

# Just Listed



120 Haywood Road, Cherrington



**Barbara H. Riley**

302-383-0997 direct | 302-429-4500 office

*Call Today!*

Traditional 4 bedroom, 3.5 bath hillside ranch located in historical Centreville, Delaware. Walk to restaurants and shops. Travel a short distance to Winterthur, Delaware Museum of Nature and Science, and Longwood Gardens.

Experience one floor living and enjoy this picturesque 1.33 acre wooded lot from the 4-season sunroom and deck.

Looking for additional family space, the lower level is tastefully finished to include 2 additional bedrooms, full bath, family room, bar, full kitchen and two extra flex rooms for crafting, working out, and woodworking. True pride of ownership is evidenced by the many fine enhancements found throughout this home.



MLS DENC2056752

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

**120 Haywood Road, Wilmington, DE, 19807****Active****\$1,100,000**

MLS #: DENC2056752  
 Type: Residential  
 Struct Type: Detached  
 Style: Ranch/Rambler  
 Lvs/Stories: 2  
 Ownership: Fee Simple  
 Garage: Yes

Beds: 4  
 Baths: 3 / 1  
 Total Rooms: 11  
 Year Built: 1984 / Estimated  
 New Constr: No  
 Basement: Yes  
 Central Air: Yes

**LOCATION**

County:	NEW CASTLE	School District:	Red Clay Consolidated
MLS Area:	Hockssn/Greenvl/Centrnl (30902)	High School:	Alexis I. Dupont
Subdiv/Neigh:	Cherrington	Middle School:	Alexis I. Du Pont
In City Limits:	N	Elementary School:	Brandywine Springs

**ASSOCIATION / COMMUNITY INFO**

**Senior Community:** No **HOA:** Yes **HOA Fee:** \$400 / Annually **Condo/Coop:** No **Assoc Fee Incl:** Common Area Maintenance, Road Maintenance, Snow Removal **Property Manager:** Robert Gehring **Assoc Rec Fee:** No

**TAXES AND ASSESSMENT**

**Tax ID#:** 07-006.00-078 **Tax Annual/Year:** \$6,501 / 2022 **Tax Assessment:** \$197,100

**ROOMS**

Sun/Florida Room:	Main	Flooring - Ceramic Tile
Family Room:	Main	Built-Ins, Fireplace - Gas, Wet Bar
Kitchen:	Main	Countertop(s) - Granite, Dining Area,
		Kitchen - Electric Cooking, Pantry
Dining Room:	Main	Crown Molding
Primary Bedroom:	Main	Attached Bathroom, Walk-In Closet(s)
Bedroom 2:	Main	Attached Bathroom
Kitchen:	Lower 1	
Family Room:	Lower 1	Built-Ins
Bedroom 3:	Lower 1	
Bedroom 4:	Lower 1	
Bathroom 3:	Lower 1	

**BED BATH**

Main:	2	2 full 1 part
Lower 1:	2	1 full

**BUILDING INFORMATION**

**AboveGrFinSF:** 2,198 / Estimated **BelowGrFinSF:** 1,880 / Estimated **BelowGrFinSF:** 1,880 / Estimated **Total Finished SF:** 4,078 / **Total SF:** 4,078 / **Foundation:** Block **Basement:** Daylight - Full, Fully Finished **Constr Materials:** Brick Front, Vinyl Siding

**LOT AND PARKING**

**Lot Acres/SQFT:** 1.33a / 57,935sf / Estimated **Zoning:** Res **Federal Flood Zone:** No **Ground Rent:** No **Road:** HOA **Parking:** Attached  
 Garage, Driveway | Garage - Side Entry, Inside Access | Attached Garage Spaces: 2 | Driveway Spaces: 4

**INTERIOR FEATURES**

*Accessibility Features:* None

**EXTERIOR FEATURES**

Extensive Hardscape

**UTILITIES**

*Cooling:* Central A/C, Electric | *Heating:* Heat Pump - Electric BackUp, Electric | *Hot Water:* Electric | *Water Source:* Well | *Sewer:* On Site Septic





Welcome home!



Marble Foyer Entry



Open floor plan



New entry door and stairway



DR w/tray ceiling



DR w/French doors to Sunroom

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

Printed on 2/23/2024 by Barbara H. Riley





Sub-zero refrigerator; Dacor oven



Sunroom overlooking wooded lot



4-season Sunroom offers year round enjoyment



Sliders lead to updated deck and stairs to yard



1st floor Powder Room



Primary BR

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Lower Level Family Rm



LL Family Rm; great entertaining space!



Family Rm bar area



Lower Level full Kitchen with newer appliances



LL Bedroom #3



LL Bedroom #4 with double closets





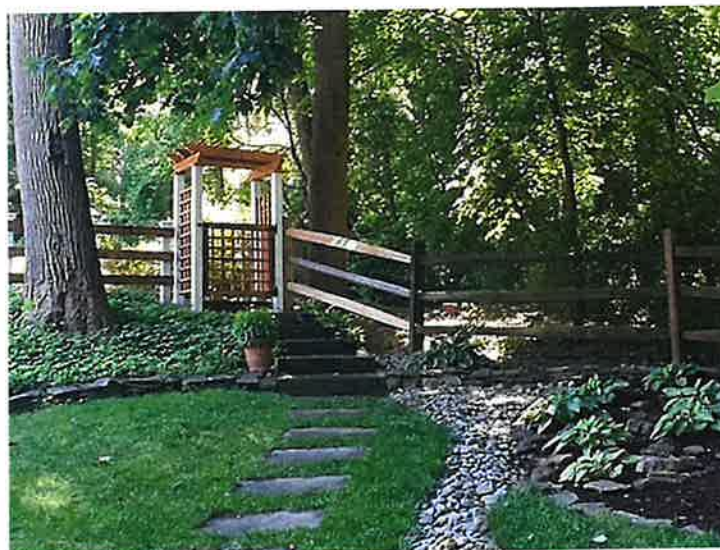
Aerial view



120 Haywood in full Spring bloom!



Springtime





# Schedule of Major Property Improvements 2010-2024

Updated 2-16-2024

120 Haywood Road

Wilmington DE 19807

## 2010

- New Masterbath with elongate comfort height toilet, upgraded stand up tile and glass enclosed shower with massaging shower head and separately controlled massaging hand held shower head, Ultra Bain soaking tub, double sink and wood cabinets, triple mirrors with triple wood medicine cabinets, accent lighting plus exhaust fan with heater
- Installed new distribution box in Septic System; resealed inflow and outflow pipe to tank; installed riser over liquid waste compartment
- Relocated water treatment (Water Softner) discharge into newly installed gray water outdoor infiltration system
- Repainted all rooms on upper level including walls, built-ins, trim and millwork
- Replaced all upper level room entry door hardware with antique brass levers
- Installed Crown Moulding in climate controlled sunporch
- Installed crown moulding throughout and added architectural trim and millwork to tray ceiling and doorways
- Replaced original foyer stairway railings with brown oak and wrought iron rail system
- Ground and polished marble floors at foyer entry
- Replaced outdoor entry lights at doorways

