

Welcome To

137 Felix Drive
Chestnut Hill Preserve



Welcome to 137 Felix Drive, spacious 3 bedroom, 3 1/2 bath Goodman model townhome, close to The University of Delaware, Christiana Hospital, within the 5 mile radius of Newark Charter School and convenient to major routes, shopping and dining! The ground floor features a family room or office area, full bathroom and 2 car garage. 9' ceilings and gorgeous LVP flooring throughout the main level including a large living room, dining room and kitchen. Eat-in kitchen boasts a cavernous pantry, 42" white soft close cabinets, granite countertops, enormous island with room for seating and pendant lights above. Enjoy the outdoors from the large composite deck! The upper level features 3 bedrooms with new carpet including the owner's suite with walk-in closet and en-suite 4 piece bath with tile flooring, soaking tub, double sinks and 6 foot shower. Hurry to schedule your private tour today!



Team Landon
Patterson-Schwartz Real Estate

Patterson-Schwartz Real Estate
Team Landon
302-218-8473 direct
302-733-7000 office
davelandon@gmail.com
landon.psre.com



This information is provided as a courtesy only, it is not a warranty and should be independently investigated by buyers.



137 Felix Drive, Newark, DE, 19713

Coming Soon \$440,000



MLS #:	DENC2060072	Beds:	3
Type:	Residential	Baths:	3 / 1
Struct Type:	Interior Row/Townhouse	TotalRooms:	8
Style:	Colonial	YearBuilt:	2020 / Estimated
Lvls/Stories:	3	NewConstr:	No
Ownership:	Fee Simple	Basement:	No
Garage:	Yes	Central Air:	Yes

LOCATION

County:	NEW CASTLE	School District:	Christina
MLS Area:	Newark/Glasgow (30905)	High School:	Newark
Subdiv/Neigh:	Chestnut Hill Preserves	Middle School:	Gauger-Cobbs
In City Limits:	N	Elementary School:	Smith

ASSOCIATION / COMMUNITY INFO

Senior Community: No **HOA:** Yes **HOA Fee:** \$42 / Monthly **Condo/Coop:** No **Assoc Fee Incl:** Common Area Maintenance **Assoc Amenities:** Common Grounds

TAXES AND ASSESSMENT

Tax ID#: 11-003.30-160 **Tax Annual/Year:** \$3,578 / 2023 **Tax Assessment:** \$83,600

ROOMS

				BED	BATH
Living Room:	Main	21 x 13	Flooring - HardWood	Main:	1 part
Kitchen:	Main	15 x 14	Countertop(s) - Granite, Flooring - HardWood, Island, Kitchen - Gas Cooking	Upper 1:	3
				Lower 1:	1 full
Dining Room:	Main	21 x 11	Flooring - HardWood, Formal Dining Room		
Family Room:	Lower 1	15 x 11	Flooring - Carpet		
Primary Bedroom:	Upper 1	16 x 15	Attached Bathroom, Flooring - Carpet, Walk-In Closet(s)		
Bedroom 2:	Upper 1	10 x 10	Flooring - Carpet		
Bedroom 3:	Upper 1	11 x 10	Flooring - Carpet		
Laundry:	Upper 1	8 x 6			

BUILDING INFORMATION

Builder Name: Ryan **Builder Model:** Goodman **AboveGrFinSF:** 2,325 / Assessor **Total Finished SF:** 2,325 / **Total SF:** 2,325 / **Foundation:** Slab **Builder Name:** Ryan **Builder Model:** Goodman **Constr Materials:** Vinyl Siding

LOT AND PARKING

Lot Acres/SQFT: 0.05a / 2,178sf / Estimated **Zoning:** S **Federal Flood Zone:** No **Ground Rent:** No **Parking:** Attached Garage, Driveway | Paved Parking | Garage - Rear Entry, Garage Door Opener | Attached Garage Spaces: 2 | Driveway Spaces: 2

INTERIOR FEATURES

Carpet, Formal/Separate Dining Room, Kitchen - Island, Primary Bath(s), Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Wood Floors | No fireplace | Built-In Microwave, Dishwasher, Disposal, Instant Hot Water, Oven/Range - Gas, Water Heater - Tankless | **Laundry:** Upper Floor | **Accessibility Features:** None

EXTERIOR FEATURES

Exterior Lighting | **Patio/Porch:** Deck(s)

UTILITIES

Cooling: Central A/C, Electric | *Heating:* Forced Air, Natural Gas | *Electric:* 200+ Amp Service, Circuit Breakers | *Hot Water:* Natural Gas, Instant Hot Water | *Water Source:* Public | *Sewer:* Public Sewer

