

Welcome To

502 Waterside Drive
Waterside



Welcome to 502 Waterside Drive! This stunning, freshly painted Cape Cod-style home offers 4 bedrooms and 3 1/2 bathrooms in a walkable community in Felton, DE. The captivating curb appeal with a large inviting front porch has a traditional appearance. As you walk through the front door, you are greeted by an open foyer with an adjacent coat closet and a spacious formal dining room. The floorplan seamlessly opens into the family room with vaulted ceilings, built-in bookshelves, and a gas fireplace. The eat-in kitchen with an oversized island and ample cabinetry and counter space is the heart of this home. The expansive four season room with vaulted ceilings and sliding glass door opens to the back Trex deck overlooking the large flat yard. The primary bedroom suite, with vaulted ceilings and sliding glass door, has an ensuite bath with a jetted tub, separate shower, skylights, and a walk-in closet.

It is a true retreat! The main floor is complete with 2 additional bedrooms, an additional full bath, laundry room, and half-bath. Upstairs, the oversized fourth bedroom and third full bathroom provide additional privacy and convenience for guests. This space could also be a playroom, office, or theater room. Other special features include a central vacuum, extended height bathroom vanities, a dry crawl space with a French drain, two large walk-in attic spaces for ample storage, and a newer roof (less than 5 years old). The exterior showcases beautiful landscaping with exterior lighting. Enjoy the convenience of living next to Coursey Pond and Killens Pond State Park, offering endless outdoor activities and recreation. Just 40 minutes from the Delaware Beaches and 20 minutes to Dover! Don't miss out on this exceptional home in the desirable Waterside community.



Team Landon
Patterson-Schwartz Real Estate

Patterson-Schwartz Real Estate
Melissa Goode Spencer
Team Landon
302-256-1552 direct
302-733-7000 office
mspencer@psre.com





502 Waterside Drive, Felton, DE, 19943

Active

\$519,000



MLS #: DEKT2030036
 Type: Residential
 Struct Type: Detached
 Style: Cape Cod
 Lvl(s)/Story(s): 1.5
 Ownership: Fee Simple
 Garage: Yes

Beds: 4
 Baths: 3 / 1
 YearBuilt: 1996 / Estimated
 NewConstr: No
 Basement: No
 Central Air: Yes

LOCATION

County:	KENT	School District:	Lake Forest
MLS Area:	Lake Forest (30804)	High School:	Lake Forest
Subdiv/Neigh:	Waterside	Middle School:	Chipman
In City Limits:	N	Elementary School:	Lake For E

ASSOCIATION / COMMUNITY INFO

Senior Community: No HOA: Yes HOA Fee: \$120 / Annually Condo/Coop: No Assoc Fee Incl: Common Area Maintenance Assoc Amenities: Common Grounds

TAXES AND ASSESSMENT

Tax ID#: MD-00-15001-01-2700-000 Tax Annual/Year: \$1,536 / 2023 Tax Assessment: \$73,100

ROOMS

				BED	BATH
Living Room:	Main	18 x 16	Cathedral/Vaulted Ceiling, Ceiling Fan(s), Fireplace - Gas, Flooring - Laminated	Main: 3	2 full 1 part
Kitchen:	Main	20 x 11	Flooring - Vinyl, Island, Kitchen - Eat-in, Kitchen - Propane Cooking, Pantry	Upper 1: 1	1 full
Dining Room:	Main	14 x 12	Flooring - Carpet		
Primary Bedroom:	Main	19 x 14	Attached Bathroom, Cathedral/Vaulted Ceiling, Ceiling Fan(s), Flooring - Carpet, Walk-In Closet(s)		
Bedroom 2:	Upper 1	15 x 14	Attached Bathroom, Ceiling Fan(s), Flooring - Carpet		
Bedroom 3:	Main	11 x 10	Ceiling Fan(s), Flooring - Carpet		
Bedroom 4:	Main	12 x 11	Ceiling Fan(s), Flooring - Carpet		
Sun/Florida Room:	Main	20 x 15	Cathedral/Vaulted Ceiling, Flooring - Carpet		

BUILDING INFORMATION

AboveGrFinSF: 2,709 / Estimated Total Finished SF: 2,709 / Total SF: 2,709 / Wall & Ceiling: Vaulted Ceilings Foundation: Crawl Space Constr Materials: Vinyl Siding Flooring Type: Carpet, Laminated, Vinyl

