



GREENBELT HOMES, INC.

1 HAMILTON PLACE | GREENBELT, MARYLAND 20770

Area Code (301) 474-4161 Fax (301) 474-4006



June 15, 2026

Estate of Ellen R. Davis
20L Hillside Road
Greenbelt, MD 20770

Re: Unit # 2468

Dear Member:

Enclosed is your Pre-Sale Inspection Report. The report indicates all deficiencies identified by the GHI inspection. If you would like to review the report with me, please call any weekday between 8:00 a.m. & 3:30 p.m. This inspection is only valid for twelve (12) months. If your home remains unsold for more than twelve months after this inspection, another inspection will be required **immediately after GHI is notified of a valid sales contract.**

Unless the GHI Maintenance Department is notified by you, it will be assumed that they have permission to enter your unit and make repairs which are GHI's responsibility.

Your cooperation in correcting the deficiencies will be most appreciated. **A settlement date cannot be set until your certification form has been received by GHI and the corrected items verified.** Your prompt attention will expedite the sales transaction on your home. Thank you.

Sincerely,
GREENBELT HOMES, INC

Roger Bonifacio, Inspector
Technical Services Dept.
rbonifacio@ghi.coop
301 474-4161, Ext. 1149

Note: If you are leasing a Garage and/or a space in the Boat/Trailer lot, a written thirty-(30) day notice to vacate is required. The key must be returned at or before settlement. **We do not prorate for days not occupied.**

Enclosure: SELLER'S CERTIFICATION FORM

cc: Contract Processing
cc: UDB/TS

GHI - 46071

PRE-SALE INSPECTION REPORT

This inspection is for the purpose of GHI property maintenance, and in no way constitutes a guarantee for the buyer.

Member Estate of Ellen R. Davis Date June 9, 2026
Address 20L Hillside Road Unit # 2468
Phone, Day _____ Evening _____

Notice: The following corrections are the responsibility of the selling member and must be completed prior to settlement. All alterations, additions, or improvements made by any member since 1952, as well as the original unit, are inspected for two purposes: (1) to ensure that all applicable government codes and GHI regulations are being met, and (2) any present or potential damage to the structure is corrected. PLEASE NOTE: Member is responsible for all corrections on this report and all other deficiencies found on subsequent inspections.

Failure to correct all items listed below may result in a significant delay in settlement. Settlement may not be scheduled until all items are completed and verified. Send in your yellow certification form as soon as all work is completed.

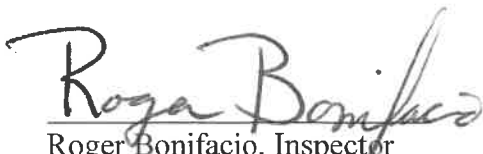
1. Clean filters in mini split system in A/C heads in each room.
2. Secure loose toilet to floor in first floor bathroom.
3. Grout ceramic tiles where grout is missing in tub surround.
4. Caulk corners of tub surround in second floor bathroom.
5. Repair hole behind mirror in second floor bathroom.
6. Rescreen damaged screen in gardenside large bedroom (left window).
7. Install baseboard heater where missing in gardenside small bedroom. All living space requires a heat source.
8. Repair loose handrail on attic stairs.
9. Remove weeds from brick patio on gardenside of unit.
10. Paint rusted clothes pole on gardenside of unit.
11. Paint top rails and posts where paint is chipped on gardenside fence.

The following items will be checked by GHI Maintenance at no cost to the member.

1. Inspect electric panel box for safety issues. **WO# 46425**
2. Check to replace range outlet in kitchen. **WO# 46425**
3. Check to replace shut off valves and supply lines under kitchen sink, bathroom sink and toilet with angle stops and braided lines. **WO# 46427**
4. Label valves under kitchen sink and mark main shut off. **WO# 46427**
5. Inspect crawlspace for moisture under unit. **WO# 46427**
6. Install anti-siphon on serviceside and gardenside hose bib. **WO# 46427**
7. Trim tree off main roof on serviceside of unit. **WO# 46429**
8. Replace water heater in understairs closet. **WO# 46427**
9. Replace smoke detector on first floor and in second floor hall. **WO# 46425**

Presale Inspection Report
20L Hillside Road
June 9, 2026
Page 2

If you have any questions, please feel free to contact the Technical Services Department at 474-4161, ext. 1149 between 8:00 a.m. and 3:30 p.m. Thank you for your cooperation.