REMARKS

Expected On Market Date: April 26, 2024

Public: Welcome to 137 Felix Drive, spacious 3 bedroom, 3 1/2 bath Goodman model townhome, close to The University of Delaware, Christiana Hospital, within the 5 mile radius of Newark Charter School and convenient to major routes, shopping and dining! The ground floor features a family room or office area, full bathroom and 2 car garage. 9' ceilings and gorgeous LVP flooring throughout the main level including a large living room, dining room and kitchen. Eat-in kitchen boasts a cavernous pantry, 42" white soft close cabinets, granite countertops, enormous island with room for seating and pendant lights above. Enjoy the outdoors from the large composite deck! The upper level features 3 bedrooms with new carpet including the owner's suite with walk-in closet and en-suite 4 piece bath with tile flooring, soaking tub, double sinks and 6 foot shower. Hurry to schedule your private tour today!

Inclusions: Refrigerator, Washer and Dryer

For More Information Contact:

Dave Landon

Direct: 302-218-8473

Fax: 302-733-7046

Office: 302-733-7000

e-mail: dlandon@psre.com

Toll-free: 800-220-7028

Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made.

Printed on 4/23/2024 by Dave Landon



137 Felix Drive



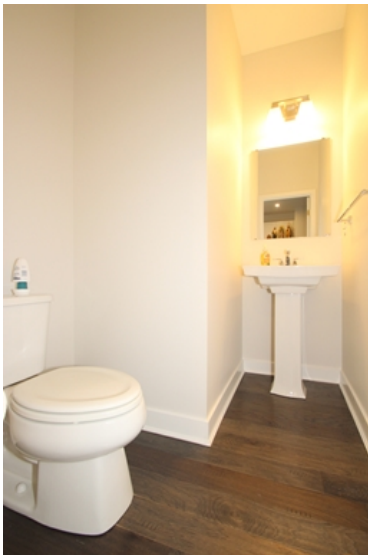
Living Room



Kitchen



Kitchen



Powder Room



Primary Bedroom



Bedroom



Lower Level Full Bath



Deck



Rear of home

Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made.

Printed on 4/23/2024 by Dave Landon



INCLUSIONS/EXCLUSIONS ADDENDUM TO EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT

Property Address: 137 Felix Drive, Newark, DE 19713

Owner(s): Manuel A. Olivares

Owner intends for the items marked below to be included / excluded in the sale of the property unless otherwise negotiated. If neither column is checked, item shall be considered excluded:

Table with 3 columns of 'YES' and 'NO' checkboxes for various home appliances and fixtures. Includes items like Range with oven, Dishwasher, Microwave, and various HVAC units.

ADDITIONAL INCLUSIONS:

(Specify):

ADDITIONAL EXCLUSIONS:

(Specify):

Signature of Manuel A. Olivares and date 4/15/2024

Owner and Date fields for the second signature line.

This addendum is for the sole purpose of assisting an agent in preparing an offer and is not to be part of the Agreement of Sale for Delaware Residential Property.





**SELLER'S DISCLOSURE OF REAL PROPERTY
CONDITION REPORT
State of Delaware**

Approved by the Delaware Real Estate Commission (Effective Date: July 1, 2023)

Seller(s) Name: Manuel A. Olivares

Property Address: 137 Felix Drive, Newark, DE 19713

Approximate Age of Building(s): 3 year **Date Purchased:** April 20 2020

Chapter 25, Title 6 of the Delaware Code, requires a Seller of residential property to disclose in writing all material defects of the property that are known at the time the property is offered for sale or that are known prior to the time of final settlement. Residential property means any interest in a property or manufactured housing lot, improved by dwelling units for 1-4 families. The disclosure must be made on this Report, which has been approved by the Delaware Real Estate Commission and shall be updated as necessary for any material changes occurring in the property before final settlement. This Report shall be given to all prospective Buyers prior to the time the Buyer makes an offer to purchase. This Report, signed by Buyer and Seller, shall become a part of the Agreement of Sale. This Report is a good faith effort by the Seller to make the disclosures required by Delaware law and is not a warranty of any kind by the Seller or any Agents or Sub-Agents representing Seller or Buyer in the transfer and is not a substitute for any inspections or warranties that the Seller or Buyer may wish to obtain. The Buyer has no cause of action against the Seller or Real Estate Agent for material defects in the property disclosed to the Buyer prior to the Buyer making an offer; material defects developed after the offer was made but disclosed in an update of this Report prior to settlement, provided Seller has complied with the Agreement of Sale; or material defects which occur after settlement. Government websites containing helpful information include: Office of State Planning Coordination www.stateplanning.delaware.gov, Delaware Department of Natural Resources and Environmental Control dnrec.alpha.delaware.gov, Delaware Division of Public Health www.dhss.delaware.gov/dhss/dph, Delaware State Police Sex Offender Registry www.sexoffender.dsp.delaware.gov, Federal Community Flood Maps <https://msc.fema.gov/portal/home>, and other agencies listed on www.delaware.gov.

