

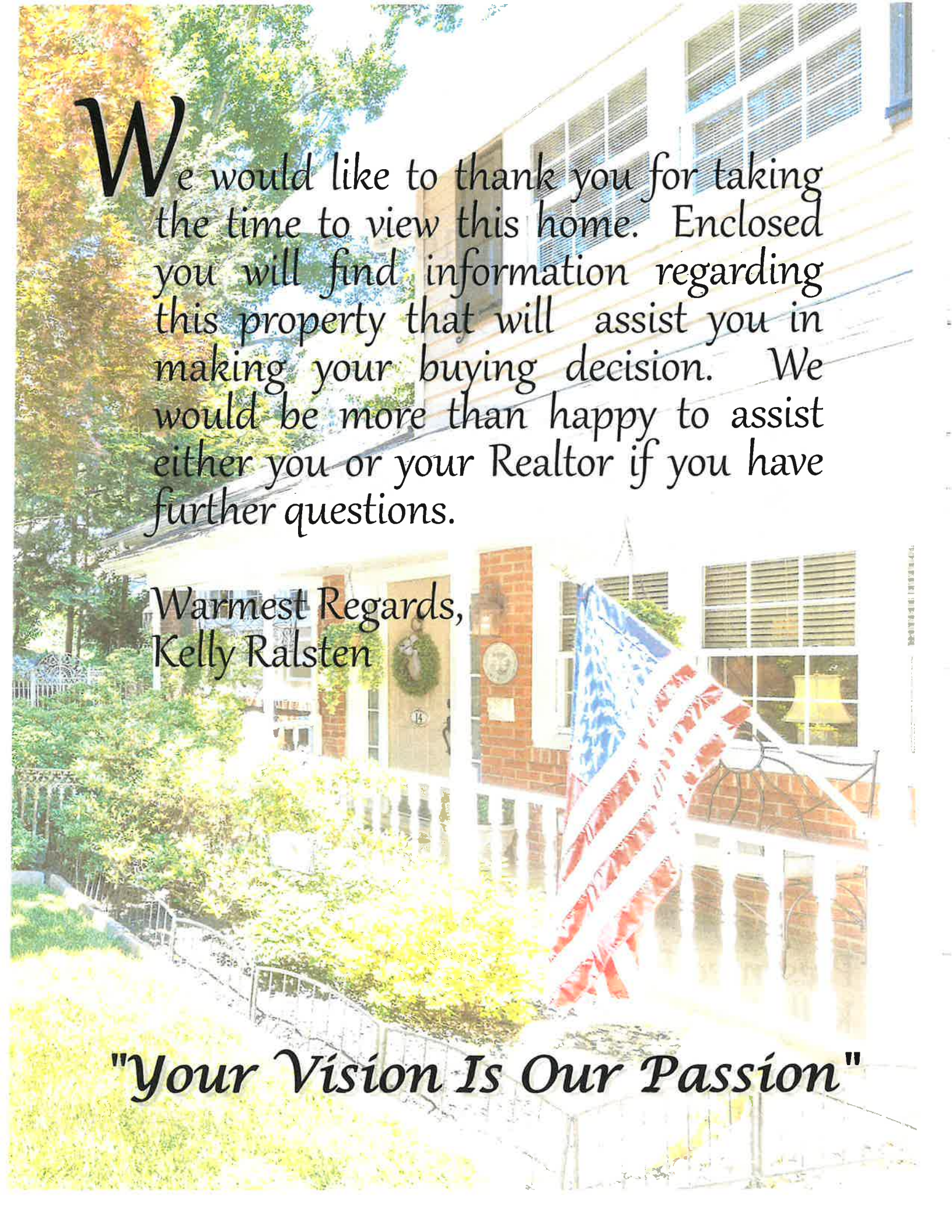
Welcome to

14 Cauline Court
Henderson Heights



Presented By:
Kelly Ralsten
(302) 576-6836
kralsten@psre.com





We would like to thank you for taking the time to view this home. Enclosed you will find information regarding this property that will assist you in making your buying decision. We would be more than happy to assist either you or your Realtor if you have further questions.

Warmest Regards,
Kelly Ralsten

"Your Vision Is Our Passion"



14 Cauline Court, Newark, DE, 19711-5904

Coming Soon \$449,900



MLS #: DENC2063418
 Type: Residential
 Struct Type: Detached
 Style: Split Level
 Lvl(s)/Stories: 1.5
 Ownership: Fee Simple
 Garage: Yes
 OpenHouse: Sat, Jun 22, 12:00PM-3:00PM

Beds: 4
 Baths: 1 / 1
 TotalRooms: 11
 YearBuilt: 1969 / Estimated
 NewConstr: No
 Basement: Yes
 Central Air: Yes

LOCATION

County: NEW CASTLE School District: Christina
 MLS Area: Newark/Glasgow (30905) High School: Newark
 Subdiv/Neigh: Henderson Heights
 In City Limits: N

ASSOCIATION / COMMUNITY INFO

Senior Community: No HOA: No Condo/Coop: No

TAXES AND ASSESSMENT

Tax ID#: 0804820049 Tax Annual/Year: \$3,305 / 2024 School Tax: \$2,644 / Annually County Tax: \$661 / Annually Tax Assessment: \$80,000 / 2022 Improv Assmt: \$64,900 Land Assmt: \$15,100

ROOMS

Living Room: Main 23 x 13
 Dining Room: Main 12 x 11
 Kitchen: Main 12 x 12
 Family Room: Lower 1 20 x 11
 Bedroom 4: Lower 1 13 x 8
 Sun/Florida Room: Lower 1 20 x 16
 Primary Bedroom: Upper 1 14 x 12
 Bedroom 2: Upper 1 13 x 11
 Bathroom 3: Upper 1 12 x 10
 Recreation Room: Lower 2 18 x 17
 Laundry: Lower 2 8 x 12