Roger Bonifacio, Inspector
Technical Services

Application Code/Regulation: **GR**-GHI Regulation; **H**-City of Greenbelt Housing Code; **NEC**-National Electric Code;
W.S.S.C.-Washington Suburban Sanitary Commission; **O**-Others.

Presale Inspection Photos

Item# 1



Item# 1



Item# 1



Item# 1



Item# 3



Item# 3



Item# 4



Item# 5



Item# 5



Item# 6



Item# 6



Item# 7



Item# 8



Item# 9



Item# 10



Item# 10



Item# 11



Item# 11





GREENBELT HOMES, INC.

1 HAMILTON PLACE | GREENBELT, MARYLAND 20770

Area Code (301) 474-4161 Fax (301) 474-4006



June 9, 2026

**Unit # 2468
UDB/TS File**

Re: 201 Hillside Road

REGARDING MAINTENANCE OF YOUR UNIT

Here at GHI, the maintenance of your unit is split between you and GHI. A detailed breakdown of the member's and GHI's maintenance responsibilities begins on page 32 of your GHI Handbook.

Nevertheless, there are often questions regarding over what specifically is covered by GHI due to various modifications made by previous occupants and exceptions permitted to work performed under the GHI rehabilitation project. In addition, understand that there may be existing conditions in the home that met applicable codes at the time of construction, which may have been superseded by current building standards.

During the recent resale inspection on your unit, the following items were identified as not covered by GHI Maintenance.

Doors: Raised panel doors*.

Light

Fixtures*: Serviceside entrance, kitchen, dining room, first floor bathroom, second floor hall, bedrooms, and second floor bathroom.

Kitchen: Cabinets, countertops, sink, faucet*, refrigerator, range, and all other appliances. **Note:** The range and refrigerator have been checked to be operational at time of inspection. GHI does not guarantee condition or continued operation of these or any other appliances.

Equipment: Mini Split System, ceiling fans, washer, and ventless dryer. **Note:** GHI does not guarantee the condition or continued operation of non-GHI equipment in your home. Prospective members are advised to satisfy themselves of the proper operation before settlement and to employ qualified repairpersons to maintain the equipment after settlement.

- Floors:** Vinyl type flooring in bathroom; Pergo type flooring in kitchen, and first floor bathroom; Hardwood flooring in serviceside foyer, dining room, living room, under stairs closet, stairs, second floor hall, and bedrooms. **Note:** It is the member's responsibility to maintain proper finish on hardwood floors where they are exposed, regardless of whether they are currently concealed with carpet or furniture. GHI will repair or replace any damaged to original flooring required except when due to abuse and neglect.
- Walls & Ceilings** Textured areas in dining room, living room, first floor bathroom, stairway, second floor hall, second floor bathroom, and bedrooms.
- Bathroom:** Vanity, sink, faucet*, mirror, shower head*, tub faucet*, ceramic tile tub surround, and vent fan. **Note:** If plumbing repairs are required within these walls, it is member's responsibility to remove and reinstall the wall covering.
- Other:** Chain link fence on gardenside, wood trash screen, pull down attic stairs, all phone wires and phone jacks, mailbox, stone retaining wall on serviceside, vent fan in first floor bathroom, vanity in first floor bathroom, beick patio on gardenside, block boarders, clothes pole on gardenside.

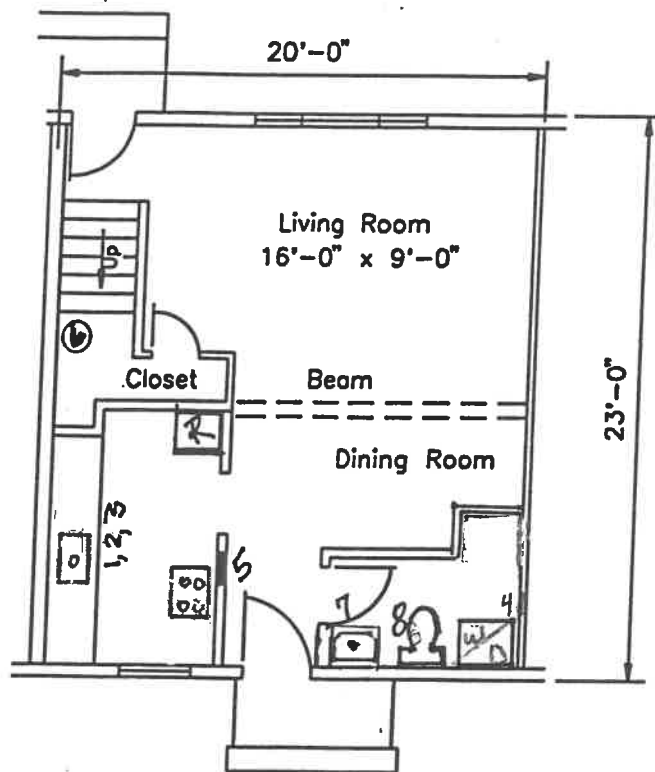
*GHI will only supply the labor to repair this non-standard fixture. Parts must be supplied by the member.