Seller shall answer the following questions based on Seller's knowledge of the property.

Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			I. OCCUPANCY
✓			1. How do you currently use this property? As a: (<input checked="" type="checkbox"/> Primary Residence) (___ Second/Vacation Home) (___ Rental Property) (___ Inherited Property) (___ Other: _____). If not your Primary Residence, how long has it been since you occupied the property? _____.
	✓		2. Is the property encumbered by a (___ rental/lease), (___ option to purchase), or (___ first right of refusal)? If yes, describe in XVI. Seller agrees to provide a copy of the rental/lease agreement to Buyer upon request.
		NA	3. If the property is a rental/lease, have all necessary permits and/or licenses been obtained?
		NA	4. If the property is a rental/lease, is the property subject to a rental/lease management agreement?
		NA	5. If #4 is yes, is the agreement binding upon the purchaser? If yes, describe in XVI. Seller agrees to provide a copy of the management agreement to Buyer upon request.
✓			6. Is the property new construction?
✓			7. If #6 is yes, has a certificate of occupancy been issued? If yes, when? _____. If no, STOP USING THIS FORM and complete the Seller's Disclosure of Real Property Condition Report New Construction Only .

Page 1 of 9 Property Address: 137 Felix Drive, Newark, DE 19713

Seller's Initials MO Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			8. If #6 is yes, Seller warrants that the property (___ is) or (___ is not) exempt from providing the Buyer with a Public Offering Statement as described in §81-401 or §81-403(b) of Chapter 81, Title 25 of the Delaware Code, The Delaware Uniform Common Interest Ownership Act. If exempt from providing the Public Offering Statement or Resale Certificate, in compliance with §317A of Chapter 3, Title 25, Seller has attached a copy of all documents in the chain of title that create any financial obligation for the buyer, and a written summary of all financial obligations created by documents in the chain of title. As evidenced by signature below, Buyer has received a copy of these documents.
			II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS / CONDOMINIUMS AND CO-OPS
	<input checked="" type="checkbox"/>		9. Is the property subject to any deed restrictions? (e.g., rental restrictions, pet restrictions, fence requirements, etc.) If yes, describe in XVI.
	<input checked="" type="checkbox"/>		10. Are you in violation of any deed restrictions at this time? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		11. Is the property subject to any agreements concerning affordable housing or workforce/inclusionary housing? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		12. Is the property subject to any private, public, or historic architectural review control other than building codes? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		13. Is the property part of a condominium or cooperative (Co-op) ownership?
<input checked="" type="checkbox"/>			14. Is there a (___ Homeowners Association), (___ Condominium Association), (___ Cooperative (Co-op), (___ Civic Association), or (___ Maintenance Corporation)?
<input checked="" type="checkbox"/>			15. If #14 is yes, are there any (___ Fees), (___ Dues), or (___ Assessments) involved? If yes, how much? <u>42</u> ; Frequency of payments: (<input checked="" type="checkbox"/> Monthly), (___ Quarterly), (___ Yearly), (___ Other: _____); Are they (<input checked="" type="checkbox"/> Mandatory) or (___ Voluntary)?
	<input checked="" type="checkbox"/>		16. Is there a capital contribution fee due by a new owner to the Association? If yes, how much _____?
<input checked="" type="checkbox"/>			17. Are there any unpaid assessments including but not limited to deferred water and sewer charges for your property? If yes, how much? <u>736</u> . If yes, describe in XVI.
	<input checked="" type="checkbox"/>		18. Has there been a special assessment in the past 12 months? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		19. Have you received written notice of any new, proposed, or board discussed increases in fees, dues, assessments, or capital contributions? If yes, describe in XVI.
			20. Management Company Name: _____
			21. Representative Name: _____ Phone # _____
			22. Representative E-mail Address: _____
			III. TITLE / ZONING INFORMATION
	<input checked="" type="checkbox"/>		23. Does the amount owed on your mortgage(s) and any other lien(s) exceed the estimated value of the property? If yes, are additional funds available from Seller for settlement? _____
		<input type="checkbox"/>	24. Is your property owned (___ In fee simple) or (___ Leasehold/Ground Lease) or (___ Cooperative)?
		<input checked="" type="checkbox"/>	25. If a Leasehold/Ground Lease, what is the current lease amount? \$ _____; Frequency of payments: (___ Weekly), (___ Monthly), (___ Quarterly), (___ Yearly), (___ Other: _____) Note to Buyer: May be subject to change.
		<input checked="" type="checkbox"/>	26. If a Leasehold/Ground Lease, when does it expire? _____
	<input checked="" type="checkbox"/>		27. Are there any rights-of-way, easements, or similar matters that affect the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		28. Are there any shared maintenance agreements affecting the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		29. Are there any variance, zoning, conditional use, non-conforming use, or setback violations? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		30. If #29 is yes, has the variance, conditional use, or non-conforming use expired or has otherwise become non-transferable? If yes, describe in XVI.
		<input checked="" type="checkbox"/>	31. Is your property currently covered by a title insurance policy?
	<input checked="" type="checkbox"/>		32. Did you participate in any mortgage/closing cost assistance program that must be paid back at the time of the transfer of the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		33. Did you participate in any mortgage forbearance programs such as the CARES Act from COVID-19? If yes, describe in XVI.