## 2011

- Totally remodeled and updated lower level Media Room/Bar, Kitchen, Laundry Room,Bedroom #3/Office,Bedroom #4, full bath with tub/shower and walk in cedar closet.
- Repainted all finished areas including walls, built ins, trim and millwork.
- Added bead board and shelf back drop to Bedroom #4
- Replaced door hardware with antique brass levers
- Replaced carpeting with cherry wood laminate flooring. Recarpeted Bedroom #4 and hallway walk in cedar closet
- Replaced original ceiling tile through out
- Added Media Room built-in Entertainment Center
- Installed "in the wall" rear surround sound speakers
- Refinished bar and replaced tile bar top with Granite top
- Installed "pass through" window with double doors between Bar and Kitchen
- Installed waterproof vinyl faux wood plank flooring in Kitchen
- Installed paver walkway to front entrance
- Installed new asphalt driveway. Resealed in 2014 and 2019.
- Replaced original upper level solid double entry doors with updated leaded glass doors. Installed keyless lock
- Installed new hard wired digital outdoor lighting timers for front entrance and driveway

## 2012

- Installed exterior timber and slate steps to rear yard
- Built landscape foot bridge, regraded and redirected storm water flow to the rear of property
- Installed underground pipe from rear roof downspout to drain under footbridge, connected bridge drain to drainage pop up at rear of property

## 2013

- Installed new Water Softner and serviced existing acid Neutralizer tank
- Replaced Overhead garage door opener and spring coil
- Replaced lower level Kitchen oven/stove top with new Amana electric oven/stove top

## 2015

- Converted wood burning fireplace to a remote controlled Mendota FV44i direct vent propane gas fireplace
- Installed 24x9 poly extension riser on septic tank main access

## 2016

- Replaced entire HVAC system with York 4 ton heat pump, blower and coil
- Installed new digital Smart wireless thermostat w/ internet connection

## 2018

- Installed cedar post and board fence with gates on the front of each side of house. Installed custom built Pergola attached to fence. Restained and resealed in 2023
- Replaced rear upper level deck with Timber Tech Azek composite flooring and ballister rail system. Added stairway to the lower level and installed slate and stone walkway from stairway to rear existing paver patio.

## 2019

- Replaced well pump and pump wiring; replaced well water holding tank

## 2020

- Remodeled upper level Powder Room including new sink basin and cabinet
- Remodeled upper level Bathroom #2 including new tile trim, new stand alone wood vanity, new sink hardware , accent lighting and replacement of tub with oversized stand up glass sliding door shower. Repainted all walls,door and wood trim
- Repaired existing and added new outside lighting at front entrance and driveway



- Installed additional can lighting in lower level bedroom #3 ( Office) and #4

## 2021

- Remodeled Bedroom #2. Replaced carpeting with Bruce hardwood flooring. Repainted all walls and wood trim.
- Replaced carpeting in connecting upper level bedroom hallway with Bruce hardwood flooring

## 2022

- Converted 113 sf of unfinished lower level storage space to a painted finished flex room. Installed dry wall, suspended 2x2 tile ceiling, ceiling can lighting, barn door and vinyl faux wood plank floor tiles. Installed built in shelves.
- Added 8 ft Garden Trellis and Cedar Arch to complement Cedar fence and Pergola

## 2023

- Replaced Lower Level Kitchen Refrigerator with new LG 21.8 cu ft stainless steel french door refrigerator with ice maker
- Refinished Kitchen Counter top
- Converted 139 sf of unfinished lower level storage space adjoined to new flex room space. Built finished workshop with mobile work bench, shiplap walls, suspended 2x2 tile ceiling, ceiling can lighting, built in shelving and mobile work bench. Installed vinyl faux wood plank floor tiles.
- Installed new two zoned wireless door bell system
- Installed new 80 gallon hot water tank

## 2024

- Performed full inspection and maintenance of central vacuum system that includes all new powered vacuum tool and accessories purchased earlier
- Contracted to replace ice maker in Sub zero wet bar refrigerator/freezer located in upper level family room
- Installing new septic tank and drainage field

## NOTE:

- Main Kitchen on upper level was totally updated and remodeled by former owner in or around 2008. Kitchen includes custom cherry cabinetry, two Bosch dishwashers, Dacor electric stove top w/exhaust hood, wall oven, microwave and Sub Zero stainless steel side by side refrigerator.
- New architectural asphalt shingled roof installed by former owners in and around 2008-2009
- Wet bar in family room has built in Sub Zero refrigerator and freezer unit
- Outdoor 100 lb propane tank is owned by Allied Propane a Superior Plus Propane company. Tank is rent free conditioned upon Allied being retained as the propane supplier. There is no formal contract.





# 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: Robert and Linda Gehring

Property Address: 120 Haywood Road, Wilmington, DE 19807

Approximate Age of Building(s): Date Purchased:

**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](http://www.stateplanning.delaware.gov), Delaware Department of Natural Resources and Environmental Control [dnrec.alpha.delaware.gov](http://dnrec.alpha.delaware.gov), Delaware Division of Public Health [www.dhss.delaware.gov/dhss/dph](http://www.dhss.delaware.gov/dhss/dph), Delaware State Police Sex Offender Registry [www.sexoffender.dsp.delaware.gov](http://www.sexoffender.dsp.delaware.gov), Federal Community Flood Maps <https://msc.fema.gov/portal/home>, and other agencies listed on [www.delaware.gov](http://www.delaware.gov).

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

Yes	No	*
		<b>* 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.</b>
		<b>Seller shall answer the following questions based on Seller's knowledge of the property.</b>
		<b>I. OCCUPANCY</b>
Y		1. How do you currently use this property? As a: (X 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? _____.
	N	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.
	N	3. If the property is a rental/lease, have all necessary permits and/or licenses been obtained?
	N	4. If the property is a rental/lease, is the property subject to a rental/lease management agreement?
	N	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.
	N	6. Is the property new construction?
		7. If #6 is yes, has a certificate of occupancy been issued? If yes, when? _____.
		If no, <b>STOP USING THIS FORM</b> and complete the Seller's Disclosure of Real Property Condition Report New Construction Only.

