

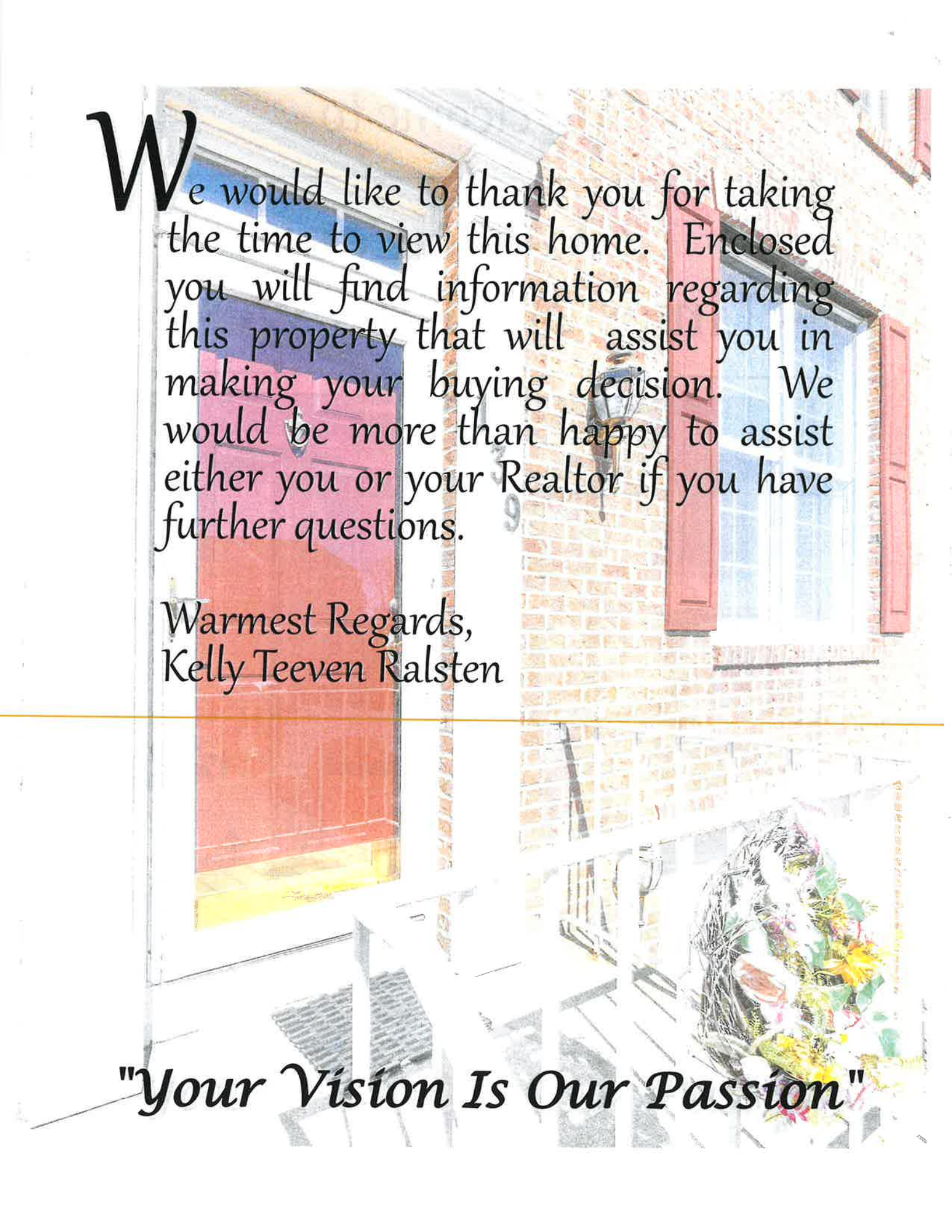
Welcome to

139 Attic Court
Limestone Hills West



Presented By:
Kelly Ralsten
(302) 383-3538





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 Teeven Ralsten

"Your Vision Is Our Passion"



139 Attic Court, Wilmington , DE, 19808-1137

Coming Soon \$384,900



MLS #:	DENC2078400	Beds:	2
Type:	Residential	Baths:	2 / 2
Struct Type:	Interior Row/Townhouse	YearBuilt:	1992 / Estimated
Style:	Traditional	NewConstr:	No
Lvls/Stories:	3	Basement:	No
Ownership:	Fee Simple	Central Air:	Yes
Garage:	Yes		
OpenHouse:	Sat, Mar 29, 1:00PM-3:00PM		

LOCATION

County:	NEW CASTLE	School District:	Red Clay Consolidated
MLS Area:	Elsmere/Newport/Pike Creek (30903)	High School:	John Dickinson
Subdiv/Neigh:	Limestone Hills West	Middle School:	Skyline
In City Limits:	N	Elementary School:	Linden Hil

ASSOCIATION / COMMUNITY INFO

Senior Community: No HOA: Yes HOA Fee: \$288 / Annually Condo/Coop: No

TAXES AND ASSESSMENT

Tax ID#: 0803040140 Tax Annual/Year: \$3,235 / 2025 Tax Assessment: \$356,400 Improv Assmt: \$286,700 Land Assmt: \$69,700

BUILDING INFORMATION

AboveGrFinSF: 1,800 / Assessor Total Finished SF: 1,800 / Total SF: 1,800 / Wall & Ceiling: Dry Wall Foundation: Concrete Perimeter
Constr Materials: Brick, Vinyl Siding Flooring Type: Carpet, Vinyl Roof: Architectural Shingle, Asphalt

LOT AND PARKING

Lot Acres/SQFT: 0.07a / 3,049sf / Estimated Zoning: Res Lot Dimensions: 22 x 133 / Estimated Federal Flood Zone: No Lot Features:
Cul-de-sac, Level Parking: Attached Garage, Driveway, Off Street | Garage - Front Entry, Garage Door Opener, Inside Access | Attached
Garage Spaces: 1 | Driveway Spaces: 1

INTERIOR FEATURES

Breakfast Area, Carpet, Dining Area, Kitchen - Eat-In, Pantry, Stall Shower, Tub Shower, Window Treatments | No fireplace | Laundry: Lower
Floor | Window: Replacement | Door: Storm | Accessibility Features: None

EXTERIOR FEATURES

Play Area, Street Lights

UTILITIES

Cooling: Central A/C, Electric | Heating: 90% Forced Air, Natural Gas | Hot Water: Natural Gas | Water Source: Public | Sewer: Public Sewer

REMARKS

Expected On Market Date: March 28, 2025

Public: Welcome Home to 139 Attic Court in Limestone Hills West! This charming 2 Bedroom, 2.2 Bathroom Brick Townhome with an attached garage is waiting for you. Meticulously maintained, this home offers a warm and inviting atmosphere from the moment you step inside. As you enter through the attached garage, you will find yourself on the Lower Level which features a versatile Flex Room that can be used as a den, office, or workout space. The presence of two windows brightens up this area, and a convenient Powder Room is an added bonus. The Laundry Room is also conveniently located on this level. Take the staircase to the Main Level, where you will be greeted by a bright and spacious Living Room that is perfect for relaxing or entertaining guests. The adjacent Dining Room provides easy access to the Deck, which is ideal for grilling and outdoor dining. The deck also leads to the backyard, providing a lovely outdoor space. The Eat-In Kitchen boasts oak cabinets, plenty of counter space, and a pantry for all your storage needs. Upstairs, you will find two Bedroom Suites, each with its own full Bathroom and ample closet space for storage. This section of Limestone Hills West is known for its two neighborhood parks, offering additional

outdoor recreational opportunities. Guests will find plenty of parking in the cul-de-sac, making hosting a breeze. Conveniently located near shopping, dining options, Carousel Park, and Delcastle Park, this home offers the best of both convenience and leisure. Don't miss out on the chance to make this beautiful townhome yours. Schedule a showing today and experience the vibrant community of Limestone Hills West in the heart of Pike Creek!