LOT AND PARKING

Lot Acres/SQFT: 0.64a / 27,835sf / Estimated Zoning: AR Federal Flood Zone: No Parking: Attached Garage, Driveway | Paved Parking | Garage - Side Entry, Garage Door Opener | Attached Garage Spaces: 2 | Driveway Spaces: 2

INTERIOR FEATURES

Attic, Carpet, Ceiling Fan(s), Formal/Separate Dining Room, Kitchen - Eat-In, Kitchen - Island, Pantry, Primary Bath(s), Skylight(s), Walk-in Closet(s) | Fireplace(s): 1, Gas/Propane | Central Vacuum, Dishwasher, Dryer, Microwave, Oven/Range - Gas, Refrigerator, Washer, Water Conditioner - Owned, Water Heater | Security System | Laundry: Main Floor | Accessibility Features: None

EXTERIOR FEATURES

Exterior Lighting | Patio/Porch: Deck(s), Porch(es)

UTILITIES

Cooling: Central A/C, Ductless/Mini-Split, Electric | *Heating:* Forced Air, Propane - Leased | *Electric:* 200+ Amp Service, Circuit Breakers | *Hot Water:* Propane | *Water Source:* Well | *Sewer:* On Site Septic

REMARKS

Public: Welcome to 502 Waterside Drive! This stunning, freshly painted Cape Cod-style home offers 4 bedrooms and 3 1/2 bathrooms in a walkable community in Felton, DE. The captivating curb appeal with a large inviting front porch has a traditional appearance. As you walk through the front door, you are greeted by an open foyer with an adjacent coat closet and a spacious formal dining room. The floorplan seamlessly opens into the family room with vaulted ceilings, built-in bookshelves, and a gas fireplace. The eat-in kitchen with an oversized island and ample cabinetry and counter space is the heart of this home. The expansive four season room with vaulted ceilings and sliding glass door opens to the back Trex deck overlooking the large flat yard. The primary bedroom suite, with vaulted ceilings and sliding glass door, has an ensuite bath with a jetted tub, separate shower, skylights, and a walk-in closet. It is a true retreat! The main floor is complete with 2 additional bedrooms, an additional full bath, laundry room, and half-bath. Upstairs, the oversized fourth bedroom and third full bathroom provide additional privacy and convenience for guests. This space could also be a playroom, office, or theater room. Other special features include a central vacuum, extended height bathroom vanities, a dry crawl space with a French drain, two large walk-in attic spaces for ample storage, and a newer roof (less than 5 years old). The exterior showcases beautiful landscaping with exterior lighting. Enjoy the convenience of living next to Coursey Pond and Killens Pond State Park, offering endless outdoor activities and recreation. Just 40 minutes from the Delaware Beaches and 20 minutes to Dover! Don't miss out on this exceptional home in the desirable Waterside community. This move-in-ready home won't last long!

Inclusions: Shelves in both attics and shelves and storage cabinet in garage, attic chalk board and drapes, wicker shelf in Sunroom/Florida Room



For More Information Contact:

Melissa Goode Spencer

Team Landon

Office: 302-733-7000

www.teamlandon.com

Cell: 302-256-1552

e-mail: mspencer@psre.com

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

Printed on 8/19/2024 by Melissa Goode Spencer

*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.



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

Printed on 8/19/2024 by Melissa Goode Spencer

*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.



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

Printed on 8/19/2024 by Melissa Goode Spencer

*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.



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

Printed on 8/19/2024 by Melissa Goode Spencer

*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.



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

Printed on 8/19/2024 by Melissa Goode Spencer

*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.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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

Printed on 8/19/2024 by Melissa Goode Spencer

*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.



**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: Donald DiMatteo and Rebecca DiMatteo Joint Trust

Property Address: 502 Waterside Drive, Felton, DE 19943

Approximate Age of Building(s): _____ **Date Purchased:** _____

Chapter 25, Title 6 of the Delaware Code, requires a Seller of residential property to disclose in writing all material defects of the property that are known at the time the property is offered for sale or that are known prior to the time of final settlement. Residential property means any interest in a property or manufactured housing lot, improved by dwelling units for 1-4 families. The disclosure must be made on this Report, which has been approved by the Delaware Real Estate Commission and shall be updated as necessary for any material changes occurring in the property before final settlement. This Report shall be given to all prospective Buyers prior to the time the Buyer makes an offer to purchase. This Report, signed by Buyer and Seller, shall become a part of the Agreement of Sale. This Report is a good faith effort by the Seller to make the disclosures required by Delaware law and is not a warranty of any kind by the Seller or any Agents or Sub-Agents representing Seller or Buyer in the transfer and is not a substitute for any inspections or warranties that the Seller or Buyer may wish to obtain. The Buyer has no cause of action against the Seller or Real Estate Agent for material defects in the property disclosed to the Buyer prior to the Buyer making an offer; material defects developed after the offer was made but disclosed in an update of this Report prior to settlement, provided Seller has complied with the Agreement of Sale; or material defects which occur after settlement. Government websites containing helpful information include: Office of State Planning Coordination www.stateplanning.delaware.gov, 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: <u>2 months ago</u>). If not your Primary Residence, how long has it been since you occupied the property? _____.
	X		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.
	X		6. Is the property new construction?
			7. If #6 is yes, has a certificate of occupancy been issued? If yes, when? _____. If no, STOP USING THIS FORM and complete the Seller's Disclosure of Real Property Condition Report New Construction Only.