	BED	BATH
Main:	0	0 full 0 part
Upper 1:	3	1 full
Lower 1:	1	0 full 1 part
Lower 2:	0	0 full 0 part

BUILDING INFORMATION

Property Condition: Excellent AboveGrFinSF: 1,481 / Assessor BelowGrFinSF: 744 / Assessor BelowGrFinSF: 744 / Assessor Total Finished SF: 2,225 / Total SF: 2,225 / Wall & Ceiling: Dry Wall Foundation: Block Basement: Partially Finished Constr Materials: Block, Brick, Brick Front, Frame, Vinyl Siding Flooring Type: Carpet, Ceramic Tile, Fully Carpeted, Hardwood Roof: Architectural Shingle

LOT AND PARKING

Lot Acres/SQFT: 0.23a / 10,019sf / Estimated Zoning: Residential Lot Dimensions: 45 x 127.8 / Estimated Federal Flood Zone: No Ground Rent: No Lot Features: Cul-de-sac, Landscaping, Trees/Wooded Parking: Attached Garage, Driveway, On Street | Additional Storage Area, Garage - Front Entry, Garage Door Opener, Inside Access | Attached Garage Spaces: 2 | Driveway Spaces: 4

INTERIOR FEATURES

Built-Ins, Ceiling Fan(s), Combination Kitchen/Dining, Crown Moldings, Kitchen - Eat-In, Kitchen - Island, Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Wood Floors | No fireplace | Dishwasher, Disposal, Dryer, Oven/Range - Electric, Refrigerator, Washer | Window: Replacement, Vinyl Clad | Accessibility Features: None

EXTERIOR FEATURES

Sidewalks, Street Lights, Water Fountains | Patio/Porch: Deck(s), Porch(es)

UTILITIES

Cooling: Central A/C, Electric | Heating: Baseboard - Hot Water, Oil | Hot Water: Oil | Water Source: Public | Sewer: Public Sewer

REMARKS

Expected On Market Date: June 21, 2024

*Public: **Open House Saturday June 22nd 12:00 to 3:00pm*** Welcome to 14 Cauline Court in Henderson Heights nestled in the Heart of the Pike Creek Valley. This well loved 4 Bedroom, 1.1 Bath home is situated on a quiet cul-de-sac. The backyard oasis begins as you enter the gate to the left of the home in the front yard, thoughtfully planned landscaping and trees accent the entire property. Entry into the rear yard sets the stage as you come upon the fountain, the ideal spot to sit and relax! The path will bring you to the wooded area and back up to the deck that is located off the of the Sunroom. This tranquil setting is the ideal space to entertain or to enjoy with a good book! Step inside this lovingly maintained classic split home starting in the Living Room that boasts hardwood floors, a triple window and custom built-ins the level of details is set for the house. Half walls with columns & custom cabinets define the eat-in Kitchen space. The bright and cheerful Kitchen features new quartz countertops, new tiled backsplash, new stove & dishwasher. All complement the neutral white cabinets and hardwood floors. The Family Room is a few steps off the Kitchen, this flexible space can be the perfect gathering spot to watch a sporting event, or a music room as featured or a quiet spot to work. The two car garage is accessible from the Family Room, the garage offers an extended space for storage or workshop. There is also a service door to the rear deck. Tucked away off the Family Room is the 4th Bedroom with a half Bathroom across the hall. Access to the finished Basement is also from the Family Room, ideal area for an exercise room or hobby space - the possibilities are endless! The Laundry Room is off of the finished space and there is an unfinished area for storage. The Sunroom is the secret gem to this home! Open space, light filled and cozy create a room to entertain, enjoy the backyard or relax with a cup of coffee. The upper level completes the house showcasing the Primary Bedroom with a walk-in closet, the additional two Bedrooms feature ample closet space as well. All boast hardwood floors along with ceiling fans with lights in each room. The full Bathroom is off the hall, the water closet and shower are separated from the sink and dressing space allowing dual use. This location in Pike Creek is convenient to Paper Mill Park, White Clay Creek State Park, shopping, restaurants, schools and major highways. Come see this home for yourself to truly appreciate all the details it has to offer. Do not miss the opportunity to own this tranquil slice of heaven!

Inclusions: See List in House

Exclusions: See List in House

For More Information Contact:

Kelly Ralsten

Direct: 302-576-6836

Office: 302-429-4500

Toll-free: 800-220-7032

Fax: 302-576-6801

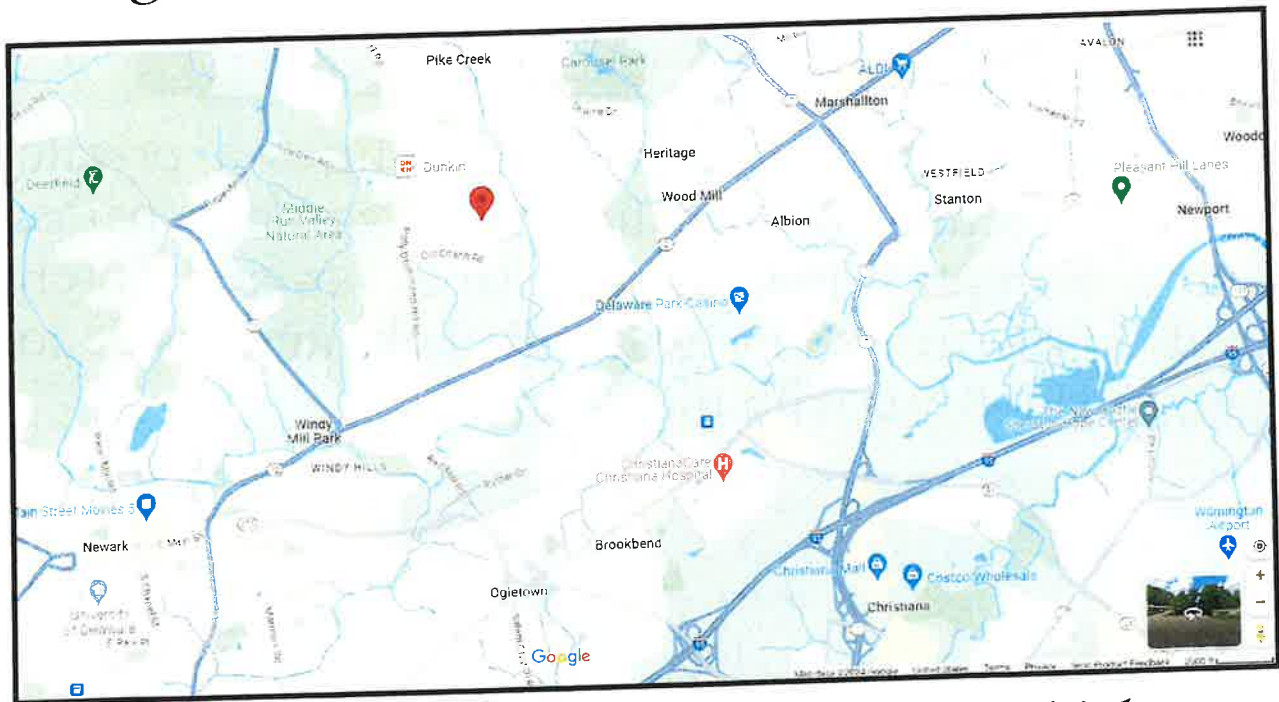
e-mail: kralsten@psre.com

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

Printed on 6/20/2024 by Kelly Ralsten

Welcome

Welcome to 14 Cauline Court in the Pike Creek neighborhood of Henderson Heights. This four bedroom, one full and one half bath home features a classic split level floor plan with Foyer, spacious Living Room, updated eat-in Kitchen, Family Room, Sunroom, finished Lower Level with Rec Room, Laundry Room and storage area, and a two car Garage.



Well located, it is just minutes to major highways including I-95 and Kirkwood Highway, Middle Run Valley Natural Area, White Clay Creek State Park, Carousel Park, University of Delaware, Christiana Hospital Newark Campus, Christiana Mall, Pike Creek Shopping Center, Polly Drummond Shopping Center, schools, entertainment and easy access to Hockessin, Wilmington and Philadelphia.

Gracious Living Spaces



Set on a cul-de-sac, this home features a private park-like setting with mature trees, gardens, paths, and a tranquil fountain. The large covered Porch leads to the front door with side light and inside to light filled Foyer with tile floors.



Living Room



The Living Room features triple picture window, custom built-in cabinets and bookshelves, hardwood floors, and a fresh, neutral décor. It opens to the eat-in Kitchen.



Kitchen



This updated Kitchen is well laid out with hardwood floors, new quartz countertops, new subway tile backsplash, new undermount sink, faucet and disposal. The appliances include new Whirlpool oven with ceramic cooktop, new Frigidaire dishwasher, and a Kenmore side by side refrigerator with water and ice to the door.



Kitchen



The Kitchen Island is quartz topped with space for seating. A double window near the table area looks out to backyard and fountain. The spacious double door Pantry is located just a few steps down from Kitchen towards Family Room.



Family Room



The Family Room is spacious with triple window and tile floor. It is open from the Foyer and Kitchen, and leads to the Powder Room, Bedroom Four and the beautiful Sunroom beyond.



Sunroom



The three season Sunroom features wall of windows and overlooks the private tranquil yard and gardens. It features a composite tile floor, beadboard ceiling, ceiling fan, and updated windows. The roof, siding and soffit were replaced one year ago by Fedele Roofing. The Sunroom opens to the Deck.



First Floor Extras



Bedroom Four has French door, double window, crown molding and double door closet.



First floor Powder Room has tile floor and crown molding.

Primary Bedroom



The Primary Bedroom is well sized with hardwood floors, ceiling fan with light, one double window and one single window, and two closets including a walk in closet.



Bedroom Two



Bedroom Two has carpet, ceiling fan with light, one double window and one single window, and walk in closet. The attic access is in the closet.



Bedroom Three



Bedroom Three features carpet, ceiling fan with light, double window and double door closets. The full Hall Bathroom has an updated tile walk in shower. A door separates the sink, vanity and closet area for privacy.



Finished Lower Level



The Lower Level has been finished, and the main Rec Room features dropped ceiling, recessed lighting and carpet. There is a Storage Room and a Laundry Room.



Laundry Room



The Laundry Room features utility tub, shelves, and cabinets. The Whirlpool washer and Amana dryer are included.



Outdoor Fun



Enjoy morning coffee on the Deck which wraps around two sides of the Sunroom.



Look out to gardens, paths and a backdrop of mature trees.