Inclusions: Washer, Dryer, Refrigerator, Window Treatments

For More Information Contact:

Kelly Ralsten

Direct: 302-576-6836

Fax: 302-576-6801

Office: 302-429-4500

e-mail: kralsten@psre.com

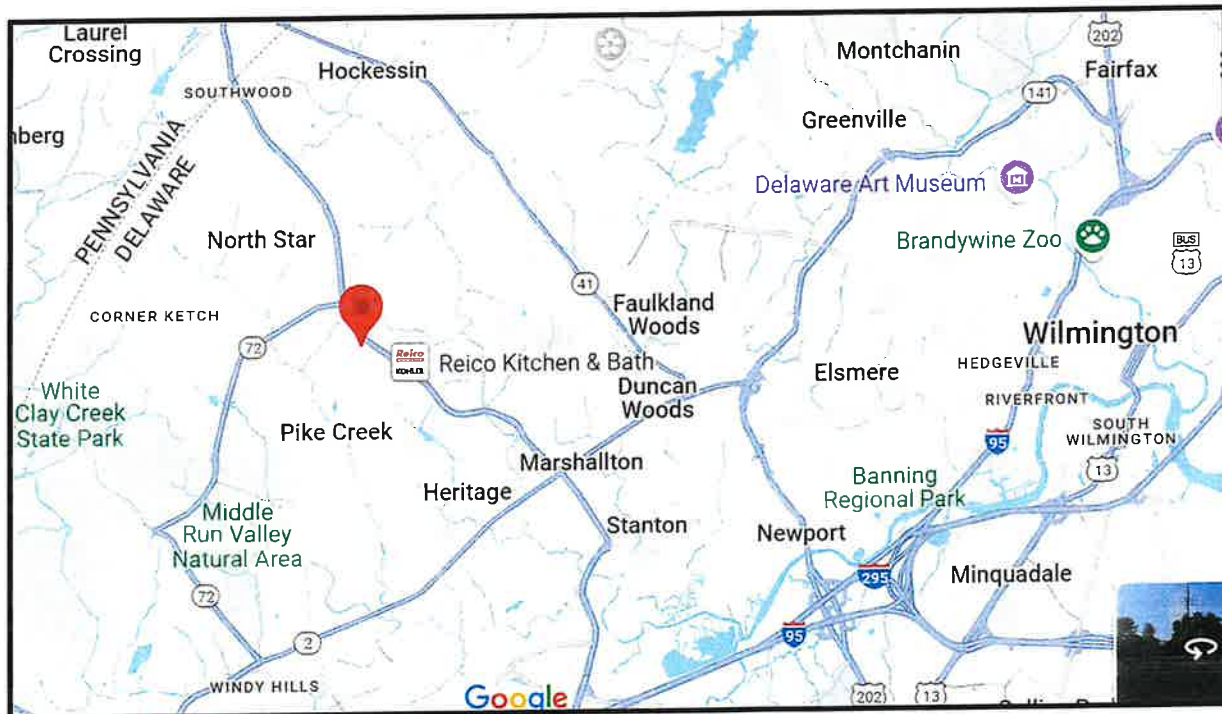
Toll-free: 800-220-7032

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

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.

Welcome

Welcome to 139 Attic Court in the Pike Creek neighborhood of Limestone Hills West. This brick front Townhome features two Bedroom Suites-each with a full Bathroom, entry Foyer, Living Room, Eat in Kitchen, Dining Room, Family Room, Laundry/Utility Room, two Powder Rooms, one car Garage and Deck. The interior has been freshly painted for a clean, neutral décor.



Well located on a cul-de-sac, there is extra guest parking nearby. It is just minutes to major highways, shopping, and schools. You will have easy access to Limestone Road, Kirkwood Highway, I-95, The Shoppes of Limestone Hills, Pike Creek Shopping Center, Delcastle Park, Carousel Park and more.

Gracious Living Spaces



Steps lead to the Front door with Colonial-style pediment, full view storm door, and glass transom. Atop the front double window and Garage door are decorative Keystones. Enter into the light filled Foyer with Chandelier, Powder Room and Coat Closet.



Living Room



The Living Room is bright and spacious and features two elongated windows.



Dining Room



The Dining Room is adjacent to the Kitchen. There is carpet, brass chandelier and sliding glass doors to the Deck.



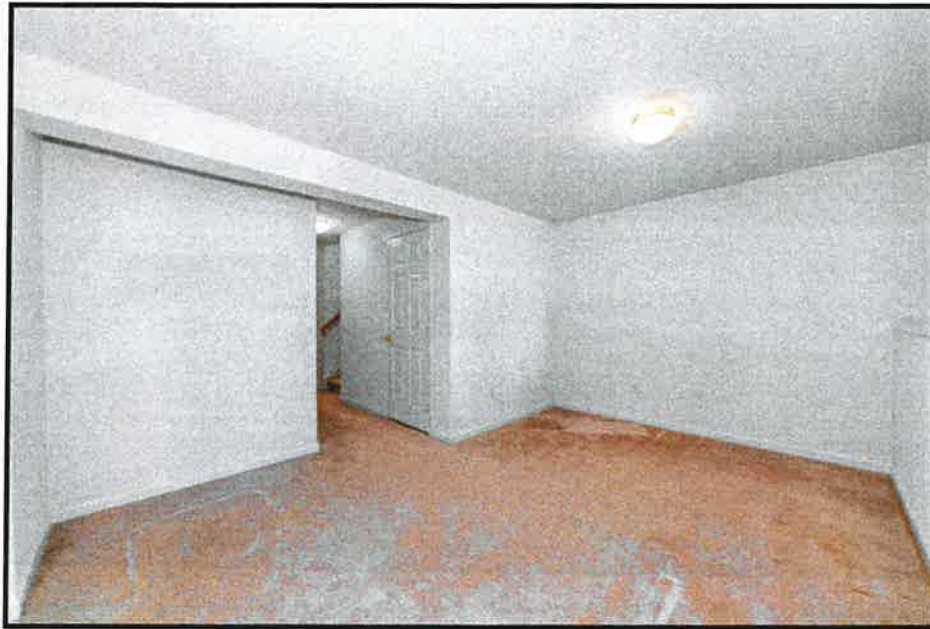
Kitchen



This eat-in Kitchen features oak cabinets, Pantry, double stainless steel sink, table area with decorative hanging light fixture and is open to the Dining Room. Quality appliances include GE electric oven with electric cooktop, Broan hood, GE dishwasher and Frigidaire refrigerator.



