evaluation Confirm all Wastewater is Directed into the Septic System: Yes

Water Treatment

Does the House have any Water Treatment Devices: No If Yes, Number:

Describe each Water Treatment Device:

If any, where is the Water Treatment Discharge Directed:

Sewer Line Outside of Foundation

Pipe Material: Terra Cotta

Cracks/ Breaks: No

Blockage: No

Comments: Terracotta and cast-iron front line. In good condition.

Grease Trap

Grease Trap: No Size: (Gal) Construction:

Liquid Level: Proper Baffle:

Comments:

Septic Tank

Septic Tank: Yes Number of Tanks: 1 Total Size of Tank(s): 1,000 (Gal)

Type of Tank(s): Single Compartment Construction: Concrete

Liquid Level: Below Normal Evidence of High Water Staining: No Effluent Filter: No

Inlet Baffle: Yes Outlet Baffle: Yes Baffle Condition: Good

Access: Below Grade Evidence of Ground or Surface Water Intrusion: No

Comments: Two six-inch cleanouts to grade. Refer to Home Land Environmental Septic Evaluation for more information.

Best Available Technology Unit (BAT)

BAT Unit: Manufacturer: Model:
Power to Control Panel: Control Panel: Control Panel Alarm:
Last Service Date: Was Last Service Date more than 365 days:

Comments:

Distribution Box

Distribution Box: Number of Drainlines leaving Box: Distribution Box Level:
Is there Equal Distribution to Drainlines: Liquid Level:

Comments: The distribution box lid is too corroded to open without it falling apart. The distribution box must be replaced when the tank is replaced.

Pumping Chamber

Pumping Chamber: Access: Liquid Level:
High Water Alarm: Alarm Properly Functioning: Separate Float Tree:
Pump Elevated off the Bottom of the Tank: Electrical Connections:

Comments:

Soil Absorption System

Absorption Type: Observation Pipes (OP): OP Water Depth:
Trenches Probed: Describe Observation:
Evidence of Surfacing Effluent: Describe:

Comments: Two drywells present.

Other On-Site Disposal Systems (OSDS) Components and Systems

Detail all other OSDS components not covered in the above sections.

Comments: There are no other components.

OSDS Testing

Hydraulic Load Test

Hydraulic Load Test Performed:

Testing Volume: Gal

Elapsed Time: Min

Comments:

Dye Test

Suspicious Liquid Discharge on or near the Property:

Dye Test Performed:

Reason:

Comments:

Tank Pump Out

Tank(s) Pumped:

Number of Tanks Pumped:

Total Gallons Pumped:

Any Flow into Tank from Outlet Pipe:

Any Groundwater Entering the Tank:

Does the Tank Appear to be Watertight:

Comments:

Summary/Conclusions

Wastewater Collection System		☒ Satisfactory ☐ Unsatisfactory ☐ Satisfactory with Concerns
Conveys all Wastewater to Sewer Line:		
Sewer Line		☒ Satisfactory ☐ Unsatisfactory ☐ Satisfactory with Concerns
Grease Trap	N/A	☐ Satisfactory ☐ Unsatisfactory ☐ Satisfactory with Concerns
Septic Tank		☐ Satisfactory ☒ Unsatisfactory ☐ Satisfactory with Concerns
BAT Unit	N/A	☐ Satisfactory ☐ Unsatisfactory ☐ Satisfactory with Concerns
Distribution Box		☐ Satisfactory ☒ Unsatisfactory ☐ Satisfactory with Concerns
Pumping Chamber	N/A	☐ Satisfactory ☐ Unsatisfactory ☐ Satisfactory with Concerns
Soil Absorption System		☒ Satisfactory ☐ Unsatisfactory ☐ Satisfactory with Concerns
All other OSDS components	N/A	☐ Satisfactory ☐ Unsatisfactory ☐ Satisfactory with Concerns

Does any component of the OSDS need to be repaired or replaced: Yes

Explain: The septic tank is not watertight and must be replaced. The distribution box is corroded and must be replaced.

In my professional opinion this OSDS is properly functioning base on permitted capacity:

My Inspection verifies the OSDS is consistant with the septic permit:

If listed for sale, does the number of bedrooms advertised match what is legally permitted:

Comments: The permit does not state the number of bedrooms.