Page 2 of 9 Property Address: 137 Felix Drive, Newark, DE 19713

Seller's Initials WO Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Yes	No	*	
			<p>* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI.</p> <p>Seller shall answer the following questions based on Seller's knowledge of the property.</p>
IV. ADDITIONAL INFORMATION			
	<input checked="" type="checkbox"/>		34. Have you received notice from any local, state, or federal agency requiring repairs, alterations, or corrections of any existing conditions? If yes, describe in XVI.
		<input checked="" type="checkbox"/>	35. Is there any existing legal action affecting this property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		36. Are there any violations of local, state or federal laws or regulations relating to this property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		37. Does your current real estate tax amount reflect any non-transferrable exemptions or discounts? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		38. Have you received formal notice of any changes that may materially or adversely affect the property? e.g., zoning changes, road changes, proposed utility changes, etc. If yes to any, describe in XVI.
<input checked="" type="checkbox"/>			39. Are all the exterior door locks in the house in working condition? If no, describe in XVI.
<input checked="" type="checkbox"/>			40. Will keys be provided for each lock?
	<input checked="" type="checkbox"/>		41. During your ownership, are there now or have there been animals (pets) living in the house? If yes, what type? _____
	<input checked="" type="checkbox"/>		42. Is there now or has there ever been a (___Swimming pool), (___Hot tub), (___Spa), or (___Whirlpool) on the property? If yes and there are any defects, describe in XVI.
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	43. If there is a pool, does it conform to all local ordinances? If no, describe in XVI.
			44. What is the type of trash disposal? (<input checked="" type="checkbox"/> Private), (___Municipal), (___County), (___Community) or (___Other _____).
			45. The cost of repairing and repaving the streets adjacent to the property is paid for by: <input type="checkbox"/> The property owner(s), estimated fees: \$ _____ <input type="checkbox"/> Delaware Department of Transportation or the State of Delaware <input type="checkbox"/> Municipal <input type="checkbox"/> Community/HOA <input type="checkbox"/> Other <input checked="" type="checkbox"/> Unknown
			Note to Buyer: Repairing and repaving of the streets can be very costly. (6 Delaware Code§ 2578)
			Note to Buyer: Please check HOA/local requirements concerning responsibility for sidewalk installation, replacement, repair, and snow removal.
		<input checked="" type="checkbox"/>	46. Is off street parking available for this property? If yes, number of spaces available: _____
V. ENVIRONMENTAL CONCERNS			
	<input checked="" type="checkbox"/>		47. Are there now or have there been any underground storage tanks on the property? (___ Heating fuel), (___ Propane), (___ Septic), or (___ Other: _____). If yes, describe locations in XVI.
		<input checked="" type="checkbox"/>	48. If the tank was abandoned, was it done with all necessary permits and properly abandoned?
	<input checked="" type="checkbox"/>		49. Are asbestos-containing materials present? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		50. Are there any lead hazards? (e.g., lead paint, lead pipes, lead in soil.) If yes, describe in XVI.
		<input checked="" type="checkbox"/>	51. Has the property been tested for toxic or hazardous substances? If yes, describe in XVI and provide the test results.
	<input checked="" type="checkbox"/>		52. Has the property ever been tested for mold? If yes, provide the test results.
	<input checked="" type="checkbox"/>		53. Has the illegal manufacture, storage, or use of methamphetamines occurred in the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		54. Is there a wastewater spray irrigation system (human or agricultural) installed on or adjacent to the property?
VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)			
		<input checked="" type="checkbox"/>	55. Is there fill soil or other fill material on the property?
		<input checked="" type="checkbox"/>	56. Are there sliding, settling, earth movement, upheaval, earth stability, or methane gas release problems that have occurred on the property or in the immediate neighborhood? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		57. Is any part of the property located in (___ a flood zone) and/or (___ a wetlands area)?
	<input checked="" type="checkbox"/>		58. Are there drainage or flood problems affecting the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		59. Do you carry flood insurance? Agent: _____ Policy # _____
		<input checked="" type="checkbox"/>	60. If #59 is yes, what is the annual cost of this policy? _____
			Note to Buyer: Public and/or private flood insurance options exist for most properties regardless if property is located in a flood zone. Inquire about options with a qualified insurance agent.