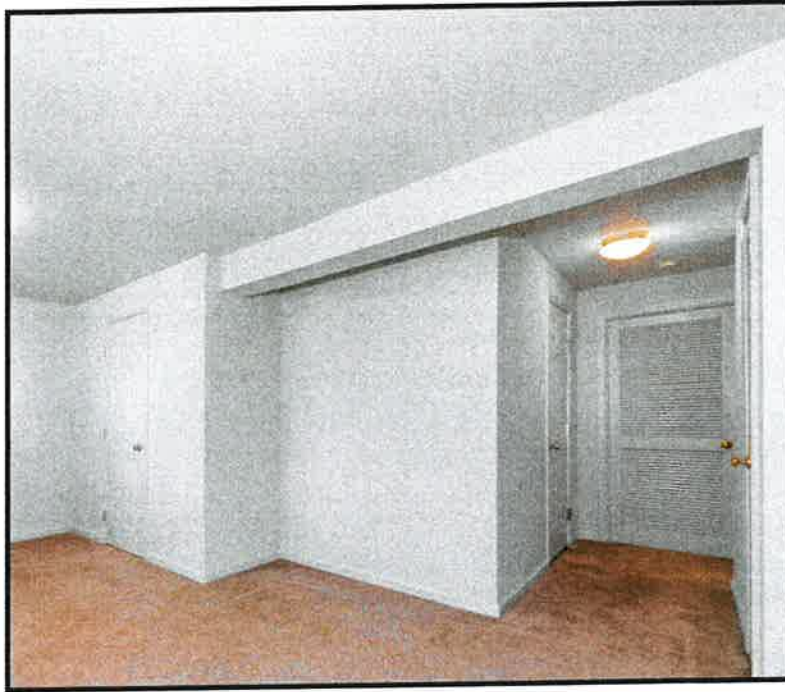
Family Room



The lower level Family Room has one single and one double windows, two ceiling mounted lights, and decorative shelf that runs along one wall.



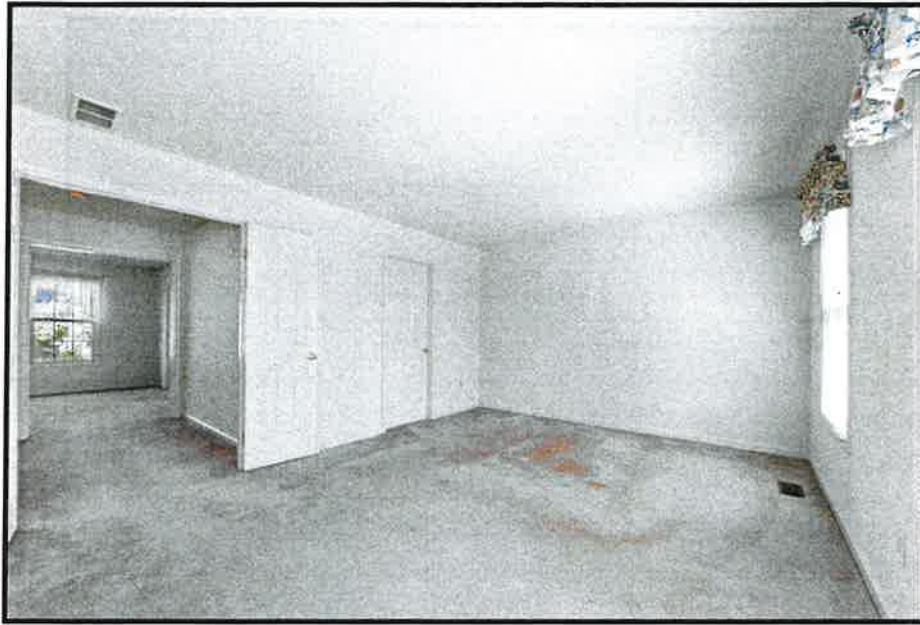
Lower Level Extras



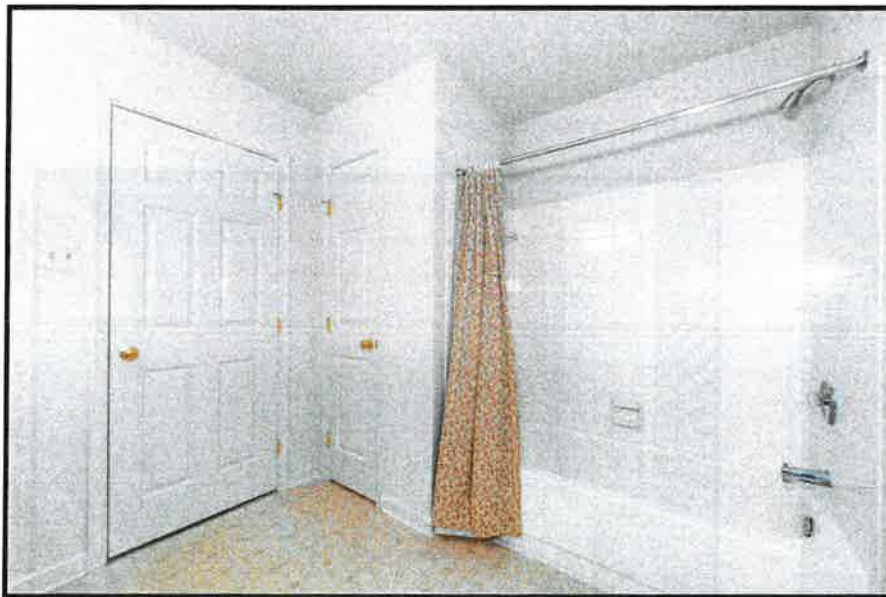
Lower Level extras include Powder Room, Laundry/Utility Room, under stairs storage closet and entrance to the one car Garage with opener.



Bedroom Suite One



Double door entrance leads to Bedroom One, which is spacious, with three windows, and two closets. The en-suite Bathroom features a double sink vanity, tub/shower with tile surround and linen closet.



Bedroom Suite Two



Bedroom Two is spacious with double door entrance, and double window. The en-suite Bathroom features double door shower with tile surround, linen closet, and large double door clothing closet.



Outdoor Fun

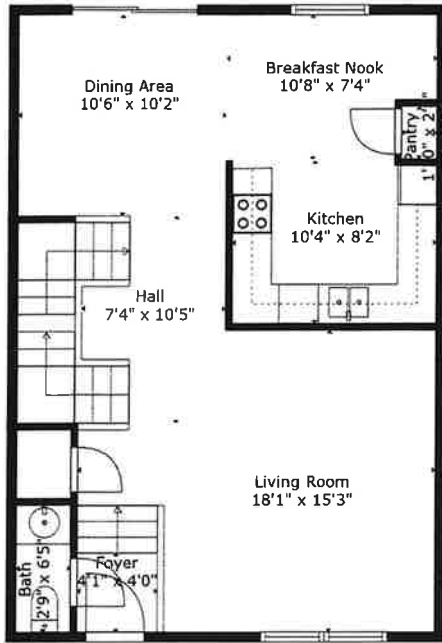


Enjoy the Deck, which opens from the Dining Room/Kitchen area and overlooks the backyard. There are steps to the level, open yard.

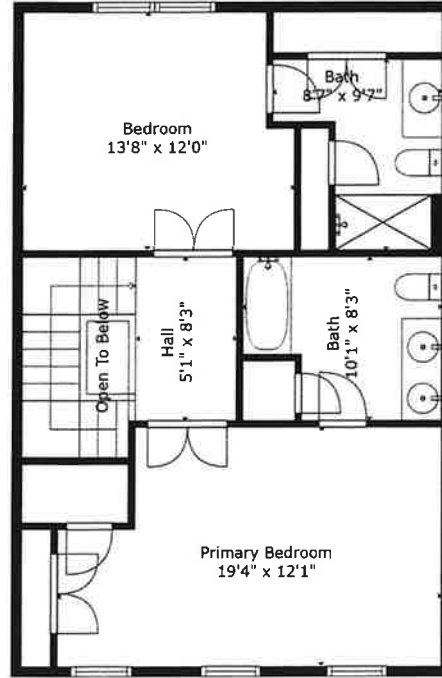


Home Systems

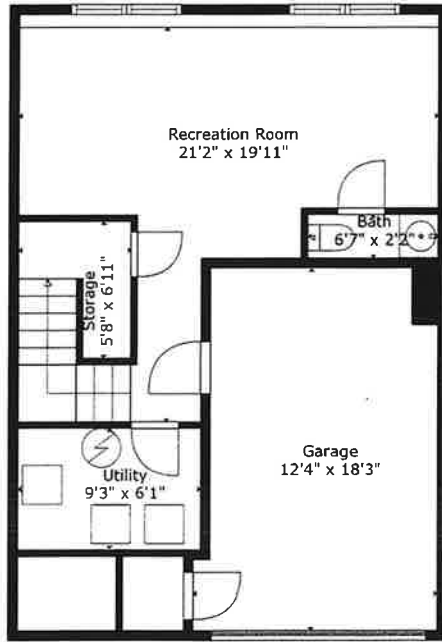
- Brick front townhome
- One car Garage
- Two Bedroom Suites, each with en-suite full bathrooms
- Living Room, Dining Room, Eat-in Kitchen, and Family Room
- Powder Room off the Foyer
- Powder Room on Family Room Lower Level
- Amana gas HVAC
- Bradford White 40 gallon gas water heater
- Sump Pump
- Kenmore series 600 Washer and Dryer
- Freshly painted interior
- All carpet recently cleaned
- Updated Roof with 30 year shingle
- Updated double hung windows