Backyard



Details of
Landscaping
Paths
Gardens
Fountain

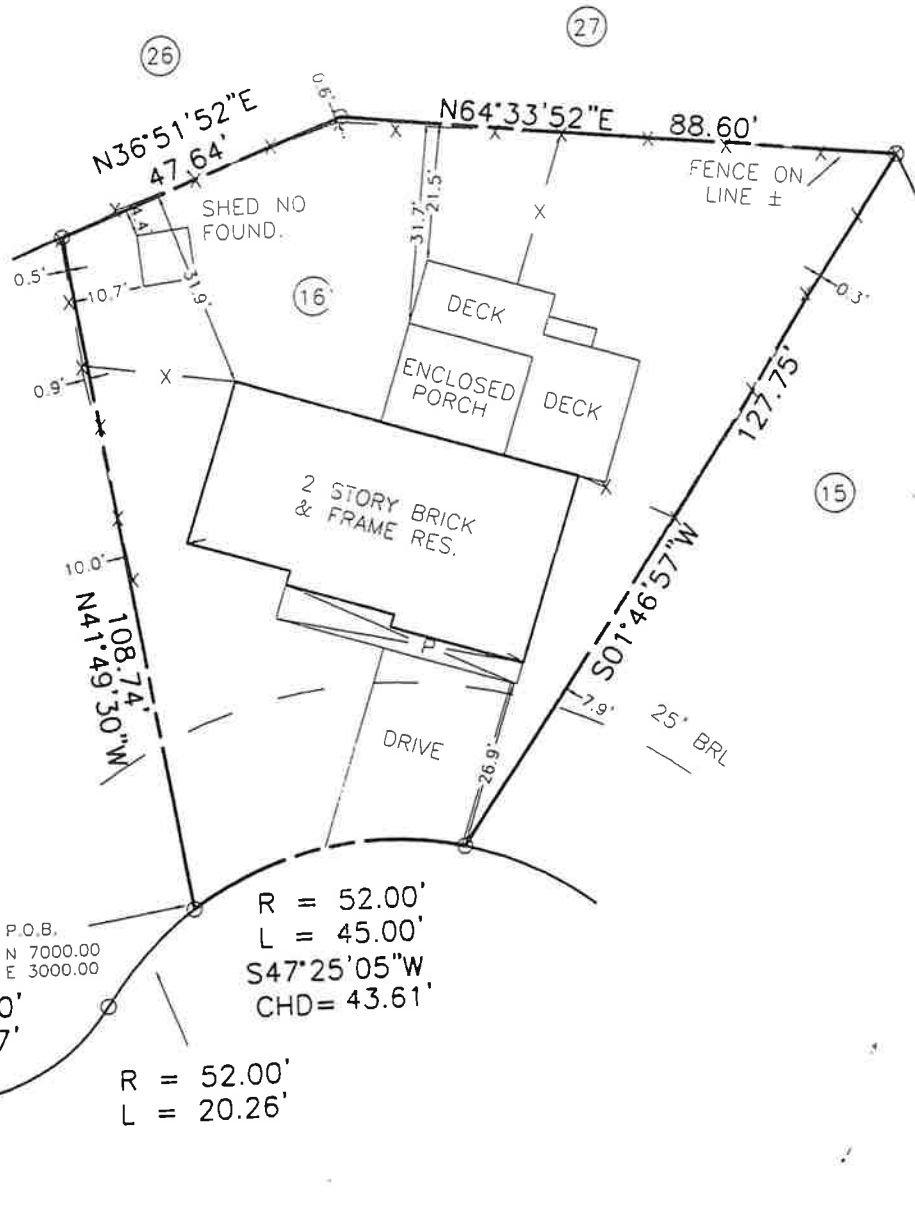


Home Systems

- 4 bedrooms, 1 full and 1 half baths, 2 car garage home on cul-de-sac
- Updated Kitchen with new quartz counters, tile backsplash, dishwasher and oven
- Updated Sunroom windows
- Sunroom roof, soffits and siding replaced by G. Fedele Roofing 1 year ago
- HVAC with Trane central air, oil heat and baseboard heat
- Oil water heater
- Washer and dryer included
- Finished Lower Level with Rec Room, Laundry Room, and Storage
- 2 car Garage with extra storage and tile floor
- Amazing private yard with gardens, paths and mature trees

IRON PIPE N 7024.20
FOUND E 3075.39
IRON PIPE N 7098.24
FOUND E 3163.11

HENDERSON HILL
60' ROAD
WIDE



CAULINE COURT
50' WIDE

Donald A. Elrod

SNOW NOTE: ANYTHING LESS THAN 6" TALL MAY NOT BE SHOWN ON SURVEY
 THE ZONING CLASSIFICATION SHOWN HEREON REPRESENTS THE CURRENT ZONING ON THE DATE OF THIS PLAN. THE MINIMUM REQUIREMENTS ARE FROM ZONING UNIFIED DEVELOPMENT CODE - ANY RESTRICTION LINES SHOWN ABOVE ARE FROM THE RECORD PLAN OR DEED RESTRICTIONS PROVIDED TO A.E.S. SURVEYORS ANY VARIANCES, AGREEMENTS OR PRIOR ZONING ARE NOT SHOWN UNLESS SHOWN HEREON.

PROPERTY ZONING: (NC6.5) MINIMUM REQUIREMENTS: > STREET YARD - 25', REAR YARD - 25', SIDE YARD - 6'

I HEREBY DECLARE THAT THE IMPROVEMENTS SHOWN HEREON HAVE BEEN LOCATED AND LIE WITHIN THE LOT BOUNDARIES UNLESS SHOWN OTHERWISE.
 • THIS PLAN IS INTENDED FOR THE USE OF THE PARTIES INVOLVED WITH THIS LAND TRANSACTION AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PURPOSE, INCLUDING ESTABLISHMENT OF PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE LAND SURVEYOR RESPONSIBLE FOR ITS CONTENTS. • FENCES, TREES, LANDSCAPING OR OTHER FEATURES HAVE NOT BEEN LOCATED UNLESS SHOWN AND DIMENSIONED.
 • PROPERTY MARKERS WERE NOT SET UNLESS INDICATED. • PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD.
 • UNLESS THIS PLAN HAS AN IMPRESSED SEAL IT IS NOT AN AUTHORIZED REPRODUCTION OF THE ORIGINAL.