Page 1 of 9 Property Address: 502 Waterside Drive, Felton, DE 19943

Seller's Initials rjd Seller's Initials rd Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Yes	No	*	* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			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
✓			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? \$125; 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.
		U	20. Management Company Name: _____
		U	21. Representative Name: _____ Phone # _____
		U	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)?
		NA	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.
		NA	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.
		U	29. Are there any variance, zoning, conditional use, non-conforming use, or setback violations? If yes, describe in XVI.
		NA	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.
		U	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.

Seller's Initials ryd Seller's Initials DL Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

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

Page 3 of 9 Property Address: 502 Waterside Drive, Felton, DE 19943

Seller's Initials *sjd* Seller's Initials *sd* Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		61. Have you made any insurance claims on the property in the past 5 years? If yes, describe in XVI.
<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>		63. Are there encroachments or boundary line disputes affecting the property? If yes, describe in XVI?
<input type="checkbox"/>	<input checked="" type="checkbox"/>		64. Are there any ditches crossing or bordering the property? If yes, describe in XVI.
<input type="checkbox"/>	<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"/>	<input type="checkbox"/>		66. Have you ever had the property surveyed?
<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>		68. Have you made any additions or structural changes? If yes, describe in XVI.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		69. If #68 is yes, was all work done with all necessary permits and approvals in compliance with building codes?
<input checked="" type="checkbox"/>	<input type="checkbox"/>		70. If #69 is yes, are the permits closed?
<input type="checkbox"/>	<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"/>	<input type="checkbox"/>		72. Has the property, or any improvements thereon, ever been damaged by (___ Fire), (___ Smoke), (___ Wind), or (___ Flood)? If yes, describe in XVI. <i>Water leak</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>		73. Was the structure moved to this site? (___ Double Wide), (___ Modular), (___ Other: _____)
<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>		75. Are there any problems with (___ Exterior walls), (___ Driveways), (___ Walkways), (___ Patios), (___ Decks), (___ Porches) or (___ Retaining walls) on the property? If yes, describe in XVI.
<input type="checkbox"/>	<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 type="checkbox"/>	<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.
<input type="checkbox"/>	<input type="checkbox"/>		78. Is there insulation in the: (<input checked="" type="checkbox"/> Ceiling/attic), (<input checked="" type="checkbox"/> Exterior walls), (<input checked="" type="checkbox"/> Crawlspace/basement), or (___ Other: _____) What type(s) of insulation does your property have? _____
			VIII. TERMITES, INSECTS, AND WILDLIFE
<input type="checkbox"/>	<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 type="checkbox"/>	<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 type="checkbox"/>	<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 type="checkbox"/>	<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 type="checkbox"/>	<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"/>	<input 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"/>	<input type="checkbox"/>		85. Are you aware of any insect control treatments made on the property? If yes, describe in XVI. <i>WASP</i>
<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>		87. Is your property currently under warranty, or other coverage, by a professional pest control company? If yes, name of exterminating company: _____
			IX. BASEMENT AND CRAWL SPACES
<input checked="" type="checkbox"/>	<input type="checkbox"/>		88. Does the property have a sump pump? If yes, where does it drain? <i>2013</i>
<input checked="" type="checkbox"/>	<input 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"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>		91. Are there any cracks or bulges in the floors or foundation walls? If yes, describe in XVI.