Floor 2



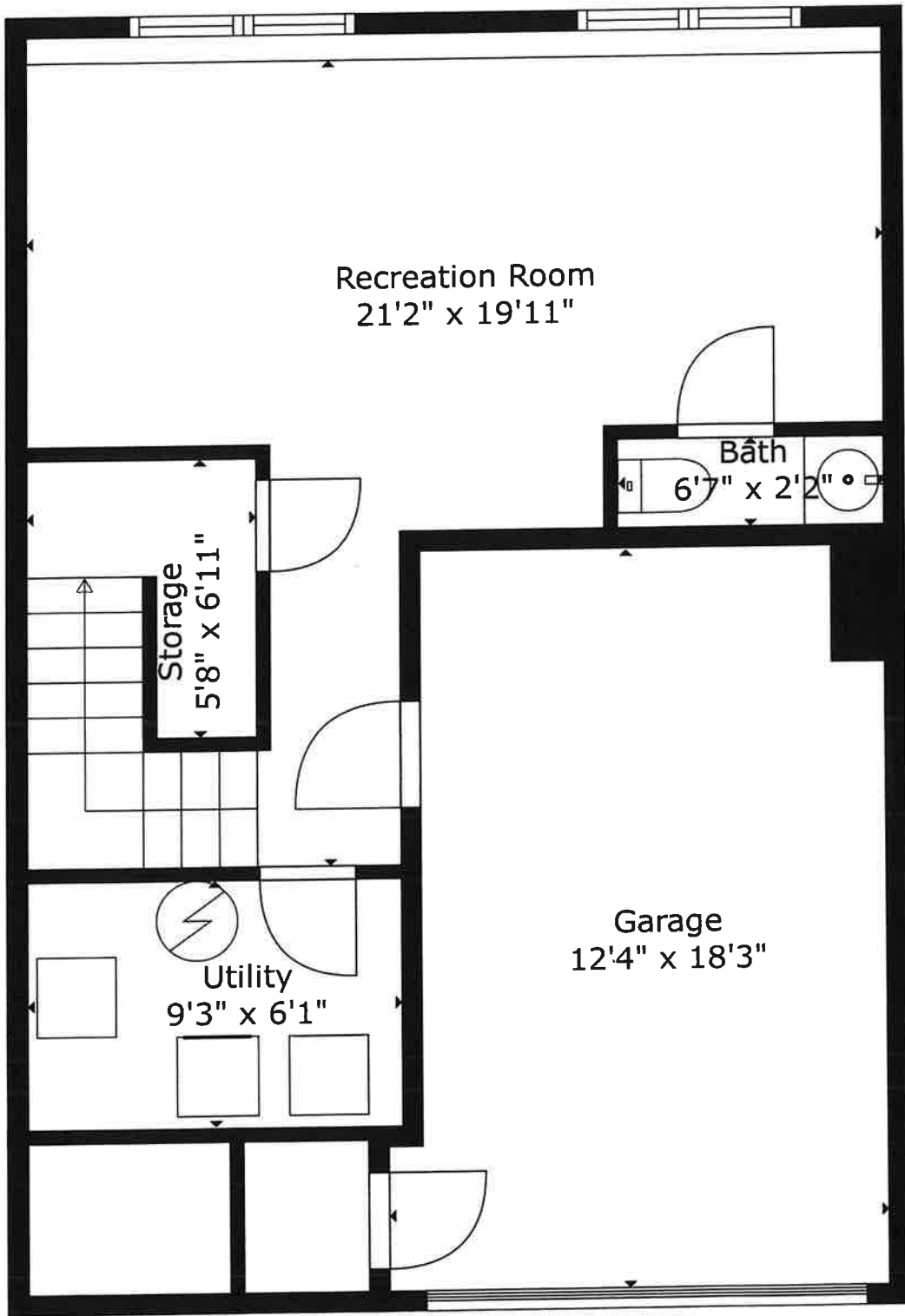
Floor 3



Floor 1

TOTAL: 1757 sq. ft
 BELOW GROUND: 407 sq. ft, FLOOR 2: 659 sq. ft, FLOOR 3: 691 sq. ft
 EXCLUDED AREAS: GARAGE: 213 sq. ft, STORAGE: 26 sq. ft, OPEN TO BELOW: 8 sq. ft

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



Recreation Room
21'2" x 19'11"

Bâth

6'7" x 2'2"

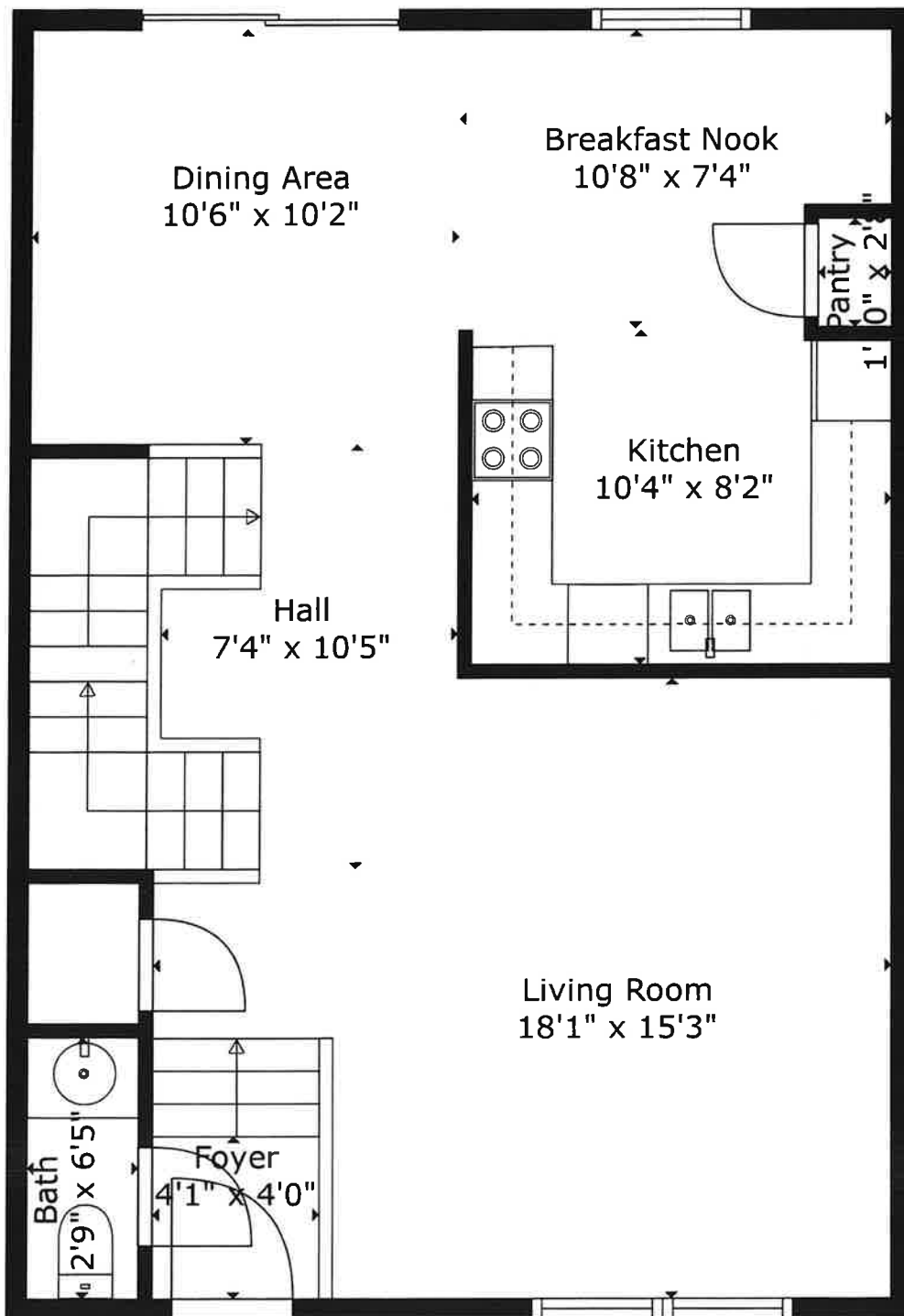
Storage
5'8" x 6'11"