Page 3 of 9 Property Address: 137 Felix Drive, Newark, DE 19713

Seller's Initials MS Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Yes	No	*	* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
	<input checked="" type="checkbox"/>		61. Have you made any insurance claims on the property in the past 5 years? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		62. Does the property have standing water in front, rear, or side yards for more than 48 hours after raining? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		63. Are there encroachments or boundary line disputes affecting the property? If yes, describe in XVI?
	<input checked="" type="checkbox"/>		64. Are there any ditches crossing or bordering the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		65. Are there any swales crossing the property that are under the control of a Soil and Conservation District? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		66. Have you ever had the property surveyed?
	<input checked="" type="checkbox"/>		67. Are the boundaries of the property marked in any way? If yes, describe in XVI.
			VII. STRUCTURAL ITEMS
	<input checked="" type="checkbox"/>		68. Have you made any additions or structural changes? If yes, describe in XVI.
		<input checked="" type="checkbox"/>	69. If #68 is yes, was all work done with all necessary permits and approvals in compliance with building codes?
		<input checked="" type="checkbox"/>	70. If #69 is yes, are the permits closed?
	<input checked="" type="checkbox"/>		71. Is there now or has there ever been any movement, shifting, or other problems with walls or foundations? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		72. Has the property, or any improvements thereon, ever been damaged by (___ Fire), (___ Smoke), (___ Wind), or (___ Flood)? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		73. Was the structure moved to this site? (___ Double Wide), (___ Modular), (___ Other: _____)
	<input checked="" type="checkbox"/>		74. Is there now or has there ever been any non-plumbing water leakage in the house? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		75. Are there any problems with (___ Exterior walls), (___ Driveways), (___ Walkways), (___ Patios), (___ Decks), (___ Porches) or (___ Retaining walls) on the property? If yes, describe in XVI.
<input checked="" type="checkbox"/>			76. Are there any problems with (___ Interior walls), (___ Ceilings), (___ Floors), or (<input checked="" type="checkbox"/> Windows) on the property? If yes, describe in XVI.
<input checked="" type="checkbox"/>			77. Have there been any repairs or other attempts to control the cause or effect of problems described in questions 74, 75, and 76? If yes, describe in XVI.
			78. Is there insulation in the: (<input checked="" type="checkbox"/> Ceiling/attic), (<input checked="" type="checkbox"/> Exterior walls), (___ Crawlspace/basement), or (___ Other: _____) What type(s) of insulation does your property have? _____
			VIII. TERMITES, INSECTS, AND WILDLIFE
	<input checked="" type="checkbox"/>		79. Is there now or has there ever been any infestation by termites or other wood destroying insects? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		80. During your ownership, have there been any termite or other wood destroying insect inspections made on the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		81. Is there now or has there ever been any damage to the property caused by (___ Termites), (___ Other wood destroying insects), or (___ Wildlife)? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		82. Have there ever been any termite or wood destroying insect treatments made on the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		83. Is there or has there ever been an infestation of insects? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		84. During your ownership, have there been any insect control inspections made on the property. If yes, describe in XVI.
	<input checked="" type="checkbox"/>		85. Are you aware of any insect control treatments made on the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		86. Are there now or have there ever been any bat colonies present on the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		87. Is your property currently under warranty, or other coverage, by a professional pest control company? If yes, name of exterminating company: _____
			IX. BASEMENT AND CRAWL SPACES
	<input checked="" type="checkbox"/>		88. Does the property have a sump pump? If yes, where does it drain? _____
	<input checked="" type="checkbox"/>		89. Is there now or has there ever been any water leakage, accumulation, or dampness within the basement, crawlspace, or other interior areas of the structure? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		90. Have there been any repairs or other attempts to control any water or dampness problem in the basement, crawlspace, or other interior areas of the structure? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		91. Are there any cracks or bulges in the floors or foundation walls? If yes, describe in XVI.