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Seller's Initials [Signature] Seller's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_  
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Yes	No	*	<p>* Write in <u>U</u> if Unknown or <u>NA</u> 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>
			<p>8. If #6 is yes, Seller warrants that the property ( ) is or ( ) is not) exempt from providing the Buyer with a <b>Public Offering Statement</b> 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.</p>
			<p><b>II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS / CONDOMINIUMS AND CO-OPS</b></p>
Y			9. Is the property subject to any deed restrictions? (e.g., rental restrictions, pet restrictions, fence requirements, etc.) <b>If yes, describe in XVI.</b>
	N		10. Are you in violation of any deed restrictions at this time? <b>If yes, describe in XVI.</b>
	N		11. Is the property subject to any agreements concerning affordable housing or workforce/inclusionary housing? <b>If yes, describe in XVI.</b>
	N		12. Is the property subject to any private, public, or historic architectural review control other than building codes? <b>If yes, describe in XVI.</b>
	N		13. Is the property part of a condominium or cooperative (Co-op) ownership?
Y			14. Is there a ( ) Homeowners Association, ( ) Condominium Association, ( ) Cooperative (Co-op), ( ) Civic Association, or (X) Maintenance Corporation?
Y			15. If #14 is yes, are there any ( ) Fees, (X) Dues, or ( ) Assessments) involved? If yes, how much? <u>400</u> ; Frequency of payments: ( ) Monthly, ( ) Quarterly, (X) Yearly, ( ) Other: ; Are they (X) Mandatory or ( ) Voluntary?
	N		16. Is there a capital contribution fee due by a new owner to the Association? If yes, how much _____?
	N		17. Are there any unpaid assessments including but not limited to deferred water and sewer charges for your property? If yes, how much? <b>If yes, describe in XVI.</b>
	N		18. Has there been a special assessment in the past 12 months? <b>If yes, describe in XVI.</b>
	N		19. Have you received written notice of any new, proposed, or board discussed increases in fees, dues, assessments, or capital contributions? <b>If yes, describe in XVI.</b>
			20. Management Company Name: _____
			21. Representative Name: <u>ROBERT GEHRING</u> Phone # <u>302-607-5408</u>
			22. Representative E-mail Address: <u>RGGEHRING1@GMAIL.COM</u>
			<p><b>III. TITLE / ZONING INFORMATION</b></p>
	N		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? _____
Y			24. Is your property owned (X) In fee simple or ( ) Leasehold/Ground Lease or ( ) Cooperative)?
			25. If a Leasehold/Ground Lease, what is the current lease amount? \$ _____; Frequency of payments: ( ) Weekly, ( ) Monthly, ( ) Quarterly, ( ) Yearly, ( ) Other: _____
			<b>Note to Buyer:</b> May be subject to change.
			26. If a Leasehold/Ground Lease, when does it expire? _____
	N		27. Are there any rights-of-way, easements, or similar matters that affect the property? <b>If yes, describe in XVI.</b>
	N		28. Are there any shared maintenance agreements affecting the property? <b>If yes, describe in XVI.</b>
	N		29. Are there any variance, zoning, conditional use, non-conforming use, or setback violations? <b>If yes, describe in XVI.</b>
			30. If #29 is yes, has the variance, conditional use, or non-conforming use expired or has otherwise become non-transferable? <b>If yes, describe in XVI.</b>
Y			31. Is your property currently covered by a title insurance policy?
	N		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? <b>If yes, describe in XVI.</b>
	N		33. Did you participate in any mortgage forbearance programs such as the CARES Act from COVID-19? <b>If yes, describe in XVI.</b>

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Yes	No	*	
			<p><b>* 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.</b></p> <p><b>Seller shall answer the following questions based on Seller's knowledge of the property.</b></p>
<b>IV. ADDITIONAL INFORMATION</b>			
	N		34. Have you received notice from any local, state, or federal agency requiring repairs, alterations, or corrections of any existing conditions? <b>If yes, describe in XVI.</b>
	N		35. Is there any existing legal action affecting this property? <b>If yes, describe in XVI.</b>
	N		36. Are there any violations of local, state or federal laws or regulations relating to this property? <b>If yes, describe in XVI.</b>
Y			37. Does your current real estate tax amount reflect any non-transferrable exemptions or discounts? <b>If yes, describe in XVI.</b>
	N		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. <b>If yes to any, describe in XVI.</b>
Y			39. Are all the exterior door locks in the house in working condition? <b>If no, describe in XVI.</b>
Y			40. Will keys be provided for each lock?
Y			41. During your ownership, are there now or have there been animals (pets) living in the house? If yes, what type? <u>DOG</u>
Y	/		42. Is there now or has there ever been a ( <input type="checkbox"/> Swimming pool), ( <input type="checkbox"/> Hot tub), ( <input type="checkbox"/> Spa), or ( <input checked="" type="checkbox"/> Whirlpool) on the property? <b>If yes and there are any defects, describe in XVI.</b>
			43. If there is a pool, does it conform to all local ordinances? <b>If no, describe in XVI.</b>
			44. What is the type of trash disposal? ( <input checked="" type="checkbox"/> Private), ( <input type="checkbox"/> Municipal), ( <input type="checkbox"/> County), ( <input type="checkbox"/> Community) or ( <input type="checkbox"/> 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 checked="" type="checkbox"/> Community/HOA <input type="checkbox"/> Other _____ <input type="checkbox"/> Unknown
			<b>Note to Buyer:</b> Repairing and repaving of the streets can be very costly. (6 Delaware Code§ 2578)
			<b>Note to Buyer:</b> Please check HOA/local requirements concerning responsibility for sidewalk installation, replacement, repair, and snow removal.
Y			46. Is off street parking available for this property? If yes, number of spaces available: <u>4+</u>
<b>V. ENVIRONMENTAL CONCERNS</b>			
Y			47. Are there now or have there been any underground storage tanks on the property? ( <input type="checkbox"/> Heating fuel), ( <input type="checkbox"/> Propane), ( <input checked="" type="checkbox"/> Septic), or ( <input type="checkbox"/> Other: _____). <b>If yes, describe locations in XVI.</b>
	N		48. If the tank was abandoned, was it done with all necessary permits and properly abandoned?
	N		49. Are asbestos-containing materials present? <b>If yes, describe in XVI.</b>
	N		50. Are there any lead hazards? (e.g., lead paint, lead pipes, lead in soil.) <b>If yes, describe in XVI.</b>
	N		51. Has the property been tested for toxic or hazardous substances? <b>If yes, describe in XVI and provide the test results.</b>
	N		52. Has the property ever been tested for mold? <b>If yes, provide the test results.</b>
	N		53. Has the illegal manufacture, storage, or use of methamphetamines occurred in the property? <b>If yes, describe in XVI.</b>
	N		54. Is there a wastewater spray irrigation system (human or agricultural) installed on or adjacent to the property?
<b>VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)</b>			
	N		55. Is there fill soil or other fill material on the property?
	N		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? <b>If yes, describe in XVI.</b>
	N		57. Is any part of the property located in ( <input type="checkbox"/> a flood zone) and/or ( <input type="checkbox"/> a wetlands area)?
	N		58. Are there drainage or flood problems affecting the property? <b>If yes, describe in XVI.</b>
	N		59. Do you carry flood insurance? Agent: _____ Policy # _____
			60. If #59 is yes, what is the annual cost of this policy? _____
			<b>Note to Buyer:</b> 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.

