C 1 05843 — SEQUENCE NO. (MDE USE ONLY)

1 2 3 6 (THIS NUMBER IS TO BE PUNCHED IN COLS. 3-6 ON ALL CARDS)

STATE OF MARYLAND
WELL COMPLETION REPORT
FILL IN THIS FORM COMPLETELY
PLEASE TYPE

THIS REPORT MUST BE SUBMITTED WITHIN 45 DAYS AFTER WELL IS COMPLETED.

COUNTY NUMBER

ST/CO USE ONLY
DATE Received MM DD YY 8 13

DATE WELL COMPLETED MM DD 11 26-12 15 20

Depth of Well 22 450 26 (TO NEAREST FOOT)

OK 12/19/12 (KW)

PERMIT NO. FROM "PERMIT TO DRILL WELL" 10-95-2413 28 29 30 31 32 33 34 35 36 37

OWNER Stewart Kret Homes (last name first name)

WELL SITE ADDRESS Winding Stream Way TOWN Highland

SUBDIVISION Owings Property SECTION LOT 18

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	FEET TO	check if water bearing
Brown clay	0	3	
sand & gravel	3	7	
Brown mica	7	16	
Gray Limestone	16	415	
Quartz	415	416	✓
Gray Limestone	416	450	

NUMBER OF UNSUCCESSFUL WELLS: 1

WELL HYDROFRACTURED yes Y no (N)

CIRCLE APPROPRIATE LETTER
- A A WELL WAS ABANDONED AND SEALED WHEN THIS WELL WAS COMPLETED
- E ELECTRIC LOG OBTAINED
- P TEST WELL CONVERTED TO PRODUCTION WELL

I HEREBY CERTIFY THAT THIS WELL HAS BEEN CONSTRUCTED IN ACCORDANCE WITH COMAR 26.04.04 "WELL CONSTRUCTION" AND IN CONFORMANCE WITH ALL CONDITIONS STATED IN THE ABOVE CAPTIONED PERMIT, AND THAT THE INFORMATION PRESENTED HEREIN IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

DRILLERS LIC. NO.: M SD 009 1

Allen Compton
DRILLERS SIGNATURE
(MUST MATCH SIGNATURE ON APPLICATION)

LIC. NO.: __ D ___ 1

SITE SUPERVISOR (sign. of driller or journeyman responsible for sitework if different from permittee)

GROUTING RECORD
WELL HAS BEEN GROUTED (Circle Appropriate Box) yes (Y) 44 no (N) 44

TYPE OF GROUTING MATERIAL (Circle one)

CEMENT (CM) 45 46 BENTONITE CLAY (BC) 47 48

NO. OF BAGS 10 NO. OF POUNDS 190

GALLONS OF WATER 60

DEPTH OF GROUT SEAL (to nearest foot)

from 0 ft. to 19 ft.
48 TOP 52 54 BOTTOM 58
(enter 0 if from surface)

CASING RECORD
casing types insert appropriate code below

(ST) STEEL (CO) CONCRETE (PL) PLASTIC (OT) OTHER

MAIN CASING TYPE	Nominal diameter top (main) casing (nearest inch)!	Total depth of main casing (nearest foot)
ST	06	21
60 61	63 64	66 70

OTHER CASING (if used) — EACH CASING

diameter inch	depth (feet) from	to

SCREEN RECORD
screen type or open hole — insert appropriate code below

(ST) STEEL (BR) BRASS BRONZE (HO) OPEN HOLE (PL) PLASTIC (OT) OTHER

C 2 1 2

DEPTH (nearest ft.)

EACH SCREEN

1	40	21	450
2			
3			

8 9 11 15 17 21 23 24 26 30 32 36 38 39 41 45 47 51

SLOT SIZE 1 ____ 2 ____ 3 ____

DIAMETER OF SCREEN ____ (NEAREST INCH) 56 60

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

68

MDE USE ONLY (NOT TO BE FILLED IN BY DRILLER)

T (E.R.O.S.) W Q

70 ____ TELESCOPE CASING 72 ____ LOG INDICATOR 74 75 76 OTHER DATA

C 3 1 2

PUMPING TEST
HOURS PUMPED (nearest hour) 06 8 9

PUMPING RATE (gal. per min.) 2. 11 15

METHOD USED TO MEASURE PUMPING RATE 1 gal

WATER LEVEL (distance from land surface)

BEFORE PUMPING 0 ft. 17 20

WHEN PUMPING 230 ft. 22 25

TYPE OF PUMP USED (for test)

A air 27 | P piston 27 | T turbine 27
C centrifugal 27 | R rotary 27 | O other (describe below) 27
J jet 27 | (S) submersible 27

PUMP INSTALLED
DRILLER INSTALLED PUMP (CIRCLE) (YES or NO) YES (NO)

IF DRILLER INSTALLS PUMP, THIS SECTION MUST BE COMPLETED FOR ALL WELLS.

TYPE OF PUMP INSTALLED PLACE (A,C,J,P,R,S,T,O) IN BOX 29. 29

CAPACITY: GALLONS PER MINUTE (to nearest gallon) 31 35

PUMP HORSE POWER 37 41

PUMP COLUMN LENGTH (nearest ft.) 43 47

CASING HEIGHT (circle appropriate box and enter casing height)

(+) above 49 / (–) below 49

LAND SURFACE 01 (nearest) foot 50 51

LATITUDE 3 _ . _ _ _ _ _ _
LONGITUDE 7 _ . _ _ _ _ _ _
(DEFAULT COORD. WGS 84)
NOTES:

MDE/WMA/PER.071

ORIGINAL

DRILLER: COMPLETE THIS APPLICATION AND RETURN ALL PARTS OF THIS FORM INTACT TO THE ENVIRONMENTAL AGENCY IN THE COUNTY IN WHICH THE WELL IS TO BE DRILLED. PRESS FIRMLY FOR FOURTH COPY.

EMERGENCY/TEMP NO. IF ANY

B 1 09341 — SEQUENCE NO. (MDE USE ONLY)

STATE OF MARYLAND
APPLICATION FOR PERMIT TO DRILL WELL

538063-1 please type

STATE PERMIT NUMBER: HO -95 -2413

fill in this form completely

Date Received (APA): 09/11/12

OWNER INFORMATION

Steuart Vhret Homes (Owner)

7090 Samuel Morse Dr

Columbia, Md. 21046

DRILLER INFORMATION

Allen Compton — MS D009

Eagles Well Drilling, LLC

P.O. Box 202 Woodbine, MD 21797

Allen Compton 6-29-12

LOCATION OF WELL

B 3

Howard — COUNTY

Owings Property — SUBDIVISION

SECTION ____ LOT 18

Highland — NEAREST TOWN

B 4 — SOURCES OF DRILLING WATER

1.

2.

3.

Winding Stream Way ~~Highland Rd~~ — STREET ADDRESS

ON WHICH SIDE OF ROAD (CIRCLE APPROPRIATE BOX): NORTH N, WEST W, EAST E, SOUTH S

DISTANCE FROM ROAD: 250 FT (ENTER FT OR MI)

TAX MAP: 21 BLK: 12 PARCEL ____

WELL INFORMATION

B 2

APPROX. PUMPING RATE (GAL. PER MIN.): 5

AVERAGE DAILY QUANTITY NEEDED (GAL. PER DAY): 500

USE FOR WATER (CIRCLE APPROPRIATE BOX)

- (D) DOMESTIC POTABLE SUPPLY & RESIDENTIAL IRRIGATION
- [F] FARMING (LIVESTOCK WATERING & AGRICULTURAL IRRIGATION)
- 22 [I] INDUSTRIAL, COMMERCIAL, DEWATERING
- [P] PUBLIC WATER SUPPLY WELL
- [T] TEST, OBSERVATION, MONITORING
- [O] OPEN LOOP GEOTHERMAL
- [C] CLOSED LOOP GEOTHERMAL