Garage
12'4" x 18'3"

Utility
9'3" x 6'1"

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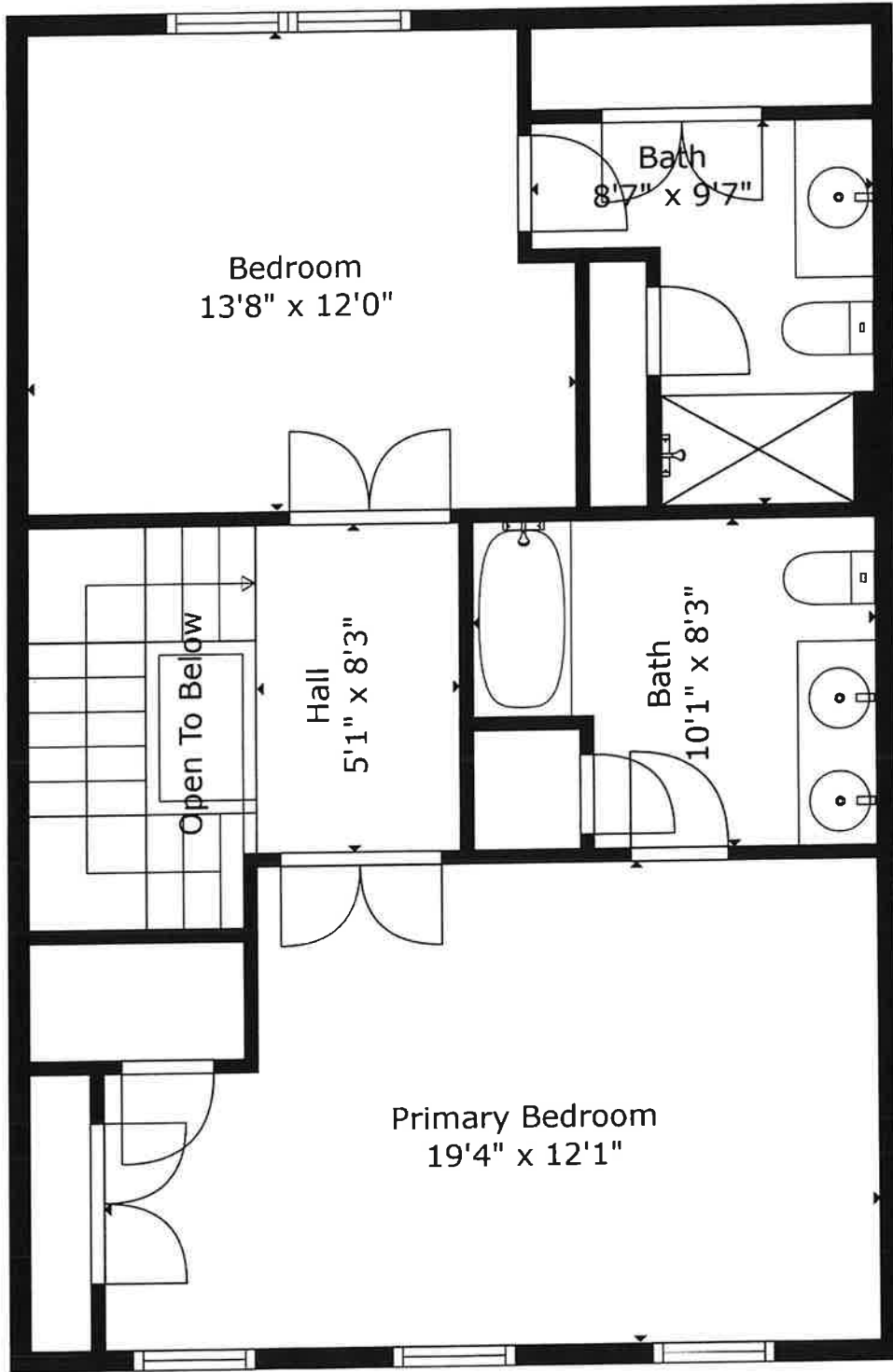


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SELLER'S DISCLOSURE OF REAL PROPERTY CONDITION REPORT

State of Delaware

Approved by the Delaware Real Estate Commission (Effective Date: September 12, 2024)

Seller(s) Name: Ronna W. Glenn

Property Address: 139 Attie Court Wilmington, DE. 19808

Approximate Age of Building(s): 33 years Date Purchased: 10/29/92

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.

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 type="checkbox"/> Primary Residence) (<input type="checkbox"/> Second/Vacation Home) (<input type="checkbox"/> Rental Property) (<input type="checkbox"/> Inherited Property) (<input checked="" type="checkbox"/> Other: <u>Executive</u>). If not your Primary Residence, how long has it been since you occupied the property? _____.
		NA	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.
	✓		6. Is the property new construction?
		NA	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 RWA Seller's Initials RWA Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials RWA Seller's Initials RWA 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.**

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.

NA

II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS AND CO-OPS

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? \$288.00; 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 ___?

LL

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: Kelly Management Services

NA

21. Representative Name: Phone # 302-565-4499

LL

22. Representative E-mail Address: ___

LL

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? ___

NA

24. Is your property owned (___ In fee simple) or (___ Leasehold/Ground Lease) or (___ Cooperative)? *homeowner*

✓

25. If a Leasehold/Ground Lease, what is the current lease amount? \$ ___; Frequency of payments: (___ Weekly), (___ Monthly), (___ Quarterly), (___ Yearly), (___ Other: ___)

NA

Note to Buyer: May be subject to change.