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	N		61. Have you made any insurance claims on the property in the past 5 years? <b>If yes, describe in XVI.</b>
	N		62. Does the property have standing water in front, rear, or side yards for more than 48 hours after raining? <b>If yes, describe in XVI.</b>
X			63. Are there encroachments or boundary line disputes affecting the property? <b>If yes, describe in XVI?</b>
		✓	64. Are there any ditches crossing or bordering the property? <b>If yes, describe in XVI.</b>
	N		65. Are there any swales crossing the property that are under the control of a Soil and Conservation District? <b>If yes, describe in XVI.</b>
Y			66. Have you ever had the property surveyed?
		U	67. Are the boundaries of the property marked in any way? <b>If yes, describe in XVI.</b>
			<b>VII. STRUCTURAL ITEMS</b>
	N		68. Have you made any additions or structural changes? <b>If yes, describe in XVI.</b>
			69. If #68 is yes, was all work done with all necessary permits and approvals in compliance with building codes?
			70. If #69 is yes, are the permits closed?
	N		71. Is there now or has there ever been any movement, shifting, or other problems with walls or foundations? <b>If yes, describe in XVI.</b>
	N		72. Has the property, or any improvements thereon, ever been damaged by (___ Fire), (___ Smoke), (___ Wind), or (___ Flood)? <b>If yes, describe in XVI.</b>
	N		73. Was the structure moved to this site? (___ Double Wide), (___ Modular), (___ Other: _____)
Y	<del>Yes</del>		74. Is there now or has there ever been any non-plumbing water leakage in the house? <b>If yes, describe in XVI.</b>
	N		75. Are there any problems with (___ Exterior walls), (___ Driveways), (___ Walkways), (___ Patios), (___ Decks), (___ Porches) or (___ Retaining walls) on the property? <b>If yes, describe in XVI.</b>
Y			76. Are there any problems with (___ Interior walls), (___ Ceilings), (___ Floors), or (X Windows) on the property? <b>If yes, describe in XVI.</b>
Y			77. Have there been any repairs or other attempts to control the cause or effect of problems described in questions 74, 75, and 76? <b>If yes, describe in XVI.</b>
			78. Is there insulation in the: (✓ Ceiling/attic), (✓ Exterior walls), (✓ Crawlspace/basement), or (___ Other: _____)
			What type(s) of insulation does your property have? <u>UNKNOWN R FACTOR</u>
			<b>VIII. TERMITES, INSECTS, AND WILDLIFE</b>
	N		79. Is there now or has there ever been any infestation by termites or other wood destroying insects? <b>If yes, describe in XVI.</b>
Y			80. During your ownership, have there been any termite or other wood destroying insect inspections made on the property? <b>If yes, describe in XVI.</b>
		N	81. Is there now or has there ever been any damage to the property caused by (___ Termites), (___ Other wood destroying insects), or (___ Wildlife)? <b>If yes, describe in XVI.</b>
Y			82. Have there ever been any termite or wood destroying insect treatments made on the property? <b>If yes, describe in XVI.</b>
	N		83. Is there or has there ever been an infestation of insects? <b>If yes, describe in XVI.</b>
Y			84. During your ownership, have there been any insect control inspections made on the property. <b>If yes, describe in XVI.</b>
Y			85. Are you aware of any insect control treatments made on the property? <b>If yes, describe in XVI.</b>
	N		86. Are there now or have there ever been any bat colonies present on the property? <b>If yes, describe in XVI.</b>
	N		87. Is your property currently under warranty, or other coverage, by a professional pest control company? <b>If yes, name of exterminating company: _____</b>
			<b>IX. BASEMENT AND CRAWL SPACES</b>
	N		88. Does the property have a sump pump? If yes, where does it drain? _____
	N		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? <b>If yes, describe in XVI.</b>
	N		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? <b>If yes, describe in XVI.</b>
	N		91. Are there any cracks or bulges in the floors or foundation walls? <b>If yes, describe in XVI.</b>