NOT TO BE FILLED IN BY DRILLER
HEALTH DEPARTMENT APPROVAL

Howard — COUNTY NAME: A515214 — COUNTY NO.: 13

STATE SIGNATURE ____ INSERT S → ____

DATE ISSUED: 10/09/2012 — CO SIGNATURE: [signature] — EXP. DATE: 10/9/13

APPROXIMATE DEPTH OF WELL: 300 FEET

APPROXIMATE DIAMETER OF WELL: 6 NEAREST INCH

METHOD OF DRILLING (circle one)

BORED (or Augered) — JETTED — Jetted & DRIVEN

30 (AIR-ROTary) — AIR-PERcussion — ROTARY (Hydraulic Rotary)

37 CABLE — REVerse-ROTary — DRive-POINT

other ____

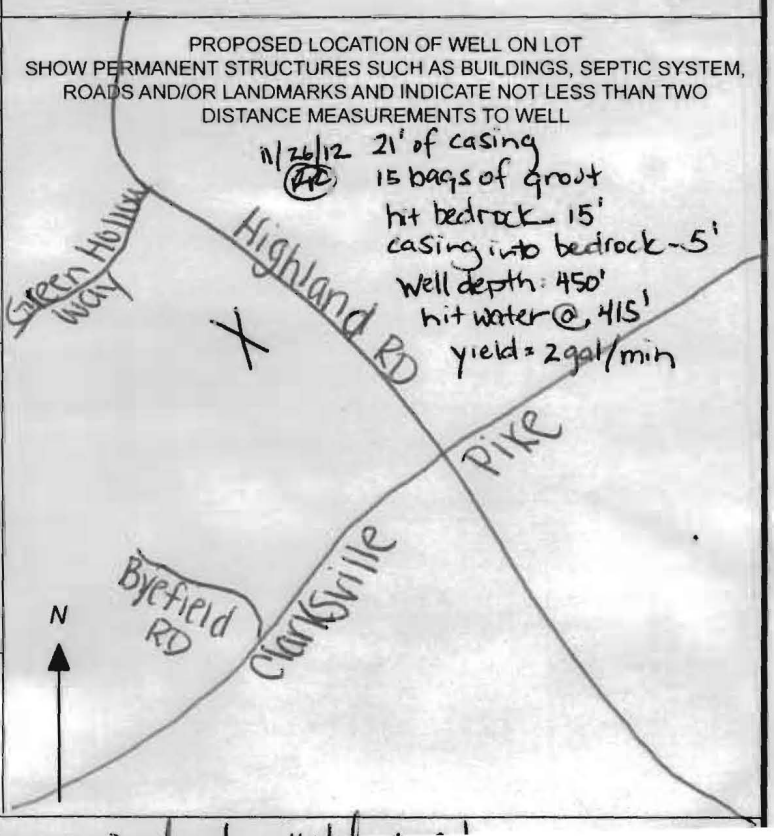
REPLACEMENT OR DEEPENED WELLS
(CIRCLE APPROPRIATE BOX)

- (N) THIS WELL WILL NOT REPLACE AN EXISTING WELL
- [Y] THIS WELL WILL REPLACE A WELL THAT WILL BE ABANDONED AND SEALED
- 39 [S] THIS WELL WILL REPLACE A WELL THAT WILL BE USED AS A STANDBY-CONTACT LOCAL APPROVING AUTHORITY FOR POLICY ON STANDBY WELLS
- [D] THIS WELL WILL DEEPEN AN EXISTING WELL

PERMIT NUMBER OF WELL TO BE REPLACED OR DEEPENED (IF AVAILABLE) 41 __ __ - __ __ - __ __ __ __ 52

PROPOSED LOCATION OF WELL ON LOT
SHOW PERMANENT STRUCTURES SUCH AS BUILDINGS, SEPTIC SYSTEM, ROADS AND/OR LANDMARKS AND INDICATE NOT LESS THAN TWO DISTANCE MEASUREMENTS TO WELL

11/26/12 (AC) 21' of casing
15 bags of grout
hit bedrock - 15'
casing into bedrock - 5'
Well depth: 450'
hit water @ 415'
yield = 2 gal/min



Not to be filled in by driller (MDE OR COUNTY USE ONLY)

APPROP. PERMIT NUMBER - - - - - - G - - -

PERMIT No. HO -95 -2413 (70 71 72 73 74 75 76 77 78 79)

SPECIAL CONDITIONS

Page 1 of 2
Date 11-26-12

Review _____

FIELD DATA SHEET
HOWARD COUNTY WELL YIELD TEST

Well Permit No. HO - 95-2413
Location of property (road) Winding Stream Way
Subdivision Owings Property Lot 18 Block Plat Sec.
Well Driller Ford Owner Stewart Kreg Homes

Depth of well 450'
Distance of measuring point (M.P.) above ground 1'
Static water level (S.W.L.) below M.P. 0

I. High rate pumping -- reservoir drawdown

Time pump started 9:00 Pumping rate 8.5
Total time 75 min to reach pumping water level 230 ft. below M.P.

II. Recovery pump test data - observations to be recorded every 15 minutes

TIME (in 15 minute intervals	WATER LEVEL below M.P.	PUMPING RATE time to fill 1 gallon bucket	FLOW METER READING (if used)	CALCULATED FLOW (gallons per minute)
9:00	0	7		8.5
9:15	49	7		8.5
9:30	72	7		8.5
9:45	122	7		8.5
10:00	179	7		8.5
10:15	230	7		8.5
10:30	230	30		2
10:45	230	30		2
11:00	230	30		2
11:15	230	30		2
11:30	230	30		2
11:45	230	30		2
12:00	230	30		2
12:15	230	30		2
12:30	230	30		2
12:45	230	30		2
1:00	230	30		2
1:15	230	30		2
1:30	230	30		2
1:45	230	30		2
2:00	230	30		2
2:15	230	30		2
2:30	230	30		2

HD-224

Page 2 of 2
Date 11-20-92

Review _____

FIELD DATA SHEET
HOWARD COUNTY WELL YIELD TEST

Well Permit No. HO - 95 - 2413
Location of property (road) Windy Stream Way
Subdivision Owings Prop. Lot 18 Block Plat Sec.
Well Driller Fogle Owner Stewart Greg Agnes

Depth of well 450'
Distance of measuring point (M.P.) above ground 1'
Static water level (S.W.L.) below M.P. 0

I. High rate pumping -- reservoir drawdown

Time pump started 9:00 Pumping rate 8.5
Total time 75 MIN to reach pumping water level 230 ft. below M.P.

II. Recovery pump test data - observations to be recorded every 15 minutes

TIME (in 15 minute intervals	WATER LEVEL below M.P.	PUMPING RATE time to fill 5 gallon bucket	FLOW METER READING (if used)	CALCULATED FLOW (gallons per minute)
2:45	230	30		2
3:00	230	30		2
3:15	230	30		2
3:30	230	30		2
3:45	230	30		2
4:00	230	30		2
4:15	230	30		2
4:30	230	30		2

HD-224

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
WELL & SEPTIC PROGRAM
TEL: (410)313-1771 FAX: (410)313-2648

Information Form for the Installation of the Well Pump, Pitless Adapter, and Supply Piping

NOTE: The installer is responsible for requesting an inspection prior to 9 am on the day of the desired inspection. No work is to be covered until approved by the Health Department. All installations must comply with the National Standard Plumbing Code (NSPC, as amended locally) and COMAR 26.04.04 (MD Well Construction Regulations). Submission of a complete form is required prior to Use and Occupancy approval.