Yes No *

* Write in *U* if Unknown or *NA* if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI.
 Seller shall answer the following questions based on Seller's knowledge of the property.

X. ROOF

- 92. Date last roof surface installed: original. If all roof surfaces not the same age, explain in XVI.
- 93. How many layers of roof material are there (e.g., new shingles over old shingles)? 1
- 94. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI.
- 95. If under warranty, is warranty transferable?
- 96. Where do your gutters drain? (___ Surface), (___ Drywell), (___ Storm Sewers), (___ Other: _____)

XI. PLUMBING-RELATED ITEMS

- 97. What is the drinking water source? (___ Municipal), (___ County), (Public Utility), (___ Private Well), (___ Other: _____)
- 98. If drinking water is supplied by public utility, name of utility: VEOLIA
- 99. Is there a water treatment system? If yes, (___ Leased) or (___ Owned)?
- 100. If water source is a well, when was it installed? _____ Location of well? _____ Depth of well? _____. If more than one well, describe in XVI.
- 101. What type of plumbing is used for the Water Supply? (___ Copper), (___ Lead), (___ Cast Iron), (___ PVC), (___ PEX), (___ Polybutylene), (___ Galvanized), (___ Other/Unknown: _____)
- 102. What type of plumbing is used for Drainage? (___ Copper), (___ Lead), (___ Cast Iron), (___ PVC), (___ Galvanized), (___ Other/Unknown: _____)
- 103. Age of Water Heater? _____ Water heater type: (___ Tank), (___ Tankless), (___ Other: _____)
- 104. Water Heater Fuel: (___ Electric), (___ Oil), (___ Propane Gas), (___ Natural Gas) or (___ Other: _____)
- 105. Are there now or have there ever been any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related items? If yes, describe in XVI.
- 106. Are there any additions and/or upgrades to the original service? If yes, describe in XVI.
- 107. If #106 is yes, was the work done by a licensed contractor?
- 108. If #106 is yes, were the required permits obtained?
- 109. If #108 is yes, are the permits closed?
- 110. If your drinking water is from a well, when was your water last tested and what were the results of the test? Tested on: _____ Results: _____
- 111. What is the type of sewage system? (___ Public Sewer), (___ Community Sewer), (___ Septic System), (___ Cesspool), (___ Other: _____)
- 112. If a septic system, type: (___ Gravity Fed), (___ Capping Fill), (___ LPP), (___ Mound), (___ Holding Tank), (___ Other: _____)
- 113. If a septic system, when was it last pumped? _____
- 114. If a septic system, has it been inspected by a Class H inspector within the last 36 months, as required by DNREC regulations? If yes, describe in XVI and provide the test results.
- 115. If a septic system, how many bedrooms is the septic permitted to service? _____
- 116. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI.
- 117. If #116 is yes, were they abandoned with all necessary permits and properly abandoned?

XII. HEATING AND AIR CONDITIONING

- 118. How many heating and/or air conditioning systems are on the property? 1. If more than 2, explain in XVI.
- 119. Type of heating system for system #1 (Forced air), (___ Heat pump), (___ Mini-Split), (___ Baseboard), (___ Radiator), (___ Other: _____)
 Type of heating system for system #2 (___ Forced air), (___ Heat pump), (___ Mini-Split), (___ Baseboard), (___ Radiator), (___ Other: _____)
- 120. Type of heating fuel for system #1 (___ Oil), (___ Propane Gas), (Natural Gas), (___ Electric), (___ Solar), (___ Other: _____)
 Type of heating fuel for system #2 (___ Oil), (___ Propane Gas), (___ Natural Gas), (___ Electric), (___ Solar), (___ Other: _____)