Yes	No	*	<p>* 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.</p> <p>Seller shall answer the following questions based on Seller's knowledge of the property.</p>
			<p><b>X. ROOF</b></p> <p>92. Date last roof surface installed: <u>APR. 2009</u>. If all roof surfaces not the same age, explain in XVI.</p> <p>93. How many layers of roof material are there (e.g., new shingles over old shingles)? <u>1</u></p> <p>94. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI.</p> <p>95. If under warranty, is warranty transferable?</p> <p>96. Where do your gutters drain? (<input checked="" type="checkbox"/> Surface), (<input type="checkbox"/> Drywell), (<input type="checkbox"/> Storm Sewers), (<input type="checkbox"/> Other: _____)</p> <p><b>XI. PLUMBING-RELATED ITEMS</b></p> <p>97. What is the drinking water source? (<input type="checkbox"/> Municipal), (<input type="checkbox"/> County), (<input type="checkbox"/> Public Utility), (<input checked="" type="checkbox"/> Private Well), (<input type="checkbox"/> Other: _____)</p> <p>98. If drinking water is supplied by public utility, name of utility: _____</p> <p>99. Is there a water treatment system? If yes, (<input type="checkbox"/> Leased) or (<input type="checkbox"/> Owned)?</p> <p>100. If water source is a well, when was it installed? <u>2019</u> Location of well? <u>FRONT YARD</u> Depth of well? <u>UNKNOWN</u>. If more than one well, describe in XVI.</p> <p>101. What type of plumbing is used for the Water Supply? (<input checked="" type="checkbox"/> Copper), (<input type="checkbox"/> Lead), (<input type="checkbox"/> Cast Iron), (<input checked="" type="checkbox"/> PVC), (<input type="checkbox"/> PEX), (<input type="checkbox"/> Polybutylene), (<input type="checkbox"/> Galvanized), (<input type="checkbox"/> Other/Unknown: _____)</p> <p>102. What type of plumbing is used for Drainage? (<input type="checkbox"/> Copper), (<input type="checkbox"/> Lead), (<input type="checkbox"/> Cast Iron), (<input type="checkbox"/> PVC), (<input checked="" type="checkbox"/> Galvanized), (<input checked="" type="checkbox"/> Other/Unknown: _____)</p> <p>103. Age of Water Heater? <u>2023</u> Water heater type: (<input type="checkbox"/> Tank), (<input type="checkbox"/> Tankless), (<input type="checkbox"/> Other: _____)</p> <p>104. Water Heater Fuel: (<input checked="" type="checkbox"/> Electric), (<input type="checkbox"/> Oil), (<input type="checkbox"/> Propane Gas), (<input type="checkbox"/> Natural Gas) or (<input type="checkbox"/> Other: _____)</p> <p>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.</p> <p>106. Are there any additions and/or upgrades to the original service? If yes, describe in XVI.</p> <p>107. If #106 is yes, was the work done by a licensed contractor?</p> <p>108. If #106 is yes, were the required permits obtained?</p> <p>109. If #108 is yes, are the permits closed?</p> <p>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: <u>2019</u> Results: <u>NEGATIVE FOR COLIFORM &amp; SHOWED WATER AS POTABLE</u></p> <p>111. What is the type of sewage system? (<input type="checkbox"/> Public Sewer), (<input type="checkbox"/> Community Sewer), (<input checked="" type="checkbox"/> Septic System), (<input type="checkbox"/> Cesspool), (<input type="checkbox"/> Other: _____)</p> <p>112. If a septic system, type: (<input checked="" type="checkbox"/> Gravity Fed), (<input type="checkbox"/> Capping Fill), (<input type="checkbox"/> LPP), (<input type="checkbox"/> Mound), (<input checked="" type="checkbox"/> Holding Tank), (<input type="checkbox"/> Other: _____)</p> <p>113. If a septic system, when was it last pumped? <u>2-14-2024</u></p> <p>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.</p> <p>115. If a septic system, how many bedrooms is the septic permitted to service? <u>UNKNOWN BUT AT LEAST 4-5</u></p> <p>116. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI.</p> <p>117. If #116 is yes, were they abandoned with all necessary permits and properly abandoned?</p> <p><b>XII. HEATING AND AIR CONDITIONING</b></p> <p>118. How many heating and/or air conditioning systems are on the property? <u>ONE</u>. If more than 2, explain in XVI.</p> <p>119. Type of heating system for system #1 (<input checked="" type="checkbox"/> Forced air), (<input checked="" type="checkbox"/> Heat pump), (<input type="checkbox"/> Mini-Split), (<input type="checkbox"/> Baseboard), (<input type="checkbox"/> Radiator), (<input type="checkbox"/> Other: _____) Type of heating system for system #2 (<input type="checkbox"/> Forced air), (<input type="checkbox"/> Heat pump), (<input type="checkbox"/> Mini-Split), (<input type="checkbox"/> Baseboard), (<input type="checkbox"/> Radiator), (<input type="checkbox"/> Other: _____)</p> <p>120. Type of heating fuel for system #1 (<input type="checkbox"/> Oil), (<input type="checkbox"/> Propane Gas), (<input type="checkbox"/> Natural Gas), (<input checked="" type="checkbox"/> Electric), (<input type="checkbox"/> Solar), (<input type="checkbox"/> Other: _____) Type of heating fuel for system #2 (<input type="checkbox"/> Oil), (<input type="checkbox"/> Propane Gas), (<input type="checkbox"/> Natural Gas), (<input type="checkbox"/> Electric), (<input type="checkbox"/> Solar), (<input type="checkbox"/> Other: _____)</p>

Page 5 of 9 Property Address: 120 Haywood Road, Wilmington, DE 19807

Seller's Initials [Signature] Seller's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_  
 Seller's Initials [Signature] Seller's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Buyer's Initials \_\_\_\_\_

Yes	No	*	
			<p><b>* 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.</b></p> <p><b>Seller shall answer the following questions based on Seller's knowledge of the property.</b></p>
			121. Fuel provider for: Heating system #1 <u>DELMARVA</u> Heating System #2: _____
			122. Age of furnace #1: <u>2016</u> Date of last service: <u>2020</u>
			Age of furnace #2: _____ Date of last service: _____
		N	123. Are there any contractual obligations affecting the fuel supply, tanks, or system(s)? <b>If yes, describe in XVI.</b>
			124. 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: _____)
	N		125. Are there any contractual obligations affecting the heating/air conditioning system(s)? <b>If yes, describe in XVI.</b>
			126. Age of air conditioning system #1: <u>2016</u> Date of last service: <u>2020</u>
			Age of air conditioning system #2: _____ Date of last service: _____
	N		127. Have there been any additions and/or upgrades to the original heating or air conditioning? <b>If yes, describe in XVI.</b>
			128. If #127 is yes, was the work done by a licensed contractor?
			129. If #127 is yes, were the required permits obtained?
			130. If #129 is yes, are the permits closed?
	N		131. Are there any problems with the heating or air conditioning systems? <b>If yes, describe in XVI.</b>
			<b>XIII. ELECTRICAL SYSTEM</b>
			132. Who is the electric provider for the property? <u>DELMARVA</u>
			133. What type of wiring is in the house? (copper, aluminum, other, etc.) <u>UNKNOWN</u>
		N	134. 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: _____)
			135. Does the property have ( <input checked="" type="checkbox"/> Circuit Breakers) or ( <input type="checkbox"/> Fuses)? <b>If more than one electrical panel, describe in XVI.</b>
	Y		136. Are there any 220/240 volt circuits? (Other: <u>DRYER</u> )
			137. Do fuses blow or circuit breakers trip when two or more appliances are being used at the same time? <b>If yes, describe in XVI.</b>
	Y	N	138. Are there wall switches, light fixtures, or electrical outlets in need of repair? <b>If yes, explain in XVI.</b>
		N	139. Is there a permanently affixed generator on the property? What is the fuel source? _____
		N	140. Have there been any additions to the original service?
		N	141. Have any ( <input type="checkbox"/> solar) and/or ( <input type="checkbox"/> wind powered) enhancements been made to supplement service? <b>If yes, describe in XVI.</b> Name of solar company? _____; If leased, what is the term? _____
			<b>Note to Buyer:</b> Transfer of lease is subject to approval by: _____ Buyer must register with the Public Service Commission.
			142. If #139, #140, or #141 is yes, was work done by a licensed electrician?
			143. If #139, #140, or #141 is yes, were the required permits obtained?
			144. If #143 is yes, is the permit closed?
			<b>XIV. FIREPLACE OR HEATING STOVE</b>
			145. How many fireplaces and/or heating stoves are on the property? <u>ONE</u> <b>If more than 2, explain in XVI.</b>
			146. Type of fuel for fireplace 1: ( <input type="checkbox"/> Wood Burning), ( <input checked="" 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: _____)?
			147. 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: _____)?
	Y		148. Was the fireplace or heating stove part of the original house design?
			149. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
		N	150. Are there any problems? <b>If yes, explain in XVI.</b>
			151. When were the flues/chimneys last cleaned, serviced, or repaired? <u>2015</u> <b>Explain nature of service or repair in XVI.</b>