Company Name: Fogles Well Drilling LLC Telephone #: 410 795 5670
Address: PO Box 202
Woodbine, MD 21797

(Must circle one) Licensed Plumber (Licensed Well Driller) Licensed Well Pump Installer
License # and name of individual responsible ~~for the field installation~~:
Name (Print): David C. Fogle License# MOD226
***A licensed individual must perform the actual installation. Apprentices must be under the supervision of a licensed journeyman or master plumber, pump installer or well driller. Licenses may be subjected to field verification. Unlicensed individuals may be reported to the appropriate licensing agency.**

Name of Property Owner: Stewart Kret Telephone #: 410 312 5160
Subdivision: Owings Property Lot #: 18 Well Tag #: HO-95-2413
Site Address: 6819 Winding Stream Lane
Highland, MD 20777

Submersible Pump Data
Make: Grundfos
Model #: 15SGE00-220
Pump Capacity 10 GPM
Well Yield: 2 GPM

Pitless Adapter
Make: Campbell
Model#: N/A
Depth: 36" (36" min)
NSF/WSC approved: YES

Well Cap and Electric Conduit
Two piece watertight cap: YES
Screened, vented well cap: YES
Cap secured to casing: YES
Conduit min 18" B.G.: YES
Conduit secured to well cap: YES

Depth of well encountered at time of pump installation: 450 (feet)
If pump capacity exceeds well yield, a low water cut off switch is required by NSPC 1990 Section 17.8.4
Torque arrestors, Cable guards, or other acceptable method used--Must circle one
Safety rope, if used, attached to brass rope adapter or other acceptable method inside of well casing N/A

Piping to house
Type: 1" black poly pipe
PSI: 160 (160 psi min)
Depth of supply line: 36" (36" min)

House Connection
PVC sleeve to undisturbed soil at wall penetration: YES
Length of sleeve(5' minimum from foundation): YES
Sleeve sealed properly: YES

The water supply line is required to be at least ten feet from the septic tank, pump chamber, sewage piping, distribution box, drainfields, and sewage reserve area. If this cannot be accomplished, contact this office for approval prior to installation.

Dave Fogle 5/13/14
Signature of company representative responsible for installation date

---

For Health Department Use Only – Not to be completed by Installer

Date Insp. Requested: _____ Date Insp. Approved: 5/14/2014 Inspector: (BB)
Inspection Data:
- Pitless adapter watertight & water supply line at least 36" below grade ✓
- Two piece cap installed and attached to casing securely ✓
- Elec. conduit extends at least 18" below grade/attached to cap properly ✓
- Safety rope not outside of well cap/casing ✓
- Correct well tag attached properly and casing 8" above finished grade ✓
- Water supply line sleeved adequately at house connection ✓
- Adequate grout observed below pitless adapter ✓

Howard County Health Department

Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
Main: 410-313-2640 | Fax: 410-313-2648
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth

Maura J. Rossman, M.D., Health Officer

February 5, 2013

Steuart Kret Homes
7090 Samuel Morse Drive
Columbia, Maryland 21046

RE: Owings Overlook Lot 18
Winding Stream Way
Well Tag: HO - 95 – 2413

To Whom it May Concern:

A sample was collected during a yield test on November 26, 2012 and submitted to the Department of Health & Mental Hygiene Laboratories to assess the possible presence of **Gross Alpha** and **Gross Beta** in the future well water supply. **Gross Alpha** and **Gross Beta** measure the total alpha and beta particle activity in a water supply. These naturally occurring radioactive nuclides have been demonstrated to be present in a certain type of geologic formation known as the Baltimore Gneiss which exists in your area of development within the County.

Results from this screening revealed a **Gross Alpha** of **13.8 ± 2.7 picocuries/liter (pCi/L),** while the **Gross Beta** level was **12.8 ± 2.3 pCi/L.** With the Margin of Error, the **Gross Alpha** result was above its **maximum contaminant level (MCL)** of **15 pCi/L,** while the **Gross Beta** level was below its targeted value of **50 pCi/L** (roughly equivalent to the **annual dose rate** of **4 millirems/year**).

At the time of testing and with respect to these parameters, the future well water supply **may not** meet EPA regulatory standards. Additional testing **for these parameters, plus Radium 226 and Radium 228** will be required to secure the future Use & Occupancy. Given the possibly of an elevated finding for **Gross Alpha**, the installation of a water softener system and / or a reverse osmosis system may be necessary. If treatment is installed, **pre and post short and long term Gross Alpha and Beta, plus a post Radium 226 / 228** will be needed to properly evaluate the effectiveness of the installed treatment(s). Alternatively, you may collect raw water samples for **short and long term Gross Alpha and Beta, plus Radium 226 / 228** to see if all values are below existing standards. Given that it typically takes up to one month to perform and receive back the **Radium** analyses, plan accordingly. Please also note that other standard testing parameters (bacteria, nitrate, turbidity and sand) will still be required to help secure Use & Occupancy.

A copy of the test results is enclosed for your information. Please call this office at **410-313-1773** if you have any further questions.

Sincerely,

Bert Nixon, Director
Bureau of Environmental Health

Enclosure
cc: Barry Glotfelty, MDE Water Mgmt.
Well & Septic property file

246 653

AdvanTex® Field Maintenance Report

Start-Up Summary Report

Atlantic Solutions, MD
(877) 814-8426

Property Owner/Tracking #					Operator	Installed Date
Site Address: 6819 Winding Stream Lane, Highland MD 20777						Start-Up Date
Phone Number: 410-000-0000	Permit #	Mode: Mode 3A	Bedrooms	Occupants		Occupancy Date
Designer/Engineer: Atlantic Solutions	Phone: (401) 293-0176		Authorized Installer: Fogles Septic			Phone: (410) 795-5670
AdvanTex Dealer: Atlantic Solutions, LTD	Phone: (401) 293-0176		Electrician			Phone

Primary Treatment

If using a single Processing Tank, complete the following:

☐ Processing Tank

Septic Volume (_____ gal.) Recirc Volume (_____ gal.)

Construction ☐ Concrete ☐ Fiberglass ☐ Other

Manufacturer: _____

If using a separate Septic Tank and Recirc Tank, complete the following:

☐ Septic Tank (_____ gal.)

Construction ☐ Concrete ☐ Fiberglass ☐ Other

Manufacturer: _____

☐ Recirc Tank (_____ gal.)

Construction ☑ Concrete ☐ Fiberglass ☐ Other

Manufacturer: _____

☐ Pump Model: PF300511

☐ Floats set properly at 11 -in. 13 -in. 24 -in.

Secondary Treatment

☐ RSV setting: _____ -in.

☐ Residual head measurement:

Pod #1 _____ -in. Pod #2 _____ -in. Pod #3 _____ -in.

☐ Discharge Tank/Basin (_____ gal.)

Construction ☐ Concrete ☐ Fiberglass ☐ PVC (Basin)

Manufacturer: _____

☐ Pump Model: _____

☐ Floats set properly at _____ -in. _____ -in. _____ -in.

☐ Discharge pump flow rate (drawdown test): (_____ gpm)

☐ Discharge pump dose volume: (_____ gal./dose)

Control Panel

Panel ID (RTU or UL #)	"On" Timer Setting	"Off" Timer Setting
TCOM - MVP		

Filter Pods

Pod #1 Serial No.	Pod #2 Serial No.	Pod #3 Serial No.
418468		

Other System Components

☐ Disinfection equipment (manufacturer): _____

☐ Dispersal system (type of): _____

Declarations (Initial)

✓ Orenco's Start-Up Procedure was followed.

✓ All lids are secured.

✓ Circuit breakers are on and control panel is latched.

✓ "For Service Call" label with phone # was affixed to panel.

✓ Homeowner Package was reviewed with:

☐ Builder on (date) _____

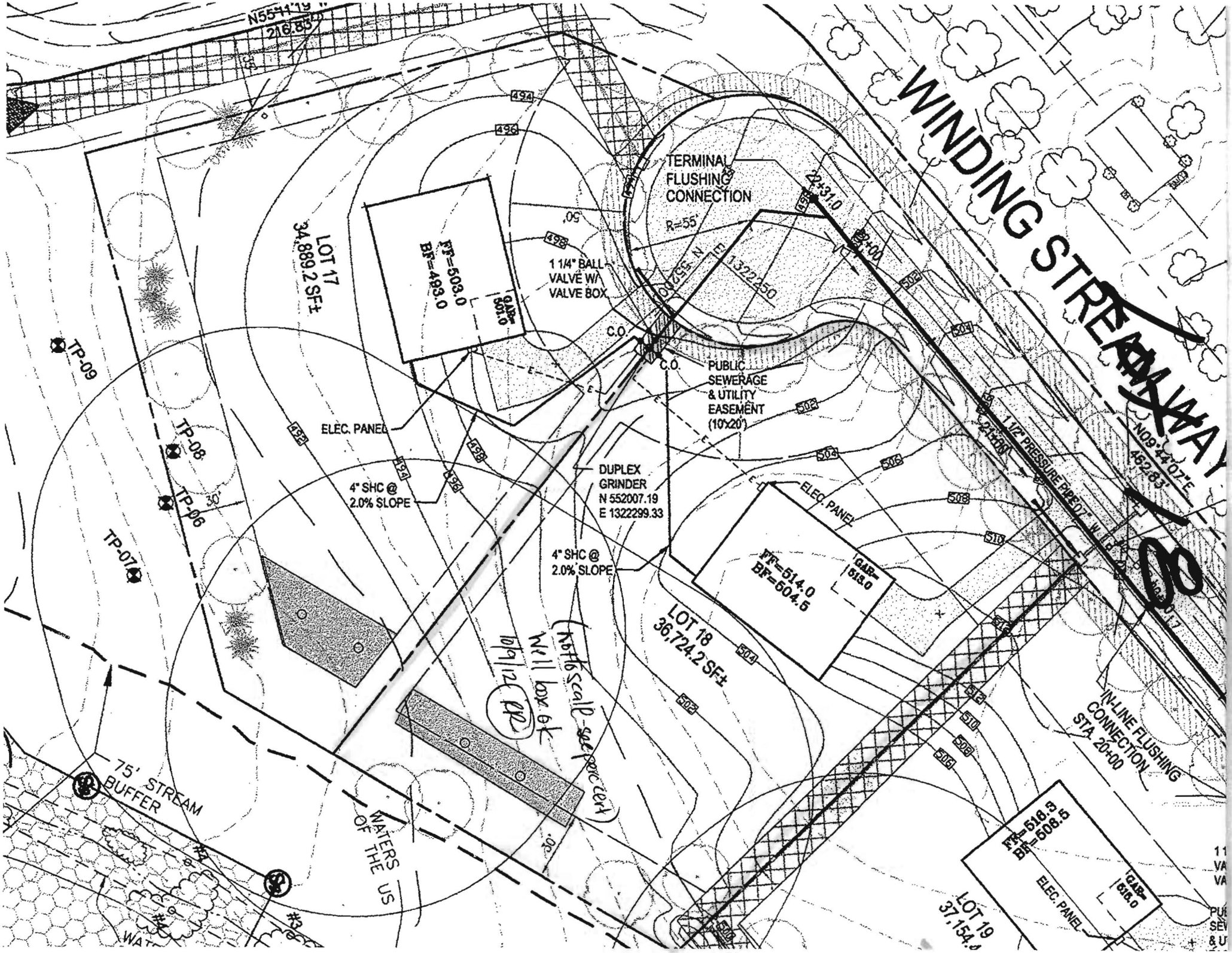
☐ Resident on (date) _____

The system is ready for use ☑ Yes ☐ No (explain)

Comments 57504 UP

Signature [signature] Date 6-13-14

Fax completed form to 1-866-384-7404


WINDING STREAM WAY
N55°11'19"
216.85'
494
496
498
500
502
504
506
508
510
512
TERMINAL FLUSHING CONNECTION
R=55'
20+31.0
20+00
21+00
N 552250
E 1322250
1 1/4" BALL VALVE W/ VALVE BOX
C.O.
C.O.
PUBLIC SEWERAGE & UTILITY EASEMENT (10'x20')
1 1/2" PRESSURE PIPE 07" W.L.P.
N09°44'07"E
462.83'
LOT 17
34,889.2 SF±
FF=503.0
BF=493.0
GAR=501.0
TP-09
TP-08
TP-06
TP-07
ELEC. PANEL
4" SHC @ 2.0% SLOPE
DUPLEX GRINDER
N 552007.19
E 1322299.33
4" SHC @ 2.0% SLOPE
ELEC. PANEL
FF=514.0
BF=504.5
GAR=513.0
LOT 18
36,724.2 SF±
(Kotts scalp - see proc cert)
Well box ok
10/9/12
IN-LINE FLUSHING CONNECTION STA. 20+00
75' STREAM BUFFER
WATERS OF THE US
FF=516.3
BF=506.5
GAR=518.0
ELEC. PANEL
LOT 19
37,154.0

Howard County
Health Department

Bureau of Environmental Health
8930 Stanford Blvd., Columbia, MD 21045
Main: 410-313-1771 | Fax: 410-313-2648
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth
Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

TEMPORARY INTERIM CERTIFICATE OF POTABILITY

TEMPORARY DEVIATION FOR RADIUM

Expiration Date – August 23, 2014

July 8, 2014

Homeowner
6819 Winding Stream Way
Highland, Maryland 20777

RE: Owings Propery, Lot #18
6819 Winding Stream Way
Building Permit: B13003598
Well Permit: HO-95-2413

Dear Homeowner:

This is to advise you that the septic system installation and water well construction for the above referenced property have been inspected and approved. Final approval of the septic system was granted on **7/8/2014.** Final approval of the well line connection to the dwelling was granted on **5/14/2014.** The well construction was completed on **11/26/2012.** Water samples were collected on **7/01/2014.**

The water sample results indicate that the water samples submitted for testing were free of coliform and fecal coliform bacteria at the time of sampling and are bacteriologically safe for drinking.

Gross Alpha and Beta samples were also collected on **11/26/2012**. Results showed a Gross Alpha level of **13.8** ± 2.7 **pCi/L** and **Gross Beta** level of **12.8** ± 2.3 **pCi/L. This exceeds the maximum contaminant limit (MCL) of 15 pCi/L and/or 50 pCi/L, respectively.**

This is a **temporary deviation** to allow additional time for installation of a radionuclide removal system and submission of water sample results indicating that the treated water meets EPA recommendations.

This Department will grant a **temporary deviation** to the Interim Certificate of Potability on condition that water sample results for pre- and post-treatment short term and long term gross alpha/beta and radium 226/228 are submitted to this Department **within 45 days.** Those results must indicate that the radionuclide removal system is effectively maintaining a Gross Alpha level of less than **15 pCi/L**, a Gross Beta level of less than **50 pCi/L**, and a Radium 226/228 level of less than **5 pCi/L**.

Furthermore, it will be necessary for you to comply with the following conditions:

1. The system must be properly operated and maintained continuously in accordance with the service contract for the life of the residence.

2. It is recommended that a Maryland certified water laboratory certified for radionuclide analysis perform a yearly radionuclide analysis.

3. If you decide to sell or rent your home in the future, you must make any potential buyer/tenant aware of this deviation. **A person who fails to make this disclosure is subject to the penalties set out in COMAR 26.04.04.12F *Enforcement* and Environment Article 9-1311, Annotated Code of Maryland.**

This Temporary Interim Certificate of Potability will expire 45 days from the date of issuance. **Failure to submit the required radium sample results and obtain an Interim Certificate of Potability before the expiration date will result in a Notice of Violation and is punishable as a misdemeanor under the *Annotated Code of Maryland, Environment Article, 9-1311,* subject to a fine of up to $500 or imprisonment not to exceed three months.**

Please contact (410) 313-1773 to schedule a water sample appointment or contact a Maryland certified water quality laboratory to schedule a water sample. A list of laboratories certified by the state of Maryland may be found at the following website:
http://www.mde.state.md.us/assets/document/WSP-Labs-2010apr16.pdf

Approving Authority,

Dana Bernard

Dana Bernard, REHS/L.E.H.S.
Environmental Sanitarian
Well & Septic Program

cc: Howard County Dept. of Inspections, Licenses, and Permits
Community Hygiene Program
File

Howard County Health Department

Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
Main: 410-313-2640 | Fax: 410-313-2648
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth
Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

REQUEST FOR PERMANENT DEVIATION TO BACTERIA STANDARDS FOR CERTIFICATE OF POTABILITY

DATE: 7/16/14 WELL PERMIT # : HO-95 - 2413

PROPERTY OWNER: SK Homes @ Highland Owings, LLC

SUBDIVISION & LOT #: Owings Overlook Lot 18

PROPERTY ADDRESS: 6819 Winding Stream Ln.