26. If a Leasehold/Ground Lease, when does it expire? ___

NA

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.**

LL

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.**

LL

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

Yes	No	*
		IV. ADDITIONAL INFORMATION
	<input checked="" type="checkbox"/>	34. Have you received notice from any local, state, or federal agency requiring repairs, alterations, or corrections of any existing conditions? If yes, describe in XVI.
	<input checked="" type="checkbox"/>	35. Is there any existing legal action affecting this property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>	36. Are there any violations of local, state or federal laws or regulations relating to this property? If yes, describe in XVI.
		37. Does your current real estate tax amount reflect any non-transferrable exemptions or discounts? If yes, describe in XVI. <i>U</i>
	<input checked="" type="checkbox"/>	38. Have you received formal notice of any changes that may materially or adversely affect the property? e.g., zoning changes, road changes, proposed utility changes, etc. If yes to any, describe in XVI.
<input checked="" type="checkbox"/>		39. Are all the exterior door locks in the house in working condition? If no, describe in XVI.
<input checked="" type="checkbox"/>		40. Will keys be provided for each lock?
<input checked="" type="checkbox"/>		41. During your ownership, are there now or have there been animals (pets) living in the house? If yes, what type? <i>Dog</i>
	<input checked="" type="checkbox"/>	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 type="checkbox"/> Whirlpool) on the property? If yes and there are any defects, describe in XVI.
		43. If there is a pool, does it conform to all local ordinances? If no, describe in XVI. <i>NA</i>
<input checked="" type="checkbox"/>		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: <i>U</i> <input type="checkbox"/> The property owner(s), estimated fees: \$ _____ <input type="checkbox"/> Delaware Department of Transportation or the State of Delaware <input type="checkbox"/> Municipal <input type="checkbox"/> Community/HOA <input type="checkbox"/> Other <input type="checkbox"/> Unknown
<input checked="" type="checkbox"/>		Note to Buyer: Repairing and repaving of the streets can be very costly. (6 Delaware Code § 2578) 46. Is off street parking available for this property? If yes, number of spaces available: <i>open</i>
		V. ENVIRONMENTAL CONCERNS
	<input checked="" type="checkbox"/>	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 type="checkbox"/> Septic), or (<input type="checkbox"/> Other: _____). If yes, describe locations in XVI.
		48. If the tank was abandoned, was it done with all necessary permits and properly abandoned? <i>NA</i>
	<input checked="" type="checkbox"/>	49. Are asbestos-containing materials present? If yes, describe in XVI.
	<input checked="" type="checkbox"/>	50. Are there any lead hazards? (e.g., lead paint, lead pipes, lead in soil.) If yes, describe in XVI.
		51. Has the property been tested for toxic or hazardous substances? If yes, describe in XVI and provide the test results. <i>U</i>
		52. Has the property ever been tested for mold? If yes, provide the test results. <i>U</i>
	<input checked="" type="checkbox"/>	53. Has the illegal manufacture, storage, or use of methamphetamines occurred in the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>	54. Is there a wastewater spray irrigation system (human or agricultural) installed on or adjacent to the property?
		VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)
	<input checked="" type="checkbox"/>	55. Is there fill soil or other fill material on the property?
	<input checked="" type="checkbox"/>	56. Are there sliding, settling, earth movement, upheaval, earth stability, or methane gas release problems that have occurred on the property or in the immediate neighborhood? If yes, describe in XVI.
	<input checked="" type="checkbox"/>	57. Is any part of the property located in (<input type="checkbox"/> a flood zone) and/or (<input type="checkbox"/> a wetlands area)?
	<input checked="" type="checkbox"/>	58. Are there drainage or flood problems affecting the property? If yes, describe in XVI.
		59. Do you carry flood insurance? Agent: _____ Policy # _____
	<i>U</i>	60. If #59 is yes, what is the annual cost of this policy? _____
	<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?

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Seller's Initials RWY Seller's Initials RWY Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials RWY Seller's Initials RWY Buyer's Initials _____ Buyer's Initials _____

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	✓		64. Are there any ditches crossing or bordering the property? If yes, describe in XVI.
	✓		65. Are there any swales crossing the property that are under the control of a Soil and Conservation District? If yes, describe in XVI.
	✓	LL	66. Have you ever had the property surveyed?
	✓		67. Are the boundaries of the property marked in any way? If yes, describe in XVI.
			VII. STRUCTURAL ITEMS
	✓		68. Have you made any additions or structural changes? If yes, describe in XVI.
		NA	69. If #68 is yes, was all work done with all necessary permits and approvals in compliance with building codes?
		NA	70. If #69 is yes, are the permits closed?
	✓		71. Is there now or has there ever been any movement, shifting, or other problems with walls or foundations? If yes, describe in XVI.
	✓		72. Has the property, or any improvements thereon, ever been damaged by (___ Fire), (___ Smoke), (___ Wind), or (___ Flood)? If yes, describe in XVI.
		NA	73. Was the structure moved to this site? (___ Double Wide), (___ Modular), (___ Other: _____)
	✓		74. Is there now or has there ever been any non-plumbing water leakage in the house? If yes, describe in XVI.
	✓		75. Are there any problems with (___ Exterior walls), (___ Driveways), (___ Walkways), (___ Patios), (___ Decks), (___ Porches) or (___ Retaining walls) on the property? If yes, describe in XVI.
	✓		76. Are there any problems with (___ Interior walls), (___ Ceilings), (___ Floors), or (___ Windows) on the property? If yes, describe in XVI.
		NA	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.
		LL	78. Is there insulation in the: (___ Ceiling/attic), (___ Exterior walls), (___ Crawlspace/basement), or (___ Other: _____)
		LL	What type(s) of insulation does your property have? _____
			VIII. TERMITES, INSECTS, AND WILDLIFE
	✓		79. Is there now or has there ever been any infestation by termites or other wood destroying insects? If yes, describe
	✓		80. During your ownership, have there been any termite or other wood destroying insect inspections made on the property? If yes, describe in XVI.
	✓		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.
	✓		82. Have there ever been any termite or wood destroying insect treatments made on the property? If yes, describe in XVI.
	✓		83. Is there or has there ever been an infestation of insects? If yes, describe in XVI.
✓			84. During your ownership, have there been any insect control inspections made on the property. If yes, describe in XVI.
		LL	85. Are you aware of any insect control treatments made on the property? If yes, describe in XVI.
✓			86. Are there now or have there ever been any bat colonies present on the property? If yes, describe in XVI.
	✓		87. Is your property currently under warranty, or other coverage, by a professional pest control company? If yes, name of exterminating company: _____
			IX. BASEMENT AND CRAWL SPACES
		LL	88. Does the property have a sump pump? If yes, where does it drain? _____
✓			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. <i>Bathroom leak to patch</i>
✓			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.
	✓		91. Are there any cracks or bulges in the floors or foundation walls? If yes, describe in XVI.
			X. ROOF
			92. Date last roof surface installed: <u>4-9-2011</u> If all roof surfaces not the same age, explain in XVI.
		LL	93. How many layers of roof material are there (e.g., new shingles over old shingles)? _____