**XV. MAJOR APPLIANCES AND OTHER ITEMS**

Are the following items in working order? Note: The Agreement of Sale will specify and govern what is included or excluded. If an item does not exist, leave the yes/no fields blank.					
YES	NO	YES	NO	YES	NO
<input type="checkbox"/>	<input type="checkbox"/> Range with oven	<input checked="" type="checkbox"/>	<input type="checkbox"/> Draperies/Curtains	<input type="checkbox"/>	<input checked="" type="checkbox"/> Wall Mounted Flat Screen TV #
<input checked="" type="checkbox"/>	<input type="checkbox"/> Range Hood-exhaust fan	<input checked="" type="checkbox"/>	<input type="checkbox"/> Drapery/Curtain rods	<input checked="" type="checkbox"/>	<input type="checkbox"/> Wall brackets for TV # <u>1</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/> Cooktop-stand alone	<input checked="" type="checkbox"/>	<input type="checkbox"/> Shades/Blinds	<input type="checkbox"/>	<input checked="" type="checkbox"/> Surround sound system & controls
<input checked="" type="checkbox"/>	<input type="checkbox"/> Wall Oven(s) #	<input checked="" type="checkbox"/>	<input type="checkbox"/> Cornices/Valances	<input type="checkbox"/>	<input type="checkbox"/> Attached Antenna/Rotor
<input checked="" type="checkbox"/>	<input type="checkbox"/> Kitchen Refrigerator	<input type="checkbox"/>	<input type="checkbox"/> Furnace Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/> Garage Opener(s) #
<input checked="" type="checkbox"/>	<input type="checkbox"/> with icemaker	<input checked="" type="checkbox"/>	<input type="checkbox"/> Smoke Detectors	<input checked="" type="checkbox"/>	<input type="checkbox"/> with remote(s) # <u>2</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/> Refrigerator(s)-additional # <u>1</u>	<input type="checkbox"/>	<input type="checkbox"/> Carbon Monoxide Detectors	<input type="checkbox"/>	<input type="checkbox"/> Electronic/Smart Door Locks
<input type="checkbox"/>	<input type="checkbox"/> Freezer -free standing	<input type="checkbox"/>	<input type="checkbox"/> Wood Stove	<input type="checkbox"/>	<input checked="" type="checkbox"/> Smart Cameras/Doorbells
<input type="checkbox"/>	<input type="checkbox"/> Ice Maker-free standing	<input type="checkbox"/>	<input type="checkbox"/> Fireplace Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/> Smart Thermostat
<input checked="" type="checkbox"/>	<input type="checkbox"/> Dishwasher	<input type="checkbox"/>	<input type="checkbox"/> Fireplace Screen/Doors	<input type="checkbox"/>	<input type="checkbox"/> Pool Equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/> Disposal	<input type="checkbox"/>	<input type="checkbox"/> Electronic Air Filter	<input type="checkbox"/>	<input type="checkbox"/> Pool cover
<input checked="" type="checkbox"/>	<input type="checkbox"/> Microwave	<input type="checkbox"/>	<input type="checkbox"/> Window A/C Units #	<input type="checkbox"/>	<input type="checkbox"/> Hot Tub, Equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/> Washer	<input type="checkbox"/>	<input type="checkbox"/> Attic fan	<input type="checkbox"/>	<input type="checkbox"/> with cover
<input checked="" type="checkbox"/>	<input type="checkbox"/> Dryer	<input type="checkbox"/>	<input type="checkbox"/> Whole house fan	<input type="checkbox"/>	<input type="checkbox"/> Sheds/Outbuildings #
<input type="checkbox"/>	<input type="checkbox"/> Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/> Bathroom Vents/Fans	<input type="checkbox"/>	<input type="checkbox"/> Playground Equipment
<input type="checkbox"/>	<input type="checkbox"/> Water Filter	<input type="checkbox"/>	<input type="checkbox"/> Window Fan(s) #	<input type="checkbox"/>	<input type="checkbox"/> Irrigation System
<input type="checkbox"/>	<input type="checkbox"/> Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/> Ceiling Fan(s) # <u>1</u>	<input type="checkbox"/>	<input type="checkbox"/> Backup Generator
<input type="checkbox"/>	<input type="checkbox"/> Sump Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/> Central Vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/> Water Conditioner (owned)
<input checked="" type="checkbox"/>	<input type="checkbox"/> Storm Windows/Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/> with attachments	<input type="checkbox"/>	<input type="checkbox"/> Water Conditioner (leased)
<input checked="" type="checkbox"/>	<input type="checkbox"/> Screens	<input type="checkbox"/>	<input type="checkbox"/> Intercoms	<input checked="" type="checkbox"/>	<input type="checkbox"/> Fuel Storage Tank(s) (owned) <u>by PROPANE COMP</u>
		<input checked="" type="checkbox"/>	<input type="checkbox"/> Satellite Dish <u>NOT IN USE</u>	<input type="checkbox"/>	<input type="checkbox"/> Fuel Storage Tank(s) (leased) <u>NOT LEASED</u>
		<input type="checkbox"/>	<input checked="" type="checkbox"/> with controls & Remote(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/> Security/Monitoring Systems (owned)
				<input type="checkbox"/>	<input type="checkbox"/> Security/Monitoring Systems (leased)
				<input type="checkbox"/>	<input type="checkbox"/> Solar Equipment (owned)
				<input type="checkbox"/>	<input type="checkbox"/> Solar Equipment (leased)

# XVI. ADDITIONAL INFORMATION

If you were directed to this section to clarify an answer, or if you indicated there is a problem with any of the items in sections I through XV, provide an explanation of your recollection using common language. Attach additional sheets if needed.