CONDITIONS:

1) Results for water samples collected on 7/1/2014 for the well installed under permit #HO-95 - 2413 indicated that the water samples contained coliform bacteria. This bacteria is used as an indicator species which can help measure the sanitary protection of the well and water supply. Coliform bacteria by themselves do not usually cause disease, but their presence may indicate that surface contamination (insects, organic material, surface water, etc.) may have entered the water supply and the water may be potentially unsafe.
2) Repeated chlorination of the well failed to eliminate the presence of coliform bacteria in subsequent water samples.
3) After installation and operation of an ultraviolet light disinfection system, water samples collected on 7/1/2014 indicated that the coliform contamination has been reduced to "absent" at the primary drinking tap.

I hereby request that a Permanent Deviation to COMAR 26.04.04.09 be granted for the well installed under permit HO - 95 - 2413. I am fully aware of the conditions under which this deviation will be granted, and of my responsibilities as the well owner, which include advising any future buyer/ tenant of the installation, condition and maintenance responsibilities of the water disinfection device.

Prospective Owner's Original Signature(s) **[Person(s) that intend to live in the dwelling]**

7/16/14 7/16/14

Prospective Owner's Day Time Phone Number(s)

301-467-1381 301-467-1539.

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FOUNTAIN VALLEY ANALYTICAL LABORATORY, INC.
1413 Old Taneytown Rd. Westminster, MD (410) 848-1014 (410) 876-4554 FAX (410) 848-0298

REPORT OF ANALYSIS

Laboratory ID #:	94998		Account #:	1930
Reference:	Steuart & Kret Lot 18		Company:	Fogle's Well Drilling
Location:	6819 Winding Stream Lane		Requested By:	Dave Fogle
	Highland, MD 20777		Source:	Well Water
Date/ Time Collected:	7/1/2014	1310	Site:	Kitchen Sink Tap
Date/Time Rec'd:	7/1/2014	1545	Treatment:	Prior to Reverse Osmosis, after UV
Chlorine ppm:	Free: ND	Total: ND	pH:	7.7
Collected By:	J. Fogle	1974JF	Well #:	HO-95-2413

PARAMETERS	RESULTS	UNITS	REFERENCE	METHOD	DATE/TIME/ANALYST
Gross Alpha, Short Term	13.5	pCi/L	15	900.0	7/4/2014 / 0642 / MJN
Gross Beta, Short Term	13.0	pCi/L	50	900.0	7/4/2014 / 0642 / MJN
Gross Alpha, Long Term	5.7	pCi/L	15	900.0	7/9/2014 / 0722 / MJN
Gross Beta, Long Term	8.6	pCi/L	50	900.0	7/9/2014 / 0722 / MJN
Radium-226	1.2	pCi/L	****	903.1	7/8/2014 / 1206 / MJN
Radium-228	2.2	pCi/L	****	Ra-05	7/8/2014 / 1123 / SN

NOTES

1. ****Radium 226 and Radium 228 combined have a reference of 5 pCi/L
2. Long Term Gross Alpha Detection Limit: 1.1 pCi/L; Long Term Gross Beta Detection Limit: 2.0 pCi/L
3. pCi/L = picocuries per liter
4. Radium 226 Detection Limit: 0.2 pCi/L; Radium 228 Detection Limit: 0.8 pCi/L
5. Results less than or within the reference range are considered satisfactory and within potable water limits at the time of sampling.
6. Short Term Gross Alpha Detection Limit: 1.4 pCi/L; Short Term Gross Beta Detection Limit: 2.3 pCi/L
7. ND:None Detected
8. Sample collected by client, analyzed as received
9. pH tested in lab, chlorine level tested on site

Reason for Test : Use & Occupancy
Building Permit # : B13003598

Date Reported: 7/11/2014

MD State Certification # 133

FOUNTAIN VALLEY ANALYTICAL LABORATORY, INC.
1413 Old Taneytown Rd. Westminster, MD (410) 848-1014 (410) 876-4554 FAX (410) 848-0298

REPORT OF ANALYSIS

Laboratory ID #:	94997		Account #:	1930
Reference:	Steuart & Kret Lot 18		Company:	Fogle's Well Drilling
Location:	6819 Winding Stream Lane Highland, MD 20777		Requested By:	Dave Fogle
			Source:	Well Water
Date/ Time Collected:	7/1/2014	1310	Site:	R/O Tap
Date/Time Rec'd:	7/1/2014	1545	Treatment:	UV Light/ Reverse Osmosis
Chlorine ppm:	Free: ND	Total: ND	pH:	6.9
Collected By:	J. Fogle	1974JF	Well #:	HO-95-2413

PARAMETERS	RESULTS	UNITS	REFERENCE	METHOD	DATE/TIME/ANALYST
Gross Alpha, Short Term	1.2	pCi/L	15	900.0	7/4/2014 / 0642 / MJN
Gross Beta, Short Term	<2.0	pCi/L	50	900.0	7/4/2014 / 0642 / MJN
Gross Alpha, Long Term	<0.9	pCi/L	15	900.0	7/9/2014 / 0722 / MJN
Gross Beta, Long Term	<1.8	pCi/L	50	900.0	7/9/2014 / 0722 / MJN
Radium-226	0.3	pCi/L	****	903.1	7/8/2014 / 1206 / MJN
Radium-228	<0.8	pCi/L	****	Ra-05	7/8/2014 / 1123 / SN

NOTES

1. ****Radium 226 and Radium 228 combined have a reference of 5 piC/L
2. Long Term Gross Alpha Detection Limit: 0.9 pCi/L; Long Term Gross Beta Detection Limit: 1.8 pCi/L
3. pCi/L = picocuries per liter
4. Radium 226 Detection Limit: 0.2 pCi/L; Radium 228 Detection Limit: 0.8 pCi/L
5. Results less than or within the reference range are considered satisfactory and within potable water limits at the time of sampling.
6. Short Term Gross Alpha Detection Limit: 1.1 pCi/L; Short Term Gross Beta Detection Limit: 2.0 pCi/L
7. ND:None Detected
8. Sample collected by client, analyzed as received
9. pH tested in lab, chlorine level tested on site

Reason for Test : Use & Occupancy
Building Permit # : B13003598

Date Reported: 7/11/2014

MD State Certification # 133

FOUNTAIN VALLEY ANALYTICAL LABORATORY, INC.

1413 Old Taneytown Rd. Westminster, MD (410) 848-1014 (410) 876-4554 FAX (410) 848-0298

REPORT OF ANALYSIS

Laboratory ID #:	94995	Account #:	1930
Reference:	Steuart & Kret Lot 18	Company:	Fogle's Well Drilling
Location:	6819 Winding Stream Lane Highland, MD 20777	Requested By:	Dave Fogle
		Source:	Well Water
Date/ Time Collected:	7/1/2014 1310	Site:	Pressure Tank
Date/Time Rec'd:	7/1/2014 1545	Treatment:	Prior to UV Light & Reverse Osmosis
Chlorine ppm:	Free: ND Total: ND	pH:	7.7
Collected By:	J. Fogle 1974JF	Well #:	HO-95-2413

PARAMETERS	RESULTS	UNITS	REFERENCE	METHOD	DATE/TIME/ANALYST
Bacteria, Coliform, Total, MPN	8.7	MPN/ 100 ml	<1.0	SM18 9223	7/2/2014 / 1030 / LLO
Bacteria, E. coli, MPN	<1.0	MPN/ 100 ml	<1.0	SM18 9223	7/2/2014 / 1030 / LLO

NOTES

1. MPN/ 100 ml = Most Probable Number [of viable bacteria] per 100 ml of sample.
2. Results less than or within the reference range are considered satisfactory and within potable water limits at the time of sampling.
3. ND:None Detected
4. Sample collected by client, analyzed as received
5. pH tested in lab, chlorine level tested on site

Reason for Test : Use & Occupancy
Building Permit # : B13003598

Date Reported: 7/2/2014

MD State Certification # 133

FOUNTAIN VALLEY ANALYTICAL LABORATORY, INC.