Seller's Initials *ryd* Seller's Initials *dd* Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Yes	No	*	
			<p>* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI.</p> <p>Seller shall answer the following questions based on Seller's knowledge of the property.</p>
			X. ROOF
			92. Date last roof surface installed: <u>2021</u> . 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)? <u>1</u>
	✓		94. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI.
	✓		95. If under warranty, is warranty transferable?
			96. Where do your gutters drain? (✓ Surface), (___ Drywell), (___ Storm Sewers), (___ Other: _____)
			XI. PLUMBING-RELATED ITEMS
			97. What is the drinking water source? (___ Municipal), (___ County), (___ Public Utility), (✓ Private Well), (___ Other: _____)
		NA	98. If drinking water is supplied by public utility, name of utility: _____
✓			99. Is there a water treatment system? If yes, (___ Leased) or (✓ Owned)?
		U	100. If water source is a well, when was it installed? _____ Location of well? _____ Depth of well? _____. If more than one well, describe in XVI.
			101. What type of plumbing is used for the Water Supply? (___ Copper), (___ Lead), (___ Cast Iron), (✓ PVC), (___ PEX), (___ Polybutylene), (___ Galvanized), (___ Other/Unknown: _____)
			102. What type of plumbing is used for Drainage? (___ Copper), (___ Lead), (___ Cast Iron), (✓ PVC), (___ Galvanized), (___ Other/Unknown: _____)
			103. Age of Water Heater? <u>3</u> 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.
		NA	107. If #106 is yes, was the work done by a licensed contractor?
		NA	108. If #106 is yes, were the required permits obtained?
		NA	109. If #108 is yes, are the permits closed?
			110. If your drinking water is from a well, when was your water last tested and what were the results of the test? Tested on: <u>4-5 years ago</u> Results: _____
			111. What is the type of sewage system? (___ Public Sewer), (___ Community Sewer), (✓ Septic System), (___ Cesspool), (___ Other: _____)
			112. If a septic system, type: (✓ Gravity Fed), (___ Capping Fill), (___ LPP), (___ Mound), (___ Holding Tank), (___ Other: _____)
			113. If a septic system, when was it last pumped? <u>2024</u>
✓			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.
		U	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>3</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: _____) <u>TWO</u>
			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: 502 Waterside Drive, Felton, DE 19943

Seller's Initials ryd Seller's Initials dd Buyer's Initials _____ Buyer's Initials _____

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

Yes	No	*	* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			121. Fuel provider for: Heating system #1 <u>Sharp Energy</u> Heating System #2: <u>Delaware electric</u>
			122. Age of furnace #1: <u>u</u> Date of last service: <u>2024</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>u</u> Date of last service: <u>2024</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>Delaware electric</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.
✓			142. If #139, #140, or #141 is yes, was work done by a licensed electrician?
✓			143. If #139, #140, or #141 is yes, were the required permits obtained?
✓			144. If #143 is yes, is the permit closed?
			XIV. FIREPLACE OR HEATING STOVE
			145. How many fireplaces and/or heating stoves are on the property? <u>1</u> . If more than 2, explain in XVI.
			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: _____)?
			147. Type of fuel for heating stove 1: (___ Wood Burning), (___ Pellet), (___ Other: _____)? Type of fuel for heating stove 2: (___ Wood Burning), (___ Pellet), (___ Other: _____)?
✓			148. Was the fireplace or heating stove part of the original house design?
		u	149. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
	✓		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.

Seller's Initials rjd Seller's Initials slw Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer'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
61,72	Dishwasher leak while on vacation
	floor repaired + dishwasher replaced
	Froyen leak required drywall
	& pipe repair in about
	garage

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

ACKNOWLEDGMENT OF SELLER

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

SELLER *Rebecca J. DiMatteo* Date 7/30/2024 SELLER *David DiMatteo* Date 7/30/2024

SELLER _____ Date _____ SELLER _____ Date _____

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

ACKNOWLEDGMENT OF BUYER

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

BUYER _____ Date _____ BUYER _____ Date _____

BUYER _____ Date _____ BUYER _____ Date _____



RADON DISCLOSURE

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

Property Address: 502 Waterside Drive, Felton, DE 19943

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.

Rebecca J DiMatteo 7/30/2024
Seller Date

Shirley R. White 7/30/2024
Seller Date

Buyer's Acknowledgement

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

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

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

Buyer Date

Buyer Date

SCHOOL FEEDER PATTERN

Lake Forest School District 2024-2025 School Year

Lake Forest East Elementary School
Grades: KN-03
Address: 124 West Front Street
City: Frederica
Zip Code: 19946

Lake Forest Central Elementary School
Grades: 04-05
Address: 5424 Killens Pond Road
City: Felton
Zip Code: 19943

Chipman (W.T.) Middle School
Grades: 06-08
Address: 101 West Center Street
City: Harrington
Zip Code: 19952

Lake Forest High School
Grades: 09-12
Address: 5407 Killens Pond Road
City: Felton
Zip Code: 19943