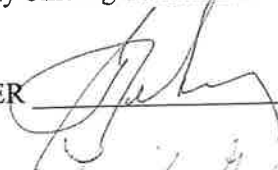
Question Number	Additional Information
37	SENIOR DISCOUNT
63	SOME FENCE ENCROACHMENTS. NO ISSUES WITH ANY NEIGHBORS
	FENCE INSTALLED FROM PRIOR OWNERS
74	WATER PENETRATION FROM ROOF OVER GARAGE FROM STORM.
	POINT OF PENETRATION WAS REPAIRED
76	ONE WINDOW IN GARAGE AND ONE WINDOW IN KITCHEN DINING AREA
	SEAL BROKEN
82	IN THE PAST HAD TERMITE INSPECTION & TREATMENT PLAN
	BUT NO ACTIVE TERMITES
91	NORMAL SETTLEMENT CRACK LESS THAN 1/4 inch
105	PIN HOLE LEAK IN COPPER PIPE DUE TO FORMER OWNER
	NOT USING WATER TREATMENT. LEAK WAS REPAIRED AND
	A WATER TREATMENT SYSTEM WAS INSTALLED.
138	ONE ELECTRICAL BOX NEEDS REPAIR. ELECTRICAL SYSTEM IS IN WORKABLE ORDER
151	WOOD BURNING FIREPLACE CONVERTED TO VENTED GAS FIREPLACE UNIT
	DECK WAS HERE WHEN WE PURCHASED PROPERTY. PERMITS HAVE
	NOT BEEN FOUND AND WILL NOT BE PROVIDED.

Are there additional problem, clarification, or document sheets attached? ☐ No ☐ Yes.  
Number of Sheets Attached \_\_\_\_\_



### 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 2-15-2024 SELLER \_\_\_\_\_ Date \_\_\_\_\_

SELLER  Date 2-15-2024 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 \_\_\_\_\_



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:

YES		NO		YES		NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

ADDITIONAL INCLUSIONS:

(Specify):

CONCLUSIONS: WALL MIRRORS, WORK BENCH & SHELVING IN STORAGE AREA  
PLASTIC PAINT STORAGE SHELF UNIT

ADDITIONAL EXCLUSIONS: Personal Property

(Specify): • DRAPERIES IN OFFICE IN LOWER LEVEL

- WALL SCANCES
- EXCLUDES 5 bar & KITCHEN STOOL
- METAL SHELF IN GARAGE
- WHITE CABINET IN LAUNDRY ROOM

Owner

Date \_\_\_\_\_

Owner

Date \_\_\_\_\_

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.





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

Robert and Linda Gehring

Property: 120 Haywood Road, Wilmington, DE 19807

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.

(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) LM

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.

Seller

Date

Seller

Date

Purchaser

Date

Purchaser

Date

Agent

Date

Agent

Date



# RADON DISCLOSURE

Required by Chapter 25, Title 6, Section 2572A of the Delaware Code

Property Address: 120 Haywood Road, Wilmington, DE 19807

## Seller's Disclosure

Delaware law requires that the seller of any interest in residential real property that includes a dwelling must provide the buyer with any information about any known radon. Sellers also must disclose any tests or inspections for radon in the seller's possession.

The seller(s) must answer the following questions and provide the required information:

1. Are you aware of the presence of radon in the property identified above?  
☐ Yes ☒ No
2. Are you aware of any radon tests or inspections that have been performed on the property identified above?  
☒ Yes ☐ No *at time of purchase*
3. If you responded "yes" to Question 2 above, have you provided the buyer(s) with copies of all radon tests and/or inspection reports in your possession?  
☒ Yes ☐ No *g 23*
4. Identify each report referred to in Question 3, including the date of each report:

By signing this form, the seller(s) acknowledge(s) the following:

I/we have been informed of my/our obligation and am/are aware of my/our responsibility to comply with Delaware law regarding radon disclosure, as provided in Title 6, Chapter 25, Section 2572A of the Delaware Code.

[Signature] 2-15-2024  
Seller Date

Linda Gehring 2-15-2024  
Seller Date

## Buyer's Acknowledgement

Delaware law requires that every buyer of any interest in residential real property that includes a dwelling must be notified that the property may present the potential for exposure to radon.