1413 Old Taneytown Rd. Westminster, MD (410) 848-1014 (410) 876-4554 FAX (410) 848-0298

REPORT OF ANALYSIS

Laboratory ID #:	94996		Account #:	1930
Reference:	Steuart & Kret Lot 18		Company:	Fogle's Well Drilling
Location:	6819 Winding Stream Lane		Requested By:	Dave Fogle
	Highland, MD 20777		Source:	Well Water
Date/ Time Collected:	7/1/2014	1310	Site:	Kitchen Sink Tap
Date/Time Rec'd:	7/1/2014	1545	Treatment:	After UV Light/Prior to Rev. Osmosis
Chlorine ppm:	Free: ND	Total: ND	pH:	7.7
Collected By:	J. Fogle	1974JF	Well #:	HO-95-2413

PARAMETERS	RESULTS	UNITS	REFERENCE	METHOD	DATE/TIME/ANALYST
Bacteria, Coliform, Total, MPN	<1.0	MPN/ 100 ml	<1.0	SM18 9223	7/2/2014 / 1030 / LLO
Bacteria, E. coli, MPN	<1.0	MPN/ 100 ml	<1.0	SM18 9223	7/2/2014 / 1030 / LLO

NOTES

1. MPN/ 100 ml = Most Probable Number [of viable bacteria] per 100 ml of sample.
2. Results less than or within the reference range are considered satisfactory and within potable water limits at the time of sampling.
3. ND:None Detected
4. Sample collected by client, analyzed as received
5. pH and Chlorine level tested in lab

Reason for Test : Use & Occupancy
Building Permit # : B13003598

Date Reported: 7/2/2014

MD State Certification # 133

FOUNTAIN VALLEY ANALYTICAL LABORATORY, INC.

1413 Old Taneytown Rd. Westminster, MD (410) 848-1014 (410) 876-4554 FAX (410) 848-0298

REPORT OF ANALYSIS

Laboratory ID #:	94762		Account #:	1930
Reference:	Steuart & Kret Lot 18		Company:	Fogle's Well Drilling
Location:	6819 Winding Stream Lane Highland, MD 20777		Requested By:	Dave Fogle
			Source:	Well Water
Date/ Time Collected:	6/18/2014	1508	Site:	Pressure Tank
Date/Time Rec'd:	6/18/2014	1610	Treatment:	Prior to UV Light
Chlorine ppm:	Free: ND	Total: ND	pH:	5.8
Collected By:	K.Cassell	7398KC	Well #:	HO-95-2413

PARAMETERS	RESULTS	UNITS	REFERENCE	METHOD	DATE/TIME/ANALYST
Bacteria, Coliform, Total, MPN	3.1	MPN/ 100 ml	<1.0	SM18 9223	6/19/2014 / 1020 / LLO
Bacteria, E. coli, MPN	<1.0	MPN/ 100 ml	<1.0	SM18 9223	6/19/2014 / 1020 / LLO

NOTES

1. MPN/ 100 ml = Most Probable Number [of viable bacteria] per 100 ml of sample.
2. Results less than or within the reference range are considered satisfactory and within potable water limits at the time of sampling.
3. ND:None Detected
4. Sample collected by client, analyzed as received
5. pH and Chlorine level tested in lab

Reason for Test : Use & Occupancy
Building Permit # : B13003598

Date Reported: 6/19/2014

MD State Certification # 133

FOUNTAIN VALLEY ANALYTICAL LABORATORY, INC.

1413 Old Taneytown Rd. Westminster, MD (410) 848-1014 (410) 876-4554 FAX (410) 848-0298

REPORT OF ANALYSIS

Laboratory ID #:	94548		Account #:	1930
Reference:	Steuart & Kret Lot 18		Company:	Fogle's Well Drilling
Location:	6819 Winding Stream Lane		Requested By:	Dave Fogle
	Highland, MD 20777		Source:	Well Water
Date/ Time Collected:	6/6/2014	0855	Site:	Laundry Tub
Date/Time Rec'd:	6/6/2014	1130	Treatment:	None
Chlorine ppm:	Free: ND	Total: ND	pH:	7.5
Collected By:	J. Fogle	1974JF	Well #:	HO-95-2413

PARAMETERS	RESULTS	UNITS	REFERENCE	METHOD	DATE/TIME/ANALYST
Bacteria, Coliform, Total, MPN	53.1	MPN/ 100 ml	<1.0	SM18 9223	6/7/2014 / 1015 / LLO
Bacteria, E. coli, MPN	<1.0	MPN/ 100 ml	<1.0	SM18 9223	6/7/2014 / 1015 / LLO
Nitrate	<1.0	mg/L	10	601	6/6/2014 / 1310 / CRS
Turbidity	0.99	NTU	<10	SM18 2130B	6/6/2014 / 1225 / JKW
Sand	NS	mg/L	5	Visual/Gravimetric	6/6/2014 / 1225 / JKW

NOTES

1. mg/L = milligrams per liter (also, parts per million)
2. MPN/ 100 ml = Most Probable Number [of viable bacteria] per 100 ml of sample.
3. NS = None Seen (NS indicates less than 5 mg/L)
4. NTU = Nephelometric Turbidity Units
5. Results less than or within the reference range are considered satisfactory and within potable water limits at the time of sampling.
6. ND:None Detected
7. Sample collected by client, analyzed as received
8. pH tested in lab, chlorine level tested on site

Reason for Test : Use & Occupancy
Building Permit # : B13003598

Date Reported: 6/9/2014

MD State Certification # 133

FOUNTAIN VALLEY ANALYTICAL LABORATORY, INC.

1413 Old Taneytown Rd. Westminster, MD (410) 848-1014 (410) 876-4554 FAX (410) 848-0298

REPORT OF ANALYSIS

Laboratory ID #:	94712		Account #:	1930
Reference:	Steuart & Kret Lot 18		Company:	Fogle's Well Drilling
Location:	6819 Winding Stream Lane		Requested By:	Dave Fogle
	Highland, MD 20777		Source:	Well Water
Date/ Time Collected:	6/17/2014	1148	Site:	Laundry Tub Sink
Date/Time Rec'd:	6/17/2014	1345	Treatment:	UV Light
Chlorine ppm:	Free: ND	Total: ND	pH:	6.9
Collected By:	J. Fogle	1974JF	Well #:	HO-95-2413

PARAMETERS	RESULTS	UNITS	REFERENCE	METHOD	DATE/TIME/ANALYST
Bacteria, Coliform, Total, MPN	<1.0	MPN/ 100 ml	<1.0	SM18 9223	6/18/2014 / 0915 / CCH
Bacteria, E. coli, MPN	<1.0	MPN/ 100 ml	<1.0	SM18 9223	6/18/2014 / 0915 / CCH

NOTES

1. MPN/ 100 ml = Most Probable Number [of viable bacteria] per 100 ml of sample.
2. Results less than or within the reference range are considered satisfactory and within potable water limits at the time of sampling.
3. ND:None Detected
4. Sample collected by client, analyzed as received
5. pH tested in lab, chlorine level tested on site

Reason for Test : Use & Occupancy
Building Permit # : B13003598

Date Reported: 6/18/2014

MD State Certification # 133

Howard County Health Department

Bureau of Environmental Health
8930 Stanford Boulevard, Columbia, MD 21045
Main: 410-313-2640 | Fax: 410-313-2648
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth
Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

INTERIM CERTIFICATE OF POTABILITY
PERMANENT DEVIATION FOR BACTERIA
Expiration Date – January 16, 2015

July 16, 2014

Mr. and Mrs. Khosla
6819 Winding Stream Way
Highland, MD 20777

RE: Owings Overlook lot 18
6819 Winding Stream Way
Building Permit: B13003598
Well Permit: HO-95-2413

Dear Homeowner:

This is to advise you that the septic system installation and water well construction for the above referenced property have been inspected and approved. Final approval of the septic system was granted on **7/8/2014.** Final approval of the well line connection to the dwelling was granted on **5/14/2014.** The well construction was completed on **11/26/2012.** Water samples were collected on **6/6/2014, 6/17/2014, 6/18/2014, and 7/1/2014.**

Radium 226/228 samples were also collected on 7/1/2014. Results showed a Radium 226 level of 1.2 pCi/L and a Radium 228 level of 2.2 pCi/L. The combined levels were below the maximum contaminant level of 5 pCi/L.