PROPERTY TO BE CONVEYED TO:
MICHAEL BOURNE & PATRICIA BOURNE

MORTGAGE INSPECTION PLAN

14 CAULINE COURT
LOT 16, BLOCK A
HENDERSON HEIGHTS
MILL CREEK HUNDRED
NEW CASTLE COUNTY - DELAWARE
TAX PARCEL # 08 048.20 049

A.E.S. SURVEYORS

3913 OLD CAPITOL TRAIL - WILMINGTON, DE. 19808 Phone: 302-993-1059. Fax: 302-993-1067

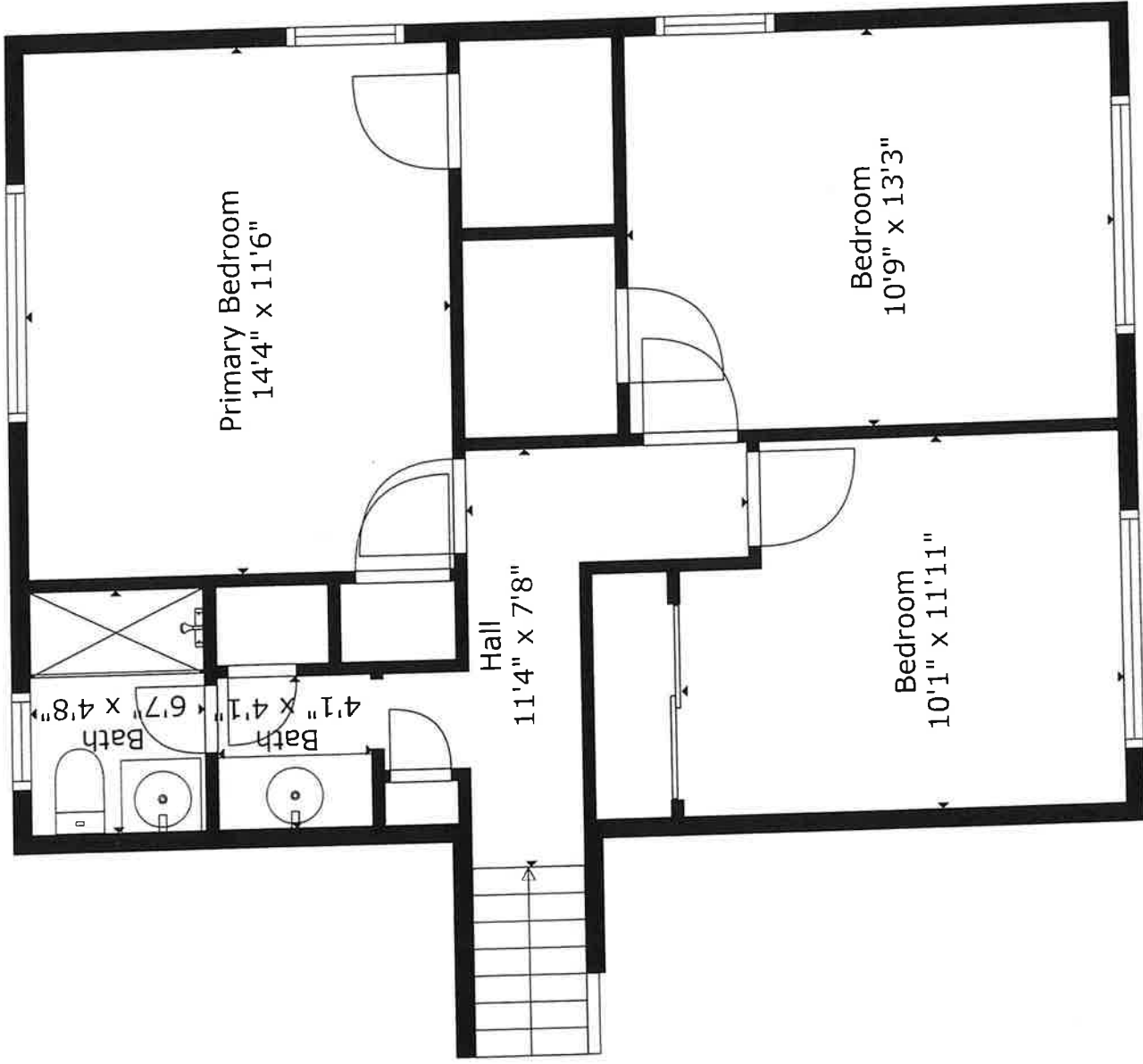
SCALE: 1"=30'	DATE: 2/16/07	JOB # 270437
DEED REF: Y123/184	PLAT REF: MF# 1106	