This list is current as of the above date; any items you modify or replace with non-standard GHI equipment will also be your responsibility to maintain. All present and future house additions are or will be added to the Addition Maintenance Program for a small monthly charge. Call 301-474-4161 Ext 1149 to inquire about this program. Call 301-474-6011 (Maintenance Department) to inquire further about member's and GHI's maintenance responsibilities.

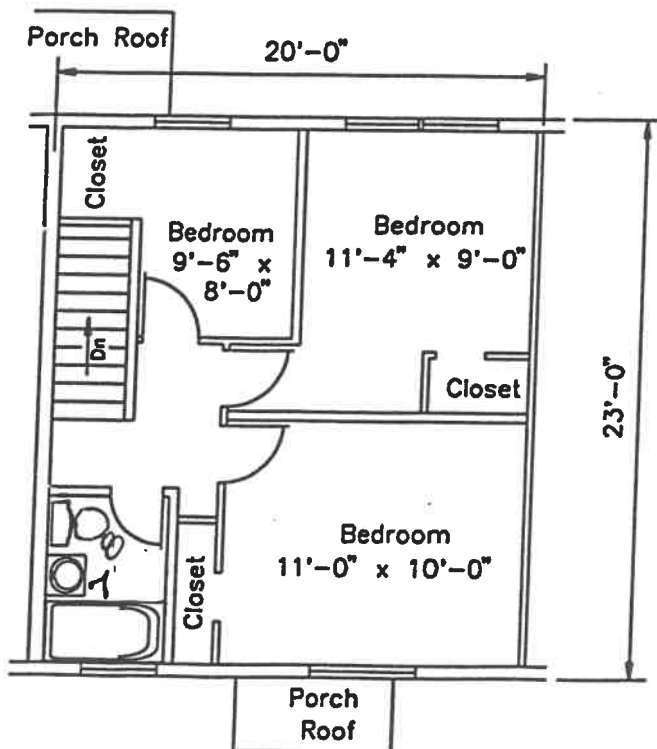
Thank you.

Technical Services Department

GHI: _____



First Floor



Second Floor

1. Main Water Cut-off
2. Outside Faucet Cut-off
3. Sink Faucet Cut-off
4. Washer Cut-off
5. Elec. Cut-off/Incl. B.B. Heaters
6. W/H Cut-off
7. Lav. Cut-off
8. Toilet Cut-off
9. Tub/Shower Cut-off