The untreated water sample results indicated that the water samples submitted for testing contained elevated levels of coliform bacteria at the time of sampling and the untreated water is **NOT** bacteriologically safe for drinking.

After installation of a water disinfection device (UV light disinfection system), a post-treatment water sample was collected on **6/17/2014** and indicated that the treated water was free from coliform bacteria and is bacteriologically safe for drinking.

This Department will grant a **permanent deviation** to the Interim Certificate of Potability on condition that the water disinfection system effectively maintains the water free from bacteria.

Furthermore, it will be necessary for you to comply with the following conditions:

1. The system must be properly operated and maintained continuously in accordance with the service contract for the life of the residence.

2. It is recommended that a Maryland certified water laboratory certified for bacteriological analysis perform a yearly potability analysis.

3. If you decide to sell or rent your home in the future, you must make any potential buyer/tenant aware of this permanent deviation. **A person who fails to make this disclosure is subject to the penalties set out in COMAR 26.04.04.12F *Enforcement* and Environment Article 9-1311, Annotated Code of Maryland.**

This certifies that the initial sampling requirements of COMAR 26.04.04 "Well Regulations" have been met for the water supply system installed under well permit HO-95-2413. Although the submitted sample results are in compliance with COMAR standards, the Health Department does not guarantee water supplies.

This Interim Certificate of Potability will expire **six months** from the date of issuance. Submission of a second bacteriological test indicating the water is free of coliform and fecal coliform bacteria is required prior to the expiration date, after which time a Final Certificate of Potability will be issued. **Failure to submit an additional sample and obtain a Final Certificate of Potability will result in a Notice of Violation and is punishable as a misdemeanor under the *Annotated Code of Maryland, Environment Article, 9-1311,* subject to a fine of up to $500 or imprisonment not to exceed three months.**

Please contact (410) 313-1773 to schedule a final water sample appointment or contact a Maryland certified water quality laboratory to schedule a water sample. A list of laboratories certified by the state of Maryland may be found at the following website: http://www.mde.state.md.us/assets/document/WSP-Labs-2010apr16.pdf

Approving Authority,

Jeff Williams
Program Supervisor
Well & Septic Program

cc: Howard County Dept. of Inspections, Licenses, and Permits
Community Hygiene Program
File

Howard County
Health Department

3525 H Ellicott Mills Drive, Ellicott City, MD 21043
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

TO ALL INTERESTED PARTIES

When submitting a well permit application for a proposed well for new construction, please indicate one of the following:

- ☒ The well site has been staked by Jose Bolzo Escalante, Engineers
  (professional land surveyor or company employing professional land surveyors)
  on 8-28-12 (date) and does not require a site inspection.
  Lot# 17-24
- ☐ The well driller, builder or property owner will call the Health Department to schedule a time to meet in the field to verify the proposed well site location.

This sheet, along with two copies of an acceptable well site plan, must be attached to the green well permit application.

Revised 6/10/03

Martin, Sharhonda

From: Tuder, Matt
Sent: Wednesday, June 18, 2014 1:48 PM
To: Day, Lori; Wolf, Kevin
Cc: Hart, Amy; Rocco, Anthony; Baker, Brian; Martin, Sharhonda; Williams, Jeffrey; Bozzell, Duane
Subject: CORRECTION: U&O Release 6819 Winding Stream Way

Oops, my bad. The proper address is 6819 Winding Stream Way

From: Tuder, Matt
Sent: Wednesday, June 18, 2014 9:57 AM
To: Day, Lori; Wolf, Kevin
Cc: Hart, Amy; Rocco, Anthony; Baker, Brian; Martin, Sharhonda; Williams, Jeffrey; Bozzell, Duane; Tuder, Matt
Subject: U&O Release 8919 Winding Stream Way

On the morning of June 12th, Duane Bozzell observed the start-up of a Sewage Grinder Pump at the Owings Property, Lot 5 site Shared Septic System:

Owings Property, Contract 50-4436-D
Steuart Kret, Lot #18
6819 Winding Stream Way
Highland, MD 20777

The Sewage Grinder Pump test was successful ; the Bureau of Utilities releases its hold on this property for U&O.

Matt
410-313-4934 office
410-978-1320 mobile

Martin, Sharhonda

From: Tuder, Matt
Sent: Wednesday, June 18, 2014 9:57 AM
To: Day, Lori; Wolf, Kevin
Cc: Hart, Amy; Rocco, Anthony; Baker, Brian; Martin, Sharhonda; Williams, Jeffrey; Bozzell, Duane; Tuder, Matt
Subject: U&O Release 8919 Winding Stream Way

On the morning of June 12th, Duane Bozzell observed the start-up of a Sewage Grinder Pump at the Owings Property, Lot 5 site Shared Septic System:

Owings Property, Contract 50-4436-D
Steuart Kret, Lot #18
6819 Winding Stream Way
Highland, MD 20777

The Sewage Grinder Pump test was successful ; the Bureau of Utilities releases its hold on this property for U&O.

Matt
410-313-4934 office
410-978-1320 mobile

To,
Mr. Kenneth S. Ulman
County Executive, Howard County
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Date: July 7, 2014

Dear Mr. Ulman,

My husband (Rahul Khosla) and I (Shikha Khosla) are physicians who work at the Veterans Affairs Hospital in Washington DC. We are long time Maryland residents, and moved to Howard County a year ago with a goal of providing a caring, safe environment and top-notch education for our two children. Little did we know at that time that due to the unethical and unprofessional business activities of a homebuilder in the county we will have no place to call home! We are currently living in extended stay hotels and with friends due to the negligence of Steuart-Kret Home builders.

We wanted to meet with you and bring to your attention the business practices of Steuart-Kret Home builders and seek your assistance in figuring out:

1. What protection does a homebuyer have from a builder that does not show up on the settlement date that he set, and claims no responsibility for its action?
2. What protection does a consumer have from a builder who does not disclose important issues (like radium in the water) and tries to shift the blame to the county?
3. What protection does the consumer have from a builder who makes unilateral random decisions about the layout of the house, which impact the functioning, usage and aesthetics of a space?
4. What protection does the county offer its citizens from homebuilders who have been negligent, so that the citizen is not saddled with such significant financial burdens that they cannot pursue any action against the builder?

Let me elaborate on the details of our experience.
Rahul and I are parents of two wonderful and bright children (ages 8 and 6 years) and we decided to move to Howard County last year. The inventory of homes was limited and after a long search we decided to sign a contract with Steuart-Kret homes (SK homes) to build a house in Highland in April 2013. At that time we were assured that the home would be ready by Christmas 2013. We have faced several issues (detailed later), but were finally relieved to get a settlement letter on May 28, 2014. The letter stated that our pre-settlement walkthrough would be on June 9th and settlement would be on June 16th. Based on this letter we gave our 30-day move-out notice to our landlord as well as made all arrangements for the move (cancelled our clinics/ rescheduled patients, arranged movers, called utility companies etc.). At the pre-settlement walkthrough the builder confirmed the settlement for Monday June 16th. Then on Friday June 13th at 4pm we got an email from the builder that the closing had been postponed to June 19th as the well water had failed bacteria test (had >1 coliform count).

We called repeatedly on June 17th and 18th with no response from them. On the evening of June 18th we again got a notice that the well had not passed inspection and the settlement date was postponed, with no new date provided. We called the county to find out the following:

1. SK homes had not followed the correct procedure for water collection after the initial chlorination and needed to retest the water. On retesting the well had unsafe levels of bacteria, which would require further chlorination.
2. SK homes had failed to follow up on Howard County's ***February 2013*** recommendations regarding additional well water tests. When the well was dug in late 2012 early 2013, the well was tested for radium (per county code requirements). Howard County had informed them of these tests results in February 2013 and asked for additional tests and had specified that the usage and occupancy certificate would not be issued without these tests. The county in their letter had also informed SK homes that these tests take upto one month. SK homes claims that they did not get this letter, even though it is their responsibility to follow up on all the water related tests.
    a. Radium test if positive is required to be part of land records and should have been disclosed to us at the time we signed the contract in April 2013. Had we known at that time, we would not have signed on this lot.
    b. Instead we first heard of it in June 2014, on the eve of our proposed closing date. Also, we heard the news from the county. SK homes did not disclose this information to us till we confronted them about this issue.