TOTAL: 2334 sq. ft

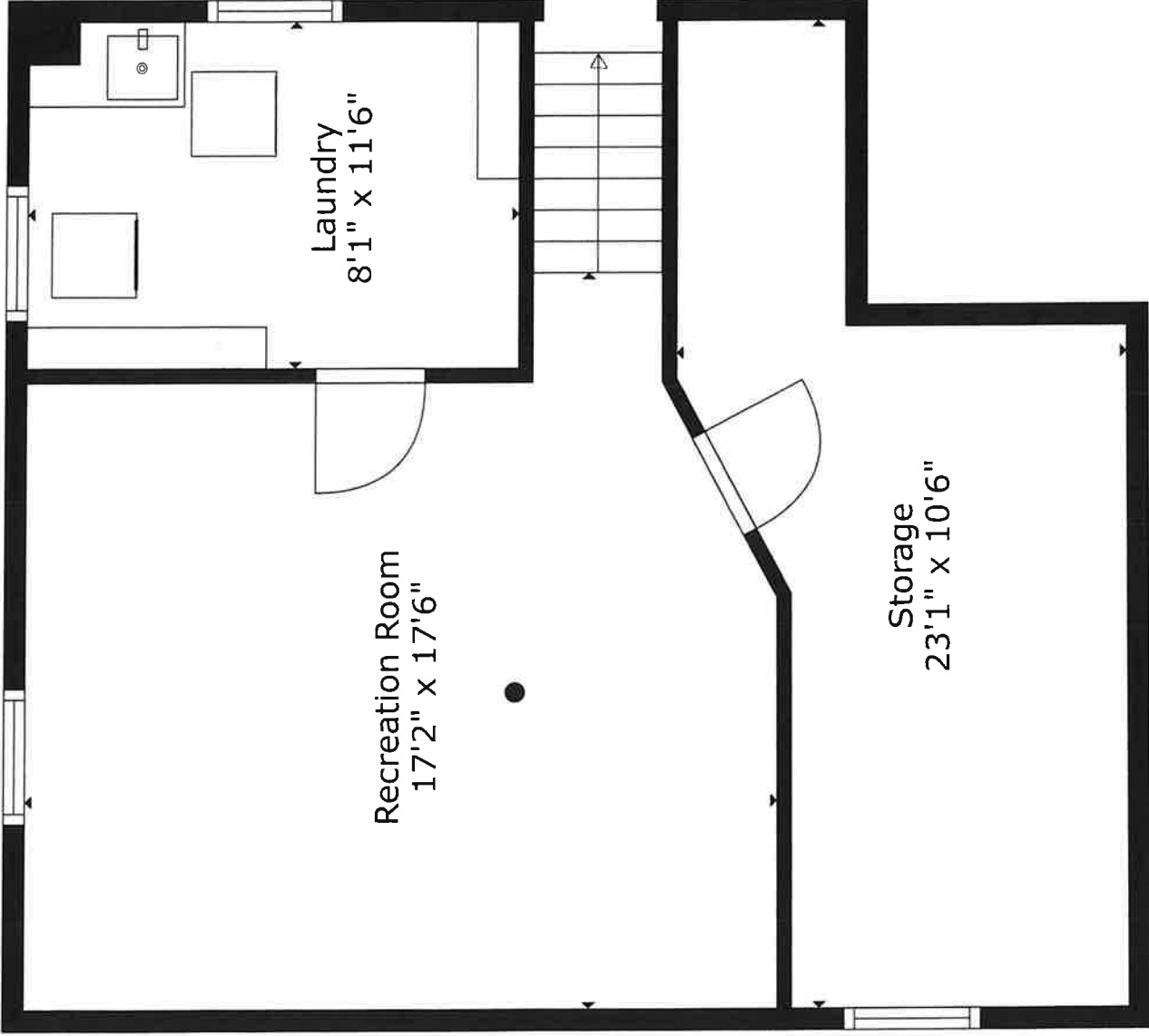
Below Ground: 383 sq. ft, FLOOR 2: 1305 sq. ft, FLOOR 3: 646 sq. ft
 EXCLUDED AREAS: STORAGE: 163 sq. ft, GARAGE: 501 sq. ft, DECK: 491 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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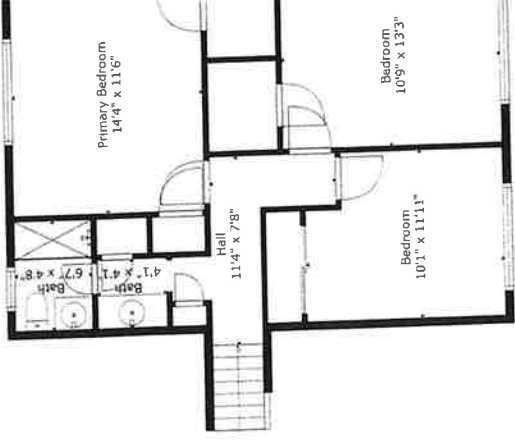
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Floor 2



Floor 1



Floor 3

TOTAL: 2334 sq. ft

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**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: Patricia & Michael Bourne
 Property Address: 14 CAULINE Ct
 Approximate Age of Building(s): 54 Date Purchased: 3/10/07

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) (<input type="checkbox"/> Second/Vacation Home) (<input type="checkbox"/> Rental Property) (<input type="checkbox"/> Inherited Property) (<input type="checkbox"/> Other: _____).
			If not your Primary Residence, how long has it been since you occupied the property? _____.
	<input checked="" type="checkbox"/>		2. Is the property encumbered by a (<input type="checkbox"/> rental/lease), (<input type="checkbox"/> option to purchase), or (<input type="checkbox"/> 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.
	<input checked="" type="checkbox"/>		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.

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 Seller's Initials MB Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials MB 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 a question is 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

		U	9. Is the property subject to any deed restrictions? (e.g., rental restrictions, pet restrictions, fence requirements, etc.) If yes, describe in XVI.
	✓		10. Are you in violation of any deed restrictions at this time? If yes, describe in XVI.
	✓		11. Is the property subject to any agreements concerning affordable housing or workforce/inclusionary housing? If yes, describe in XVI.
	✓		12. Is the property subject to any private, public, or historic architectural review control other than building codes? If yes, describe in XVI.
	✓		13. Is the property part of a condominium or cooperative (Co-op) ownership?
			14. Is there a (___ Homeowners Association), (___ Condominium Association), (___ Cooperative (Co-op), (✓ Civic Association), or (___ Maintenance Corporation)?
			15. If #14 is yes, are there any (___ Fees), (___ Dues), or (___ Assessments) involved? If yes, how much? <u>\$50 YEAR</u> ; Frequency of payments: (___ Monthly), (___ Quarterly), (✓ Yearly), (___ Other: _____); Are they (___ Mandatory) or (___ Voluntary)?
	✓		16. Is there a capital contribution fee due by a new owner to the Association? If yes, how much _____?
	✓		17. Are there any unpaid assessments including but not limited to deferred water and sewer charges for your property? If yes, how much? _____. If yes, describe in XVI.
	✓		18. Has there been a special assessment in the past 12 months? If yes, describe in XVI.
	✓		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