20-L Hillside

GREENBELT HOMES INC.
GREENBELT, MARYLAND

UTILITY CUTOFFS

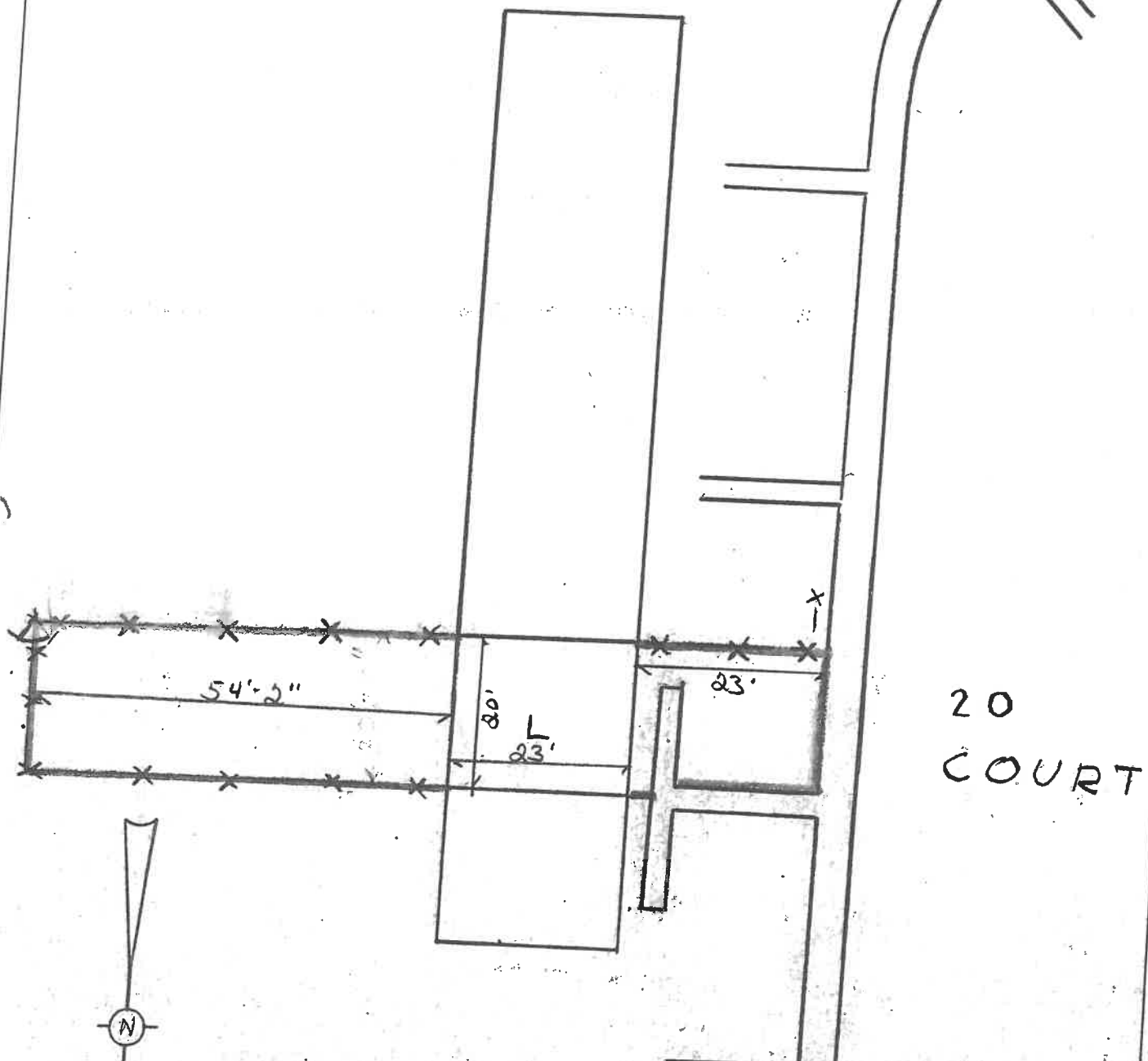
DRAWN: JWG

DATE: Rev. 2-9-96

SCALE: 1/8" = 1'-0"

TYPE

K-3R



The yard lines depicted herein (or associated fences and/or hedges) do not establish a member's property but rather designate a limited common area - a portion of GHI land, mutually owned by all members, that is set aside as yard for the member's use in accord with the practices established in the GHI rules. The cooperative reserves the right to redraw yard lines.

PLAT CERTIFIED BY GREENBELT HOMES, INC.

VP *President, Board of Directors* *5/12/4*
 VP President, Board of Directors Date