Page 4 of 10 Property Address: 139 Attie Court, Wellington, Co 19808

Seller's Initials RWS Seller's Initials RWS Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials RWS Seller's Initials RWS 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.
	✓		94. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI.
		NA	95. If under warranty, is warranty transferable?
			96. Where do your gutters drain? (✓ Surface), (___ Drywell), (___ Storm Sewers), (___ Other: <u>outside</u>)
			XI. PLUMBING-RELATED ITEMS
✓			97. What is the drinking water source? (___ Municipal), (___ County), (✓ Public Utility), <u>Artesian</u> , (___ Private Well), (___ Other: _____)
		—	98. If drinking water is supplied by public utility, name of utility: <u>Artesian</u>
		—	99. Is there a water treatment system? If yes, (___ Leased) or (___ Owned)?
		NA	100. If water source is a well, when was it installed? _____ Location of well? _____ Depth of well? _____ If more than one well, describe in XVI.
			101. What type of plumbing is used for the Water Supply? (✓ Copper), (___ Lead), (___ Cast Iron), (___ PVC), (___ PEX), (___ Polybutylene), (___ Galvanized), (___ Other/Unknown: _____)
			102. What type of plumbing is used for Drainage? (✓ Copper), (___ Lead), (___ Cast Iron), (___ PVC), (___ Galvanized), (___ Other/Unknown: _____)
		LL	103. Age of Water Heater? _____ Water heater type: (✓ Tank), (___ Tankless), (___ Other: _____)
			104. Water Heater Fuel: (✓ Electric), (___ Oil), (___ Propane Gas), (✓ Natural Gas), (___ 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.
		LL	106. Are there any additions and/or upgrades to the original service? If yes, describe in XVI.
		LL	107. If #106 is yes, was the work done by a licensed contractor?
		LL	108. If #106 is yes, were the required permits obtained?
		LL	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? Tested on: _____ Results: _____
			111. What is the type of sewage system? (✓ Public Sewer), (___ Community Sewer), (___ Septic System), (___ Cesspool), (___ Other: _____)
		NA	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? _____
	✓		116. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI.
		NA	117. If #116 is yes, were they abandoned with all necessary permits and properly abandoned?
			XII. HEATING AND AIR CONDITIONING
			118. How many heating and/or air conditioning systems are on the property? <u>1</u> . 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: _____)
		NA	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: _____)
		NA	121. Fuel provider for: Heating system #1 <u>Delmarva Power</u> Heating System #2: _____
		LL	122. Age of furnace #1: _____ Date of last service: <u>2/10/25 Checkup</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.

Page 5 of 10 Property Address: 139 Attic Court Wilmington DE 19808

Seller's Initials RMS Seller's Initials RMS Buyer's Initials _____ Buyer's Initials _____

Seller's Initials RMS Seller's Initials RMS 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.
			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: _____)
		NA	
		LL	125. Are there any contractual obligations affecting the heating/air conditioning system(s)? If yes, describe in XVI.
		LL	126. Age of air conditioning system #1: _____ Date of last service: _____ Age of air conditioning system #2: _____ Date of last service: _____
		LL	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>Delmarva Power</u>
		LL	133. What type of wiring is in the house? (copper, aluminum, other, etc.) _____
		LL	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)? If more than one electrical panel, describe in XVI.
		LL	136. Are there any 220/240 volt circuits? (Other: _____)
		LL	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? _____
		NA	140. Have there been any additions to the original service?
			141. Have any (<input type="checkbox"/> solar) and/or (<input type="checkbox"/> wind powered) enhancements been made to supplement service? If yes, describe in XVI. Name of solar company? _____; If leased, what is the term? _____
			Note to Buyer: Transfer of lease is subject to approval by: _____. Buyer must register with the Public Service Commission.
		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
			145. How many fireplaces and/or heating stoves are on the property? <u>0</u> . If more than 2, explain in XVI.
		NA	146. Type of fuel for fireplace 1: (<input type="checkbox"/> Wood Burning), (<input type="checkbox"/> Propane Gas), (<input type="checkbox"/> Natural Gas), (<input type="checkbox"/> Other: _____)? Type of fuel for fireplace 2: (<input type="checkbox"/> Wood Burning), (<input type="checkbox"/> Propane Gas), (<input type="checkbox"/> Natural Gas), (<input type="checkbox"/> Other: _____)?
		NA	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: _____)?
		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.

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Seller's Initials RWY Seller's Initials RWY Buyer's Initials _____ Buyer's Initials _____

Seller's Initials RWY Seller's Initials RWY 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
<input checked="" type="checkbox"/>	<input type="checkbox"/> Range with oven	<input type="checkbox"/>	<input type="checkbox"/> Draperies/Curtains	<input type="checkbox"/>	<input type="checkbox"/> Wall Mounted Flat Screen TV # _____
<input checked="" type="checkbox"/>	<input type="checkbox"/> Range Hood-exhaust fan	<input type="checkbox"/>	<input type="checkbox"/> Drapery/Curtain rods	<input type="checkbox"/>	<input type="checkbox"/> Wall brackets for TV # _____
<input type="checkbox"/>	<input type="checkbox"/> Cooktop-stand alone	<input checked="" type="checkbox"/>	<input type="checkbox"/> Shades/Blinds	<input type="checkbox"/>	<input type="checkbox"/> Surround sound system & controls
<input 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 type="checkbox"/>	<input type="checkbox"/> with icemaker	<input checked="" type="checkbox"/>	<input type="checkbox"/> Smoke Detectors	<input type="checkbox"/>	<input type="checkbox"/> with remote(s) # <u>1</u>
<input type="checkbox"/>	<input type="checkbox"/> Refrigerator(s)-additional # _____	<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 type="checkbox"/> Smart Cameras/Doorbells
<input type="checkbox"/>	<input type="checkbox"/> Ice Maker-free standing	<input type="checkbox"/>	<input type="checkbox"/> Fireplace Equipment	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/> Water Heater	<input type="checkbox"/>	<input type="checkbox"/> Ceiling Fan(s) # _____	<input type="checkbox"/>	<input type="checkbox"/> Backup Generator
<input checked="" type="checkbox"/>	<input type="checkbox"/> Sump Pump	<input type="checkbox"/>	<input type="checkbox"/> Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/> Water Conditioner (owned)
<input checked="" type="checkbox"/>	<input type="checkbox"/> Storm Windows/Doors	<input type="checkbox"/>	<input type="checkbox"/> with attachments	<input type="checkbox"/>	<input type="checkbox"/> Water Conditioner (leased)
<input checked="" type="checkbox"/>	<input type="checkbox"/> Screens (if present)	<input type="checkbox"/>	<input type="checkbox"/> Intercoms	<input type="checkbox"/>	<input type="checkbox"/> Fuel Storage Tank(s) (owned)
		<input type="checkbox"/>	<input type="checkbox"/> Satellite Dish	<input type="checkbox"/>	<input type="checkbox"/> Fuel Storage Tank(s) (leased)
		<input type="checkbox"/>	<input type="checkbox"/> with controls & remote(s)	<input 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)

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Seller's Initials RKJ Seller's Initials RKJ Buyer's Initials _____ Buyer's Initials _____

Seller's Initials RKJ Seller's Initials RKJ Buyer's Initials _____ Buyer's Initials _____

ADDITIONAL NOTICES TO BUYERS

Government websites containing helpful information include: Office of State Planning Coordination <https://www.stateplanning.delaware.gov/>, Delaware Department of Natural Resources and Environmental Control <https://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.

All properties are part of larger surrounding areas. Buyers are advised to research Federal, State, and local governmental agencies' websites to become familiar with future anticipated development, global changes, climate changes, tax assessments, and other similar things that may affect the property in the future.

Additional information for specific sections is listed below:

II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS AND CO-OPS

- Deed restrictions are provisions in a deed or declaration that limit the use of the property. With some exceptions, restrictions cannot be removed by the owner.
- If the property is within an "association", request further information to learn of the covenants and restrictions that the property is subject to.
- More information may be found from Delaware's Common Interest Community Ombudsperson. Learn more at <https://attorneygeneral.delaware.gov/fraud/cpu/ombudsperson/>.

IV. ADDITIONAL INFORMATION

- Check HOA/local requirements concerning responsibility for sidewalk installation, replacement, repair, and snow removal.

VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)

- *Flood Zone:* Public and/or private flood insurance options exist for most properties even if property is not in a high-risk flood zone. Inquire about options with a qualified insurance agent. More information may be found at the Delaware Department of Insurance.
- *Flood Risk:* Due to location and elevation, particularly with river and coastal communities, the property and surrounding areas may experience flooding from rising sea levels and stronger storms, both now and in the future. Learn more at <https://floodplanning.dnrec.delaware.gov/>. In addition to state regulations, local municipalities may have additional floodplain management rules for property improvements. Contact the local municipality directly to find out about any specific requirements.
- *Wetlands Area:* There are both tidal and non-tidal wetlands. The property may be subject to additional governmental oversight. Inquire further through programs like Delaware Wetlands of the Delaware Department of Natural Resources and Environmental Control.

XI. PLUMBING-RELATED ITEMS

- Learn more about private well and public water testing from the Delaware Division of Public Health's Office of Drinking Water. You may seek the status of water quality through testing if requested/allowable in the Agreement of Sale.

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Seller's Initials RWY Seller's Initials RWY Buyer's Initials _____ Buyer's Initials _____

Seller's Initials RWY Seller's Initials RWY 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 *John W. Glenn* Date 3/22/15 SELLER *John W. Glenn* Date 3/22/15
SELLER *John W. Glenn* Date 3/22/15 SELLER *John W. Glenn* Date 3/22/15
Executive

Date the contents of this Report were last updated: _____

ACKNOWLEDGMENT OF BUYER

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

BUYER _____ Date _____ BUYER _____ Date _____

BUYER _____ Date _____ BUYER _____ Date _____

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

Property: 139 Attic Court Wilmington DE 19808

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.

R.M.Y.
(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):

R.M.Y. 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):

R.M.Y. 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) K.R.S. 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.

Doreen W. Glean Executive 3/22/25
Seller _____ Date _____

Kelly T. Rabston 3/22/25
Purchaser _____ Date _____

Agent _____ Date _____



RADON DISCLOSURE

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

Property Address: 139 Attic Court Wilmington DE 19808

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
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
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.

Gonna M. Year Executive
Seller Date
3/27/25

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

Maintenance and Utility Information

Provider

Phone

Electric Delmarva Power 1-800-375-7117

Average monthly electric bill: _____

Do you have copies of bills? Yes/No Please attach.

Oil/Gas Delmarva 1-800-375-7117

Average monthly gas/oil bill: _____

Do you have copies of bills? Yes/No Please attach.

Phone ATT & Comcast ATT-1-800-222-0300
C-1-888-936-4968

Cable Xfinity 1-800-934-6489

Sewer New Castle County 302-395-5700

Trash Republic 302-658-4097

Average trash bill: \$100.82

How often paid? every 3 months-

Landscaping Orison Landscaping 302-528-5020

Security System NA

Details _____

Does your neighborhood have Homeowner's Association? Yes/No

President name: ll

Phone number: ll

Homeowner Association fee: \$288.00

How often paid? annually

What does it cover? ll

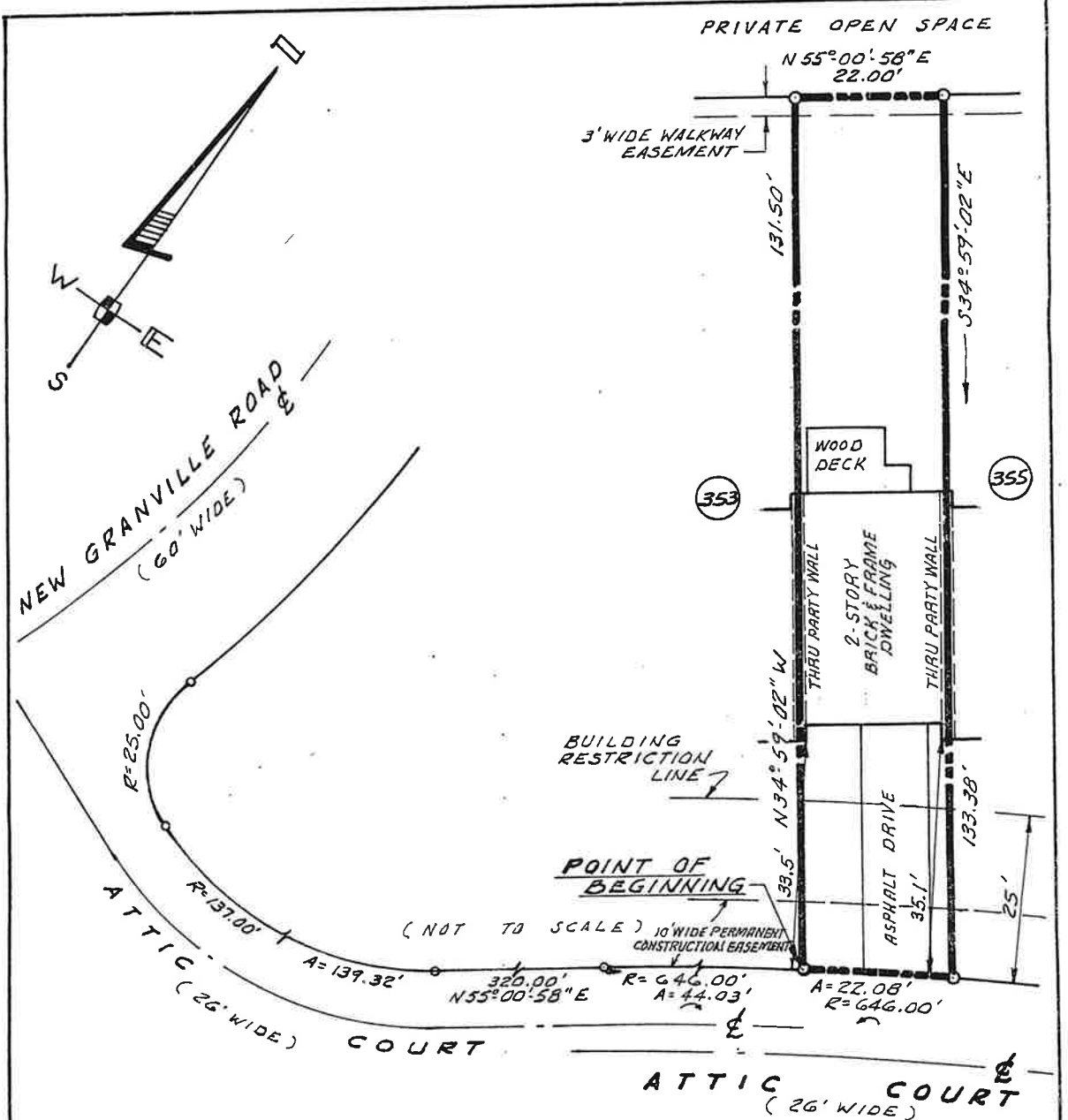
Do you have copy of restrictions? Yes/No Please attach.

Do you have copy of your Deed? Yes/No Please attach.

Do you have copy of your survey? Yes/No Please attach.

Do you have copy of your key? Yes/No Please attach.

We will make copies and return to you any paperwork or keys you provide.



Mortgage Inspection Plan

Property of

RONALD E. WADMAN, SR. AND DORIS G. WADMAN

139 Attic Court

Lot No. 354, Section 16

L I M E S T O N E H I L L S

Mill Creek Hundred, New Castle County, Delaware

Scale: 1"=20'

Date: October 19, 1992

NOTE TO OWNER: "This plan is not a property survey, no further improvements should be made from this plan." Property corners are not staked.



ZEBLEY & ASSOCIATES, INC.

Professional LAND SURVEYORS AND SITE PLANNERS

1206 KING STREET WILMINGTON, DELAWARE 19801
PHONE 1302 652-5248 369-1187

Approved By: *John E. Zebley*
Professional Land Surveyor



Project No. 1092141

Location Map No. 8-30.4-140

Drawing No. 34713M