	✓		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? _____
			24. Is your property owned (✓ 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: _____)
			Note to Buyer: May be subject to change.
	✓		26. If a Leasehold/Ground Lease, when does it expire? _____
	✓		27. Are there any rights-of-way, easements, or similar matters that affect the property? If yes, describe in XVI.
	✓		28. Are there any shared maintenance agreements affecting the property? If yes, describe in XVI.
	✓		29. Are there any variance, zoning, conditional use, non-conforming use, or setback violations? If yes, describe in XVI.
			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.
	✓		31. Is your property currently covered by a title insurance policy?
	✓		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.
	✓		33. Did you participate in any mortgage forbearance programs such as the CARES Act from COVID-19? If yes, describe in XVI.

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Seller's Initials MJB Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Seller's Initials PAB 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>
	<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.
			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?
	<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), (<input checked="" type="checkbox"/> 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 (___ 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), (___ 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: <u>TERMINIX</u>
			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.

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Seller's Initials MSB Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials TAB 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.

X. ROOF

92. Date last roof surface installed: 2007. 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? U
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: _____
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? _____
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? 18 yr 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? NA
110. If your drinking water is from a well, when was your water last tested and what were the results of the test? NA
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: _____) NA
113. If a septic system, when was it last pumped? NA
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. NA
115. If a septic system, how many bedrooms is the septic permitted to service? NA
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? NA

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: 14 CAULINE CT NEWARK DE 19711

Seller's Initials MB Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Seller's Initials PAD 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.
			121. Fuel provider for: Heating system #1 <u>SHELLHORN*HILL</u> Heating System #2: _____
			122. Age of furnace #1: <u>18 yrs</u> Date of last service: <u>11/10/24</u> Age of furnace #2: _____ Date of last service: _____
	✓		123. Are there any contractual obligations affecting the fuel supply, tanks, or system(s)? If yes, describe in XVI.
			124. Type of air conditioning for system #1 (✓ Central), (___ Window Units), (___ Mini-Split), (___ Other: _____) Type of air conditioning for system #2 (___ Central), (___ Window Units), (___ Mini-Split), (___ Other: _____)
	✓		125. Are there any contractual obligations affecting the heating/air conditioning system(s)? If yes, describe in XVI.
			126. Age of air conditioning system #1: <u>8/31/20</u> Date of last service: <u>Sept 2023</u> Age of air conditioning system #2: _____ Date of last service: _____
	✓		127. Have there been any additions and/or upgrades to the original heating or air conditioning? If yes, describe in XVI.
			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?
			131. Are there any problems with the heating or air conditioning systems? If yes, describe in XVI.
			XIII. ELECTRICAL SYSTEM
			132. Who is the electric provider for the property? <u>DP & L</u>
			133. What type of wiring is in the house? (copper, aluminum, other, etc.) <u>COPPER</u>
			134. What is the amp service? (___ 60), (✓ 100), (___ 150), (___ 200), (___ Other: _____)
			135. Does the property have (✓ Circuit Breakers) or (___ Fuses)? If more than one electrical panel, describe in XVI.
✓			136. Are there any 220/240 volt circuits? (Other: _____)
	✓		137. Do fuses blow or circuit breakers trip when two or more appliances are being used at the same time? If yes, describe in XVI.
	✓		138. Are there wall switches, light fixtures, or electrical outlets in need of repair? If yes, explain in XVI.
	✓		139. Is there a permanently affixed generator on the property? What is the fuel source? _____
	✓		140. Have there been any additions to the original service?
	✓		141. Have any (___ solar) and/or (___ 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.
		NA	142. If #139, #140, or #141 is yes, was work done by a licensed electrician?
		NA	143. If #139, #140, or #141 is yes, were the required permits obtained?
		NA	144. If #143 is yes, is the permit closed?
			XIV. FIREPLACE OR HEATING STOVE
		NA	145. How many fireplaces and/or heating stoves are on the property? _____ If more than 2, explain in XVI.
		NA	146. Type of fuel for fireplace 1: (___ Wood Burning), (___ Propane Gas), (___ Natural Gas), (___ Other: _____)? Type of fuel for fireplace 2: (___ Wood Burning), (___ Propane Gas), (___ Natural Gas), (___ Other: _____)?
		NA	147. Type of fuel for heating stove 1: (___ Wood Burning), (___ Pellet), (___ Other: _____)? Type of fuel for heating stove 2: (___ Wood Burning), (___ Pellet), (___ Other: _____)?
		NA	148. Was the fireplace or heating stove part of the original house design?
		NA	149. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
		NA	150. Are there any problems? If yes, explain in XVI.
		NA	151. When were the flues/chimneys last cleaned, serviced, or repaired? _____. Explain nature of service or repair in XVI.

Page 6 of 9 Property Address: 14 Cecline Ct Newark DE 19711

Seller's Initials MB Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials PJB Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

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	
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 Seller's Initials MB Seller's Initials _____ Buyer's Initials _____
 Seller's Initials PBB Seller's Initials _____ Buyer's Initials _____

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
75	ONE of 6 PADS HAS LIFTED.
92	BACK ROOF REPLACED WHEN A LIMB FELL
105	UPSTAIR RIGHT SINK CLOGGED, REPLACED WITH P.V.C PIPE
	KITCHEN SINK DRAIN REPLACED 2021 P.V.C PIPE
106	NEW SUPPLY LINES AT LAUNDRY ROOM.
	7 VALVES.
	Basement was finished prior to ownership
	No Certificate of awariness will be provided
	No egress will be provided.