GREENBELT HOMES INC.
 GREENBELT, MARYLAND

YARD AREA - 1942 PLAT
 L OF 20 CT. HILLSIDE

DRAWN BY HWI

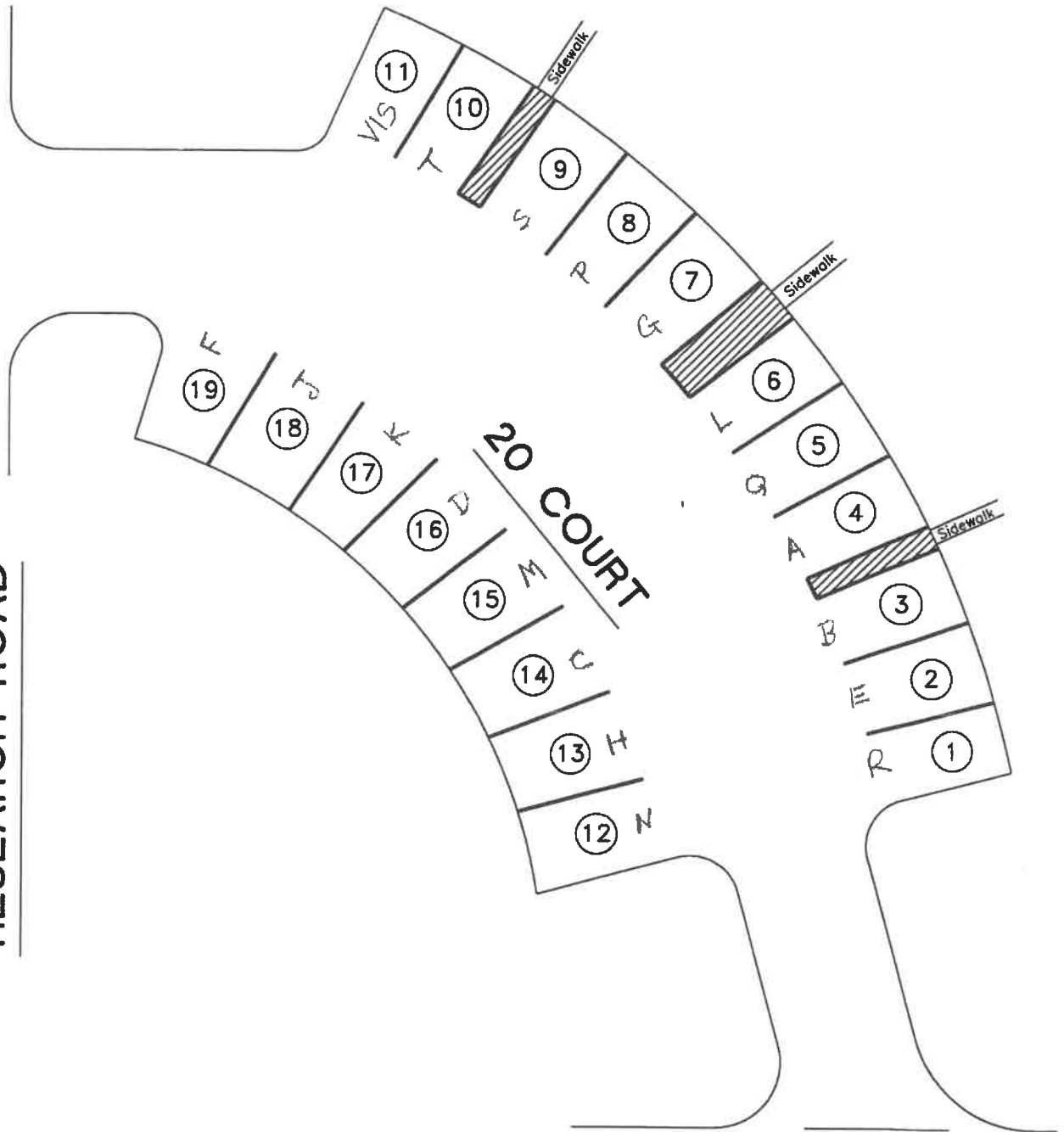
DATE: 8/10/66

SCALE: 1" = 20'

UNIT NO.

2468

RESEARCH ROAD



HILLSIDE ROAD

GREENBELT HOMES INC.
GREENBELT, MARYLAND

20 COURT HILLSIDE RD
PARKING SPACES

DRAWN: JWG
DATE: 7-24-96
SCALE: 1"=20'

COMPR
#20CTHR

GREENBELT HOMES, INC.
1 HAMILTON PLACE
GREENBELT, MD 20770
Unit # HI20L

June 24, 2026

20 Hillside Road
Unit L
Greenbelt, MD 20770

Dear Member(s):

The monthly coop fee will be **\$838.27**. Fees are segregated into the components listed below:

Coop fee	\$360.70
Estimated real estate tax	328.00
Replacement reserve	143.30
Addition Maintenance	6.27

TOTAL DUE ON THE FIRST OF EACH MONTH

\$838.27

Co-op Fee

Includes various maintenance and repairs, grounds work, trash collection, insurance, and other member services

Replacement Reserves

Funding for future replacements of major components such as roofs, windows, doors, and other items

Estimated Real Estate Taxes

Includes State of MD, PG County, City of Greenbelt, Parks & Planning, Storm Water, Suburban Transit, Solid Waste Charge, Clean Water Act Fee, Supplemental Education, Homestead Tax Credit (if applicable)

Addition Maintenance (if applicable)

Funding for maintaining additions to original GHI homes

Optional Improvements (if applicable)

Funding for maintaining optional improvements installed as part of the Homes Improvement Program

For greater detail, go the member portal to view the 2026 Budget.