Page 5 of 9 Property Address: 137 Felix Drive, Newark, DE 19713

Seller's Initials pw Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			21. Fuel provider for: Heating system #1 <u>Delmarva</u> Heating System #2: _____
			22. Age of furnace #1: <u>original</u> Date of last service: _____ Age of furnace #2: _____ Date of last service: _____
	<input checked="" type="checkbox"/>		23. Are there any contractual obligations affecting the fuel supply, tanks, or system(s)? If yes, describe in XVI.
			24. Type of air conditioning for system #1 (<input checked="" type="checkbox"/> Central), (<input type="checkbox"/> Window Units), (<input type="checkbox"/> Mini-Split), (<input type="checkbox"/> Other: _____) Type of air conditioning for system #2 (<input type="checkbox"/> Central), (<input type="checkbox"/> Window Units), (<input type="checkbox"/> Mini-Split), (<input type="checkbox"/> Other: _____)
	<input checked="" type="checkbox"/>		25. Are there any contractual obligations affecting the heating/air conditioning system(s)? If yes, describe in XVI.
			26. Age of air conditioning system #1: <u>original</u> Date of last service: _____ Age of air conditioning system #2: _____ Date of last service: _____
	<input checked="" type="checkbox"/>		27. Have there been any additions and/or upgrades to the original heating or air conditioning? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		28. If #127 is yes, was the work done by a licensed contractor?
	<input checked="" type="checkbox"/>		29. If #127 is yes, were the required permits obtained?
	<input checked="" type="checkbox"/>		30. If #129 is yes, are the permits closed?
	<input checked="" type="checkbox"/>		31. Are there any problems with the heating or air conditioning systems? If yes, describe in XVI.
			XIII. ELECTRICAL SYSTEM
			32. Who is the electric provider for the property? <u>Delmarva</u>
			33. What type of wiring is in the house? (copper, aluminum, other, etc.) <u>copper</u>
	<input checked="" type="checkbox"/>		34. What is the amp service? (<input type="checkbox"/> 60), (<input type="checkbox"/> 100), (<input type="checkbox"/> 150), (<input type="checkbox"/> 200), (<input type="checkbox"/> Other: _____)
	<input checked="" type="checkbox"/>		35. Does the property have (<input checked="" type="checkbox"/> Circuit Breakers) or (<input type="checkbox"/> Fuses)? If more than one electrical panel, describe in XVI.
<input checked="" type="checkbox"/>			36. Are there any 220/240 volt circuits? (Other: _____)
	<input checked="" type="checkbox"/>		37. Do fuses blow or circuit breakers trip when two or more appliances are being used at the same time? If yes, describe in XVI.
<input checked="" type="checkbox"/>			38. Are there wall switches, light fixtures, or electrical outlets in need of repair? If yes, explain in XVI.
	<input checked="" type="checkbox"/>		39. Is there a permanently affixed generator on the property? What is the fuel source? _____
	<input checked="" type="checkbox"/>		40. Have there been any additions to the original service?
	<input checked="" type="checkbox"/>		41. Have any (<input type="checkbox"/> solar) and/or (<input type="checkbox"/> wind powered) enhancements been made to supplement service? If yes, describe in XVI. Name of solar company? _____; If leased, what is the term? _____ Note to Buyer: Transfer of lease is subject to approval by: _____. Buyer must register with the Public Service Commission.
			42. If #139, #140, or #141 is yes, was work done by a licensed electrician?
			43. If #139, #140, or #141 is yes, were the required permits obtained?
			44. If #143 is yes, is the permit closed?
			XIV. FIREPLACE OR HEATING STOVE
		<input checked="" type="checkbox"/>	45. How many fireplaces and/or heating stoves are on the property? _____. If more than 2, explain in XVI.
		<input checked="" type="checkbox"/>	46. Type of fuel for fireplace 1: (<input type="checkbox"/> Wood Burning), (<input type="checkbox"/> Propane Gas), (<input type="checkbox"/> Natural Gas), (<input type="checkbox"/> Other: _____)? Type of fuel for fireplace 2: (<input type="checkbox"/> Wood Burning), (<input type="checkbox"/> Propane Gas), (<input type="checkbox"/> Natural Gas), (<input type="checkbox"/> Other: _____)?
		<input checked="" type="checkbox"/>	47. Type of fuel for heating stove 1: (<input type="checkbox"/> Wood Burning), (<input type="checkbox"/> Pellet), (<input type="checkbox"/> Other: _____)? Type of fuel for heating stove 2: (<input type="checkbox"/> Wood Burning), (<input type="checkbox"/> Pellet), (<input type="checkbox"/> Other: _____)?
		<input checked="" type="checkbox"/>	48. Was the fireplace or heating stove part of the original house design?
		<input checked="" type="checkbox"/>	49. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
		<input checked="" type="checkbox"/>	50. Are there any problems? If yes, explain in XVI.
		<input checked="" type="checkbox"/>	51. When were the flues/chimneys last cleaned, serviced, or repaired? _____. Explain nature of service or repair in XVI.