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

Page 8 of 9 Property Address: 14 Coalmc Ct Newmarket DE 19711
 Seller's Initials MB Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials PAB 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 *Travis Brown* Date 6/17/24 SELLER _____ Date _____

SELLER *Patricia A. Brown* Date 6/17/24 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 _____

14 Cauline Ct Inclusions and Exclusions

INCLUSIONS

- a. Inside: Washer and Dryer
- b. Outside: black metal gate, 2 concrete artichokes on brick wall, landscaping lighting, "Lilypad" birdbath, black wrought iron gate leading to fountain area, fountain, concrete bench by fountain, shed, metal gate on deck, black lanterns on second deck

EXCLUSIONS

- a. Inside: curtains behind Kitchen table, curtains in upstairs bathroom, sconce in Foyer, decorative molding in Foyer above entrance to Family Room, double sconce in Sunroom, single sconce in Sunroom, elephant pediment molding in Sunroom, molding in Sunroom below window into Bedroom 4, CD shelf (not attached) in Bedroom 4, TV and brackets in Primary Bedroom, nail polish rack in closet in Primary Bedroom, TV and bracket in Bedroom 3
- b. Outside: black iron edging in landscaping, "Flowers" hanging sign, black lantern hanging on hook on brick front, Fireman's medallion to left of front door, beige colored metal fence and gate, firepit, metal decorative panel with deer, wall fountain on firepit deck



RADON DISCLOSURE

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

Property Address: 14 Canine Court Newark DE 19711

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 (circle one)
2. Are you aware of any radon tests or inspections that have been performed on the property identified above?
Yes No (circle one)
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 (circle one)
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]
Seller _____ Date _____

[Signature]
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 _____

TEST ID NUMBER: 1026189
 DATE RECEIVED: 04/18/2016
 REPORT DATE: 04/26/2016

MICHAEL BOURNE
 14 CAULINE CT
 NEWARK, DE 19711

TEST LOCATION

14 CAULINE CT
 NEW CASTLE
 NEWARK, DE 19711

This is a confidential report of the radon samples that were submitted to our laboratory for measurements of radon-222 levels. The results represent the amount of radon that was present in the air during the time of sampling. The radon is measured in our laboratory using the liquid scintillation method (EPA 402-R-92-004). This report will not be released to anyone without your permission except as required by individual state laws and guidelines.

HERE ARE YOUR TEST RESULTS

<u>VIAL #</u>	<u>ROOM TESTED</u>	<u>DATE OPENED</u>	<u>DATE CAPPED</u>	<u>DATE ANALYZED</u>	<u>RADON LEVEL</u>
3813220	1ST FLOOR LIVING ROOM	Apr 10, 2016 9:25 PM	Apr 12, 2016 9:25 PM	Apr 20, 2016 1:35 AM	0.2 pCi/L
4004870	1ST FLOOR LIVING ROOM	Apr 10, 2016 9:25 PM	Apr 12, 2016 9:25 PM	Apr 20, 2016 1:46 AM	0.2 pCi/L

AVERAGE RADON LEVEL (average result of two tests) : 0.2 pCi/L

THE EPA RECOMMENDS THAT YOU FIX YOUR HOME IF THE RADON LEVEL IS 4 PICOCURIES (PCi/L) OR HIGHER. Please read the EPA Citizen's Guide to Radon at www.epa.gov/radon/pubs/citguide.html. Residents of New Jersey should read "Radon Testing and Mitigation: The Basics" at <http://njradon.org/download/mitbas.pdf>. Radon levels less than 4 pCi/L still pose a risk. You may want to take additional measurements because radon levels can vary with the seasons. You may also want to consider doing a long term test to determine the average radon concentrations over a longer period of time. If the radon level is 4.0 pCi/L or higher you should perform either a long-term test or a second short-term test. If the radon level is higher than 10 pCi/L you should perform a second short-term test immediately. **If you would like to learn how to lower your radon levels, or have other questions, please contact your state radon office at (800) 464-4357.**

LIMITATIONS OF DATA AND PRODUCT LIABILITY

PRO-LAB expressly disclaims any and all liability for any special, incidental, or consequential damages resulting directly or indirectly from the improper use of or improper interpretation of the radon product or its results. Any delays in receipt of the test sample by PRO-LAB shall be the sole responsibility of the purchaser and their legal remedy shall be limited to recourse with their chosen carrier. Additionally, PRO-LAB shall not be responsible for the improper placement of the test canister nor shall PRO-LAB be liable for results derived directly or indirectly from the improper placement of said test canister. PRO-LAB, its agents, its retailers, its distributors, and the manufacturers' sole liability are limited to the cost for the replacement of the test canister itself only.



Malissa Sears, RMS
 NEHA-NRPP CERT# 104126RT
 AARST ID#779



James E. McDonnell IV
 NEHA-NRPP ID# 103456RT
 AARST ID#558

PRO-LAB NEHA ID# 101461AL

program revision #: 031413

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

Property: 14 Cawline Court

Seller's Name: Michael & Patricia Brown

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

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.

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

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):

MB PB
Select answer and initial

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

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):

MB PB
Select answer 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):

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) KRE
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.

Michael & Patricia Brown 6/12/24
Seller Date

Patricia Brown 6/12/24
Seller Date

Purchaser Date

Billy R. Ralston 6/12/24
Agent Date

Purchaser Date

Agent Date