SK homes knew that time was of the essence to us since we were required to move out of our rental townhouse by June 30th. They still did not do due diligence and went ahead and chlorinated the well to get rid of the bacteria without taking the samples for radium first. As a result, the radium testing has been further delayed.

Since we had already given our move-out notice, the landlord rented the townhouse out effective July 1st. We had to move out and now are staying with friends and at extended stays. Even at this stage the builders are not taking any responsibility for these missteps, and blaming the county for not informing them. They also have flatly stated that "they are not responsible for any living arrangements of their customers". Their attitude and negligence has caused us significant mental stress, and financial costs (time off work, for hotel stays, storage, meals and lawyer fees). Our lawyer has indicated that the contract is very homebuilder friendly and this issue will be an "uphill battle up a steep slope". Living in extended stays does not offer us the luxury of time and is draining our financial resources.

Besides this issue, we have for the past one year have had to suffer significant stress which has impacted our professional and personal lives due to their other poor business practices:

1. Lack of follow through: From June 2013 SK homes started telling us that the building permits were being processed by the county. Finally we called to county in September 2013, only to find out that the permits were never submitted! SK homes labeled it a case of "miscommunication".
2. Not disclosing facts in a timely manner:
    a. SK homes did not tell us till several months after we signed the contract that we would have a shared grinder for the septic between two houses.
    b. SK homes also did not tell us that our lot (as well as an adjacent lot) was not connected to the rainwater management system that connected the other lots in the community. This raised issues of buildability in the future and we had to set up appointment with the county to get clarification regarding this issue since they were not forthcoming with any information.

3. Making false promises: The community has a shared septic. The county had only approved a certain number of bedrooms for the community. But the builders oversold the number of bedrooms to the buyers. This then required the county to step in and object. In our preconstruction meeting in January 2014 they informed us of the county's objection. They also informed us that they decided to cut one bathroom from the design in each house, and again blamed the county for this decision. After much discussion all homebuyers had to make compromises from their initial contracts so that the construction could continue.

4. Lack of consistency:
    a. They put the house's electrical system in the future wet bar area despite specific discussions the previous day when they had promised us they would not to do so. Then they blamed BGE for putting the electrical panel there.
    b. They placed the water inlets from the well in the finished den area of the basement without informing us and without making adjustments to make any other the space useable.
    c. They denied our request to change the layout of the laundry room and pantry but approved the exact same request for our neighbor with the same floor plan.

    These decisions that they took without informing us or despite agreement to do otherwise has impacted the usability and aesthetics of various areas of the house, which they refuse to fix.

5. Lack of communication: Our queries about the building process, timelines etc. would not generate a response for days and sometimes weeks. But on several occasions they would give us a 24 or 48-hour notice to get selections done and/or forms filled. They provided us with only one contact number and email. All

questions, related to sales, options, and construction process were handled through one person who would relay messages back and forth usually very inefficiently and ineffectively. No one else would respond to any email.

Mr. Ulman, no family should have to lose the roof over their heads due to some one else's negligence. No family should go through what we are going through. The callousness of Steuart Kret homes has not only impacted us but has also impacted our children psychologically, who are being brave through this ordeal and trying to cope the best they can. Our financial resources are very limited as compared to those of SK homes and we do not have the luxury of time with our current living arrangements. There must be some protections and support that the county offers its residents against unethical business practices. We would really appreciate an opportunity to meet with you to discuss these protections and support.

Thank you for your time and attention. We anxiously await your response.

Sincerely,

Shikha Khosla, MD
Cellphone : 301-467-1539
Email: shikha4@yahoo.com

Williams, Jeffrey

From: Williams, Jeffrey
Sent: Thursday, June 19, 2014 10:31 AM
To: 'Bill McElwee'
Subject: Owings Overlook 17 and 18

Hello Bill. As we discussed, we will need to see a passing water quality test of the untreated water. This should be noted on the results form as treatment: none. We usually see a test taken at the pressure tank as assurance that it is untreated.

If that test fails bacteria, I would like to discuss the chlorination procedure with the person doing that for you. They will need to chlorinate it in a different way according to the procedures in COMAR 26.04.04 for wells which do not respond to standard chlorination.

Also, if the untreated test passes, the UV light may remain as a non-required elective device. We will not allow a UV light to be used in order to achieve a passing bacteria test unless we have evidence that repeated chlorination and the special method of chlorination were unsuccessful and have approved a request for deviation to a certificate of potability from the prospective homeowners. We can discuss that process if needed. Thanks

Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health
Howard County Health Dept.
410-313-4261
jewilliams@howardcountymd.gov

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Williams, Jeffrey

From: Williams, Jeffrey
Sent: Thursday, June 19, 2014 1:14 PM
To: 'Bill McElwee'
Cc: Theresa Miller
Subject: RE: Owings Overlook 17 and 18
Attachments: Owings Overlook lot 18_radium letter.pdf

I just went through the file for lot 18 to double check everything and I noticed the attached letter that was sent to Steuart Kret in February 2013. The radium level for the well was elevated within the margin of error and it was noted that additional testing was needed to show it passing or a treatment device installed with post-treatment radium sampling (along with a radium agreement recorded in land records).

This is an additional item that will be needed prior to an ICOP letter.

From: Bill McElwee [mailto:bill.mcelwee@skhomes.com]
Sent: Thursday, June 19, 2014 12:47 PM
To: Williams, Jeffrey
Cc: Theresa Miller
Subject: RE: Owings Overlook 17 and 18

Hi Jeff,
We got the water retested and you have the results. Lot 17 6827 passed. Please upload the ok into the system.
Lot 18 failed again and we are going to pressure chlorinate.
Theresa from Fogles was calling you to make sure we do exactly what is required.
Thanks

Bill McElwee
-------- Original message --------
From: "Williams, Jeffrey"
Date:06/19/2014 10:31 AM (GMT-05:00)
To: Bill McElwee
Subject: Owings Overlook 17 and 18

Hello Bill. As we discussed, we will need to see a passing water quality test of the untreated water. This should be noted on the results form as treatment: none. We usually see a test taken at the pressure tank as assurance that it is untreated.

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Williams, Jeffrey

From: Williams, Jeffrey
Sent: Thursday, June 19, 2014 1:25 PM
To: 'Theresa Miller'
Cc: 'Bill McElwee'
Subject: RE: Owings Overlook 17 and 18

No, we would need a post-treatment sample of short and long alpha/beta and radium 226/228 to show the R/O is working.

From: Theresa Miller [mailto:Theresa@foglesinc.com]
Sent: Thursday, June 19, 2014 1:27 PM
To: Williams, Jeffrey
Cc: 'Bill McElwee'
Subject: RE: Owings Overlook 17 and 18

Okay so we can just install the R/O system and not pull another Radium?

From: Williams, Jeffrey [mailto:jewilliams@howardcountymd.gov]
Sent: Thursday, June 19, 2014 1:22 PM
To: Bill McElwee
Cc: Theresa Miller
Subject: RE: Owings Overlook 17 and 18

If you choose to put on the treatment device, we will need the prospective homeowners to sign a radium agreement, have us sign it, and record it in land records. Post treatment short term and long term alpha/beta and radium 226/228 will be needed to show the treatment has reduced the levels to passing. The property would then be issued a Permanent Deviation for radium to a Certificate of Potability in lieu of a standard COP.

From: Bill McElwee [mailto:bill.mcelwee@skhomes.com]
Sent: Thursday, June 19, 2014 1:19 PM
To: Williams, Jeffrey
Cc: Theresa Miller
Subject: RE: Owings Overlook 17 and 18

Theresa,
Please put the Reverse Osmosis on 18.

Bill McElwee

-------- Original message --------
From: "Williams, Jeffrey"
Date:06/19/2014 1:14 PM (GMT-05:00)
To: Bill McElwee
Cc: Theresa Miller
Subject: RE: Owings Overlook 17 and 18

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