Facts regarding Homestead Tax Credit

- New members will not be eligible to receive the HSTC for 1 full tax year (July 1 – June 30)
- New sales between January 1 and June 30 will have the projected difference in real estate taxes provided to the buyer. The amount of the HSTC Buyback is \$74.00 per month covering the months of January-June 2026.
- New sales after June 30 will begin paying increased amount for real estate taxes with January 1, 2027 new budget.
- The amount of the HSTC will be different for each purchaser and seller. Just because the seller of 20-L Hillside Road received a HSTC of \$881.49 does not mean the purchaser of 20-L Hillside Road will eventually receive that same credit at any time in the future.
- The HSTC of the new member will be based on the new current assessed value of the home which will be greater than the seller's previous assessed value. Therefore, the new member will not receive any credit if the assessed value of the home remains the same or declines over the next three years until the time values are assessed again. If the assessed value declines, the tax would decline **IF** the tax rate remained the same.

Fees are due on the 1st of each month. Late fees are applied after the 10th of each month.

Members with auto payments through the member portal may need to update the assessment amount to include the 2026 budgeted increase.

If you have any questions concerning your coop fees, please contact the Finance Department by email, through the member portal, or by calling 301-474-4161.

Sincerely,
Joseph Perry, Jr., CPA, CMCA
Director of Finance

Wednesday, June 24, 2026

Property Tax Inquiry

PRINCE GEORGE'S COUNTY
REAL PROPERTY TAX INFORMATION FOR FY 27
TAX PERIOD 07/01/26 - 06/30/27
MEETS REQUIREMENTS FOR REAL PROPERTY SECTION 14-126

ACCOUNT NUMBER: 4047122 DISTRICT: 21 DATA AS OF: 06/24/26 at 16:14:37

[New Search](#)

OWNER:
GREENBELT HOMES INC

CARE OF:

[Help](#)
[Payment History](#)

PROPERTY ADDRESS:
000020 HILLSIDE RD
GREENBELT MD 20770-0000

MAILING ADDRESS:
HAMILTON PL
GREENBELT, MD 20770-0000

MORTGAGE: UNKNOWN

PROPERTY DESCRIPTION:

CONDO: PLAT
SUBNAME: GREENBELT (CO-OP)
SECTION:
LOT:
BLOCK: X2
ACREAGE: 4087.000 F
OCCUPANCY: PRINCIPAL RESIDENCE

20L HILLSIDE R D
PHASE BLDG

UNIT
LIBER/FOLIO: 00000/000
LATEST DEED: ZZ/ZZ/ZZZZ
LAND: 40,000.00
IMPS: 145,100.00
ASSESSMENT: 185,100.00

TAX DESCRIPTION:
COUNTY PROPERTY TAX
COUNTY PROPERTY TAX - SUPPLEMENTAL EDUCATION
STATE OF MARYLAND
PARK & PLANNING
STORMWATER/CHESAPEAKE BAY WATER QUALITY
WASHINGTON SUBURBAN TRANSIT COMMISSION
TOWN LEVY
OTHER MUNICIPAL CHARGES
FRONT FOOT
SOLID WASTE SERVICE CHARGE
CLEAN WATER ACT FEE
SPECIAL AREA
LIENS
OTHER TAXES/FEES
LESS HOMEOWNERS TAX CREDIT
LESS HOMESTEAD TAX CREDIT
LESS DISCOUNT CREDIT
TOTAL
PAYMENT RECEIVED
REFUND DATE

TAX/CHARGE:
1,545.58
74.04
207.31
249.14
99.95
48.13
1,531.70
0.00
0.00
36.34
33.12
0.00
0.00
0.00
0.00
- 881.49
0.00
2,943.82
0.00
0.00

Account No: 4047122

FY27

SEMI ANNUAL INSTALLMENTS											FULL AMOUNT DUE	
BAL DUE IF JUL 2026 AUG 2026	PAID IN	1ST 1/2 YEAR DUE SEP 30				2ND 1/2 YEAR DUE DEC 31				TOTAL		
		BASE	+	INT	=	BASE	+	INT	=			
		1,471.91		0.00		1,471.91	1,471.91		0.00		1,471.91	2,943.82
		1,471.91		0.00		1,471.91	1,471.91		0.00		1,471.91	2,943.82

Make check or money order payable to: Prince George's County
Mail to: Prince George's County Treasury Division
1301 McCormick Drive, Suite 1100
Largo, MD 20774

PAYMENT MUST ARRIVE IN THIS OFFICE BY THE DUE DATE TO AVOID ADDITIONAL INTEREST & PENALTIES.