Check with the Approving Authority for permitting requirements before any repair is performed to the septic system.

****ATTACH ALL DOCUMENTS PROVIDED BY THE APPROVING AUTHORITY**

THIS INSPECTION REPORT DETAILS COMPONENTS AND THE PRESENT CONDITION OF THE ON-SITE SEWAGE DISPOSAL SYSTEM FOR THE ADDRESS LISTED IN THE PROPERTY INFORMATION SECTION OF THIS REPORT. THE CONCLUSIONS OF THIS REPORT DO NOT GUARANTEE OR WARRANTY THIS OSDS WILL FUNCTION IN THE FUTURE.

This inspection of the septic system is an evaluation of function and is not an evaluation that the system meets current State regulations. The owner should not assume future expansion of the home is possible without additional evaluation completed by the Approving Authority.

I attest that I have properly completed an inspection of the OSDS at this property. This inspection includes information obtained from the property owner, or representative, and a document search from the Approving Authority. I have completed all sections pertaining to components of this OSDS. The conclusions of this report are my professional opinions based on my training and experience inspecting OSDS.

First Name: Jonathan

Last Name: Blevins

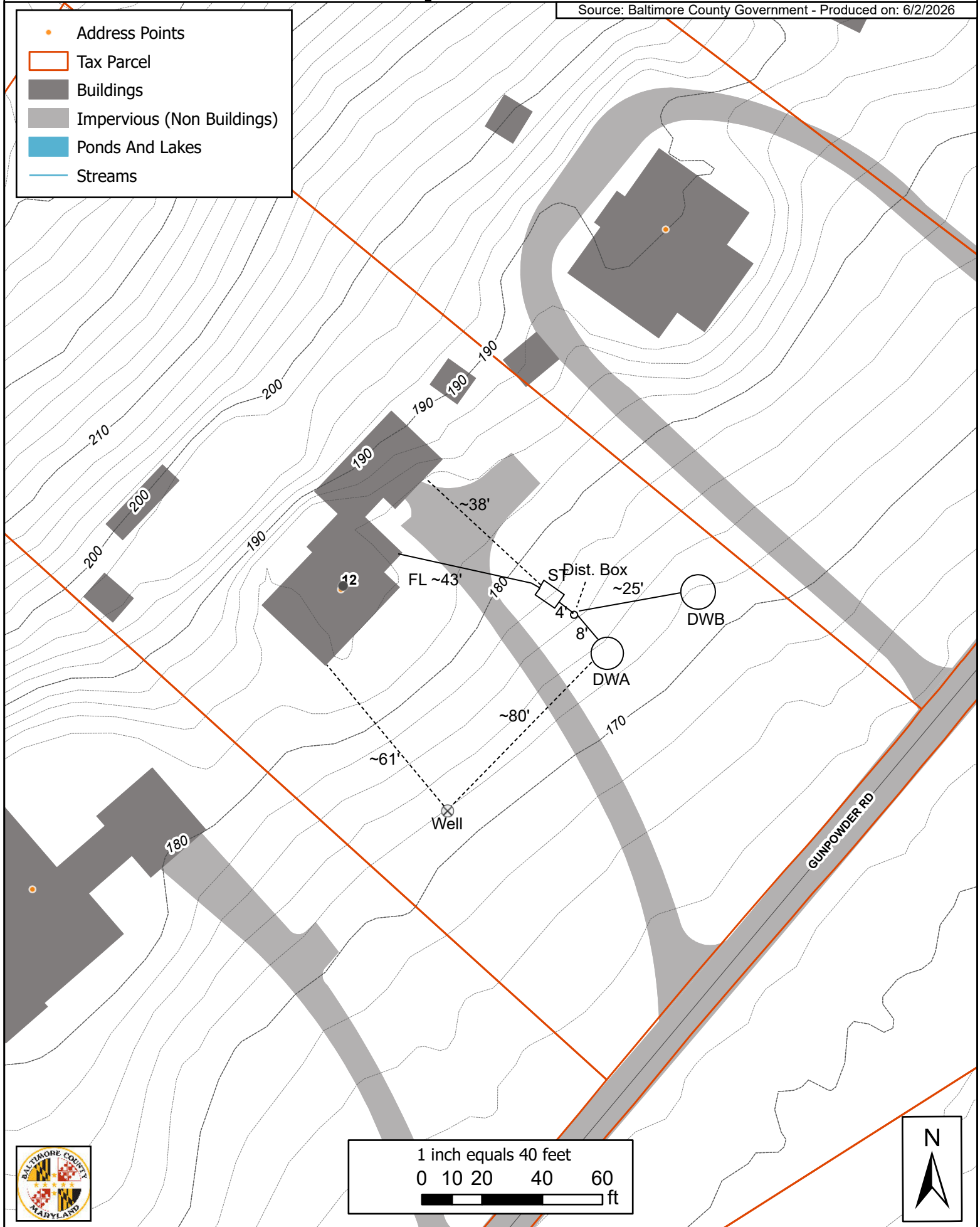
License Number: 1534

Signature: J o n a t h a n B l e v i n s Date: 6/ 1/ 2 0 2 6

12 Gunpowder Road

Source: Baltimore County Government - Produced on: 6/2/2026

- Address Points
- Tax Parcel
- Buildings
- Impervious (Non Buildings)
- Ponds And Lakes
- Streams



1 inch equals 40 feet
0 10 20 40 60
ft





Legacy Septic and Excavation LLC
2914 Hanover Pike
Manchester, MD 21102
410-840-8766 (Office)
240-372-2744 (Text)
info@legacyseptic.com

BILL TO

Richard & Anita DiStefano
12 Gunpowder Road
Glen Arm, MD 21057 USA

ESTIMATE
35338774

ESTIMATE DATE
Jun 15, 2026

JOB ADDRESS

Richard & Anita DiStefano
12 Gunpowder Road
Glen Arm, MD 21057 USA

Job:

ESTIMATE DETAILS

Repair Per Inspection - Tank Replacement (Job): Estimates are good for 30 days
Payment Terms: 1/2 Initial Deposit, 1/2 Balance Upon Completion

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