Seller's Initials MO Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

ACKNOWLEDGMENT OF SELLER

Seller has provided the information contained in this report. This information is, to the best of Seller’s knowledge, and belief, complete, true, and accurate. Seller has no knowledge, information, or other reason to believe that any defects or problems with the property have been disclosed to, or discussed with, any Real Estate Agent or Broker involved in the sale of this property, other than those set forth in this report. Seller does hereby indemnify and hold harmless any Real Estate Agent involved in the sale of this property from any liability incurred as a result of any third-party reliance on the disclosures contained herein, or on any subsequent amendment hereto. Seller’s Broker and/or Cooperating Broker, if any, is/are hereby authorized to furnish this report to any prospective Buyer. This is a legally binding document. If not understood, an attorney should be consulted.

SELLER  Date 4-23-21 SELLER _____ Date _____

SELLER _____ Date _____ SELLER _____ Date _____

Date the contents of this Report were last updated: _____.

ACKNOWLEDGMENT OF BUYER

Buyer is relying upon the above report, and statements within the Agreement of Sale, as the representation of the condition of the property, and is not relying upon any other information about the property. Buyer has carefully inspected the property and Buyer acknowledges that Agents are not experts at detecting or repairing physical defects in property. Buyer acknowledges Seller has completed this form based upon their knowledge of the property. Buyer understands there may be areas of the property of which Seller has no knowledge and this report does not encompass those areas. Unless stated otherwise in my contract with Seller, the property is real estate being sold in its present condition, without warranties or guarantees of any kind by Seller or any Agent. Buyer has received and read a signed copy of this report. Buyer may negotiate in the Agreement of Sale for other professional advice and/or inspections of the property. Buyer understands there may be projects either planned or being undertaken by the State, County, or Local Municipality which may affect this property of which the Seller has no knowledge. Buyer further understands that it is Buyer’s responsibility to contact the appropriate agencies to determine whether any such projects are planned or underway. If Buyer does not understand the impact of such project(s) on the property being purchased, Buyer should consult with an Attorney. Buyer understands that before signing an Agreement of Sale, Buyer may review the applicable Master Plan or Comprehensive Land Use Plan for the County and/or appropriate City or Town Plans showing planned land uses, zoning, roads, highways, locations, and nature of current or proposed parks and other public facilities. This is a legally binding document. If not understood, an attorney should be consulted.

BUYER _____ Date _____ BUYER _____ Date _____

BUYER _____ Date _____ BUYER _____ Date _____

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards
Sale of Residential Property

Property: 137 Felix Drive, Newark, DE 19713

Manuel A. Olivares
Seller's Name:

Seller Instructions: Check the box indicating the age of your property and initial. If you checked either box 1 or 3, continue to complete the *Seller's Disclosure* section below and sign this form at the bottom. If you checked box 2, sign below to complete this form.

MAO

(Check one of the boxes to the right and initial here)

Year Dwelling Was Constructed:

1. was constructed prior to January 1, 1978
 2. was constructed after January 1, 1978
 3. uncertain as to when constructed

Lead Warning Statement - Every Purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in very young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure - Unless box 2 is checked above, each Seller is required to complete sections (a and b) by selecting an answer and then by initialing in each of these two sections (if more than one owner, all owners must select and initial)

(a) Presence of lead-based paint and/or lead-based paint hazards (CHECK ONE BOX BELOW AND INITIAL):

Known lead-based paint and/or lead-based paint hazards are present in the housing. (explain)
Select answer and initial

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller. (CHECK ONE BOX AND INITIAL):

Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. (list documents below):
Select answer and initial

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement - Unless box 2 is checked above, all purchaser(s) must initial **c, d, e and f**

- (c) _____ Purchaser(s) has read the Lead Warning Statement above.
(d) _____ Purchaser(s) has received copies of all information listed above.
(e) _____ Purchaser(s) has received the pamphlet *Protect Your Family From Lead In Your Home*.
(f) _____ Purchaser(s) has (check one below):
 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement - Initial below

(g) MAO The Listing Agent has informed the Seller of the Seller's obligation under 42 U.S.C. 4852(d), and the Seller is aware of his/her responsibility to ensure compliance.

Certification of Accuracy - The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Manuel A. Olivares 4/23/24
Seller Date

Seller Date

Purchaser Date
MAO 4/23/24
Agent Date

Purchaser Date

Agent Date

SCHOOL FEEDER PATTERN

Christina School District

2023-2024 School Year

Smith (Jennie E.) Elementary School

Grades: KN-05

Address: 142 Brennen Drive

City: Newark

Zip Code: 19713

Gauger-Cobbs Middle School

Grades: 06-08

Address: 50 Gender Road

City: Newark

Zip Code: 19713

Newark High School

Grades: 09-12

Address: 750 East Delaware Avenue

City: Newark

Zip Code: 19711