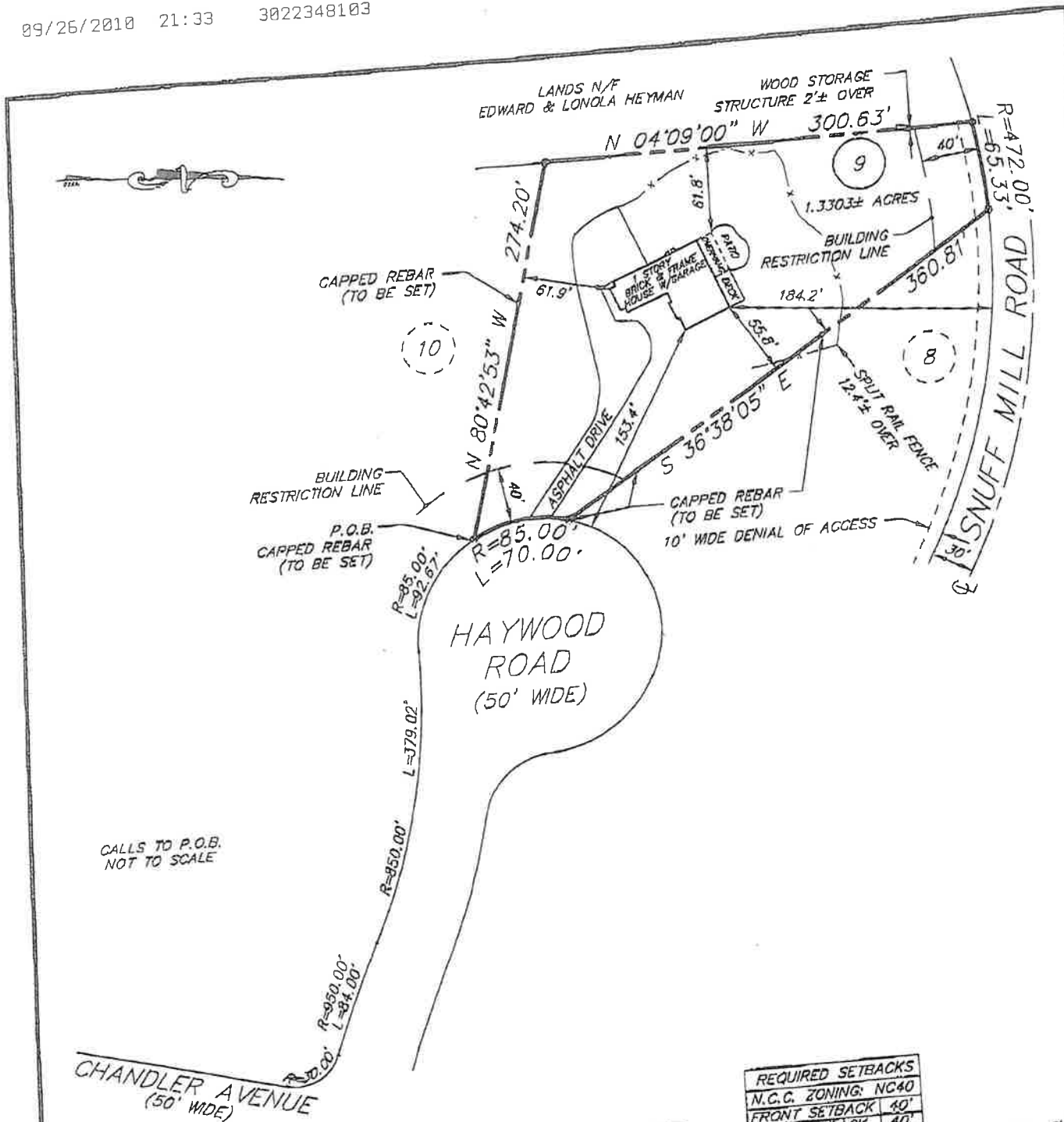
By signing this form, the buyer(s) acknowledge(s) the following:

1. I/we have received the *Radon Rights, Risks and Remedy for Home Buyer* document, which describes the potential hazards of exposure to radon, testing for radon and remediation.
2. I/we have the option to have the property identified above tested for radon.
3. I/we have received copies of all radon tests and/or inspection reports identified in Item 4 of the Seller's Disclosure above.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date





CALLS TO P.O.B.  
NOT TO SCALE

REQUIRED SETBACKS	
N.C.C. ZONING:	NC40
FRONT SETBACK	40'
REAR SETBACK	40'
SIDE SETBACK	15'

CLASS: SUBURBAN

THIS PLAN DOES NOT REPRESENT A PROPERTY SURVEY & SHOULD NOT BE USED FOR FURTHER IMPROVEMENTS. CORNERS HAVE NOT BEEN STAKED UNLESS NOTED. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS & RESERVATIONS OF RECORD.

# MORTGAGE INSPECTION PLAN

ROBERT GEHRING &  
LINDA GEHRING  
120 HAYWOOD ROAD  
LOT 9  
CHERRINGTON  
CHRISTIANA HUNDRED  
NEW CASTLE COUNTY, DELAWARE



**EAST COAST SURVEY**  
P.O. BOX 265  
YORKLYN, DE 19736  
PHONE: 302/234-8100

PROJECT	TAX PARCEL #	DEED REF.	DATE	SCALE
555-7099	07-006.00-078	20010116 -0003149	9-22-10	1" = 100'



# Cherrington Service Corporation

## Board of Directors:

**Liz Oliver**  
President  
(908) 268-1769

**Jim Maddox**  
Vice President  
(302) 540-0674

**Skip Kuhn**  
Vice President  
(302) 530-7734

**Bob Gehring**  
Treasurer  
(302) 652-1206

## Governance:

Cherrington is a Common Interest Community and the Cherrington Service Corporation (CSC) is a maintenance corporation designated as a Common Interest Association incorporated in and governed by the General Corporation Laws of the State of Delaware. The corporation is also governed by the covenants, conditions and restrictions contained in the Declaration of Deed recorded in January 1974, Declaration of Restrictions recorded in June 1974, amended July 1979 and under the provisions set forth in its corporate By-laws. The Cherrington Service Corporation's primary purpose is to maintain the safety of the roadways and common areas within the community. Services include snow removal, upgrading and repairing of roads, common area grass cutting, tree and shrubbery trimming (encroaching on the roadway), and keeping drainage basins operating properly.

Lot owners are personally responsible for snow removal on their driveways, and maintenance of grass, trees and shrubbery and brush situated on their lots including utility easement areas adjacent to and abutting Cherrington's roads. Each lot owner is responsible for the removal of rubbish by their own private contractor.

The CSC is governed by an elected Board of Directors. Terms generally run two years as currently directed by the corporate by-laws. Elections are held at the Annual Membership Meeting. The primary officers of the corporation are the President, Vice President(s) and the Secretary/Treasurer. These positions are currently held by Liz Oliver, Jim Maddox, Skip Kuhn and Bob Gehring respectively.

## Membership:

Our community is a deed restricted community that consists of thirty nine homes situated on forty lots located on both Chandler Lane and Haywood Road. Each Cherrington lot owner is a member of the CSC. Each lot owner is assigned one vote per lot in all matters that are decided by a membership vote. By accepting the deed to the lot owned the lot owner automatically becomes legally responsible for complying with the covenants, requirements and restrictions outlined in the Organization documents noted earlier.

## Assessments:

Each lot owner/CSC member is required to pay an annual assessment regardless if the lot is improved or is still vacant. The annual assessment is used to cover the costs that the CSC incurs to operate and to maintain the common areas, primarily the roadways. This annual assessment is recommended by the Board and approved by the membership at its Annual Membership Meeting. Payment of the approved annual assessment without penalty is due by December 31<sup>st</sup> of each year. Special assessments may also be levied by the Board with the approval of the membership. No owner is exempt from paying an assessment nor may they waive or otherwise escape liability for any assessment by non-use of the common streets or by abandonment of his or her lot.



The CSC's fiscal year end for financial reporting purposes is December 31st. The Annual Report is available to the membership at the annual membership meeting. The report includes a full accounting of all funds collected as well as all expenditures.