Tank Replacement Per Inspection	Per Homeland Septic Inspection Report dated June 1, 2026 Contractor bids to provide equipment, labor and materials to address the following: Apply for Baltimore County Permit MissUtility Pump, crush and backfill existing septic tank Provide and install new 1500 gallon, two compartment, non-traffic bearing, top seam septic tank and associated piping Provide and install risers and lid(s) Replace existing distribution box with new distribution box with access to grade. Set new speed levelers to distribute effluent appropriately. Install new PVC Observation ports onto drywells A & B Measure depth and liquid level in drywells. Record information. NOTE: IF it is necessary, Contractor may need to saw cut driveway in order to access work area. If that is necessary, proposal does not include hauling away of any resulting debris OR repairs to driveway OR bringing in additional stone to fill void. Proposal includes backfill and rough grade as conditions allow Seed and straw of affected area is not included in proposal. We suggest waiting six weeks or so in order to provide time for the area to settle. No return trips to address settling included with this proposal.	1.00	\$8,889.00	\$8,889.00

Proposal assumes no access issues to the tank area (example: fencing, patio, etc.) Equipment and vehicles require a minimum of 10 ft clearance through any fence. Homeowner/builder is responsible to provide access to work site. If contractor needs to remove any fencing for access, contractor is not responsible for putting fence back in place once work is completed.

SUB-TOTAL	\$8,889.00
TAX	\$0.00
TOTAL	\$8,889.00

CUSTOMER AUTHORIZATION

Deposits are non-refundable. Proposal assumes there are no issues accessing the septic area (example: landscaping, fencing, patio, etc.). Final grading, seeding, and additional soil due to subsequent settling are not included in the proposal. Permits/Inspections/Zoning/Liquidated Damages fees (not limited to certifications, stakeouts, soils, and as-builts) are not included in this proposal unless otherwise stated in writing. If during excavation, Contractor encounters excessive rock, water, dust control, adding or removing moisture from soil to optimal compaction or hazardous materials, additional costs will incur. Damages to septic tank access ports, lids, etc., driveways, roads, any private utilities (such as pet fencing or electrical/water lines to outbuildings or cable lines) trees and or plant material are the responsibility of Customer. Asphalt repairs or patching are not included in the proposal unless stated above. Reasonable legal fees & additional late fees of 21% per annum if payment terms are not honored. Please sign below if you are in agreement with the terms of this proposal.

Sign here

Date
