

Welcome to Thornwood



2 Briarcliffe Court, Newark



Mike Maloney

302-292-6689 direct | 302-733-7000 office
302-353-9364 cell



Call Today!

Welcome to this meticulously maintained Colonial style home located in Newark. As you enter, you are greeted by a large living room to the left, offering ample space for gatherings and relaxation. The dining room, with beautiful architectural detailing, is located just off the living room, creating a seamless flow between the two spaces. The dining room effortlessly transitions into the open eat-in kitchen and family room, making it the heart of the home. The family room, complete with a gas fireplace, provides a cozy space for relaxing or entertaining loved ones & friends. The property boasts a large deck overlooking the spacious backyard. Upstairs, the primary bedroom and bath offer cathedral ceilings; a second-floor laundry adds to the convenience of daily living. The Thornwood community is close to major shopping centers and roads, enhancing the convenience of this location. Additionally, the property is within the 5-mile radius of Newark Charter School.

PRICE - \$505,000

Licensed In: DE, MD 680 S. College Avenue, Newark, DE 19713

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



2 Briarcliffe Court, Newark, DE, 19702-2210

Active

\$505,000



MLS #:	DENC2066618	Beds:	3
Type:	Residential	Baths:	2 / 1
Struct Type:	Detached	YearBuilt:	1994 / Estimated
Style:	Colonial	NewConstr:	No
Lvls/Stories:	2	Basement:	Yes
Ownership:	Fee Simple	Central Air:	Yes
Garage:	Yes		
OpenHouse:	Sun, Aug 25, 1:00PM-4:00PM		

LOCATION

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

ASSOCIATION / COMMUNITY INFO

Senior Community: No **HOA:** Yes **HOA Fee:** \$225 / Annually **Condo/Coop:** No **Prop Mgmt Company:** Apsen Property Management **Mngm Company Phone:** 410-620-2598

TAXES AND ASSESSMENT

Tax ID#: 11.017-10.205 **Tax Annual/Year:** \$3,375 / 2024 **Tax Assessment:** \$76,700 **Improv Assmt:** \$61,400 **Land Assmt:** \$15,300

ROOMS

				BED	BATH
Living Room:	Main	16 x 11	Flooring - Laminated	Main:	1 part
Dining Room:	Main	10 x 13	Crown Molding, Flooring - Laminated	Upper 1:	3 2 full
Kitchen:	Main	17 x 13	Countertop(s) - Granite, Flooring - Laminated, Island, Kitchen - Eat-in, Kitchen - Electric Cooking, Pantry		
Family Room:	Main	13 x 17	Ceiling Fan(s), Chair Rail, Fireplace - Gas, Flooring - Carpet		
Primary Bedroom:	Upper 1	17 x 12	Cathedral/Vaulted Ceiling, Ceiling Fan(s), Flooring - HardWood		
Bedroom 2:	Upper 1	11 x 11	Flooring - Carpet		
Bedroom 3:	Upper 1	10 x 11	Flooring - Carpet		
Laundry:	Upper 1	6 x 6	Flooring - Vinyl		

BUILDING INFORMATION

Property Condition: Very Good **AboveGrFinSF:** 1,850 / Assessor **Total Finished SF:** 1,850 / **Total SF:** 1,850 / **Foundation:** Concrete Perimeter **Basement:** Unfinished **Constr Materials:** Vinyl Siding **Roof:** Architectural Shingle

LOT AND PARKING

Lot Acres/SQFT: 0.41a / 17,860sf / Estimated **Zoning:** NC21 - UDC **Lot Dimensions:** 105 x 160 / Estimated **Federal Flood Zone:** No **Fencing:** Wood **Ground Rent:** No **Lot Features:** Level **Parking:** Attached Garage, Driveway | Garage - Front Entry | Attached Garage Spaces: 2 | Driveway Spaces: 4

INTERIOR FEATURES

Carpet, Ceiling Fan(s), Chair Railings, Crown Moldings, Family Room Off Kitchen, Kitchen - Eat-In, Pantry, Recessed Lighting, Walk-in Closet(s) | **Fireplace(s):** 1, Gas/Propane, Marble | Dishwasher, Disposal, Dryer - Electric, ENERGY STAR Refrigerator, Icemaker, Microwave, Oven/Range - Electric, Stainless Steel Appliances, Washer, Water Heater | **Accessibility Features:** None

EXTERIOR FEATURES

Satellite Dish, Sidewalks, Street Lights

UTILITIES

Cooling: Ceiling Fan(s), Central A/C, Electric | **Heating:** Forced Air, Natural Gas | **Electric:** 200+ Amp Service | **Hot Water:** Electric | **Water Source:** Public | **Sewer:** Public Sewer

REMARKS

Public: Welcome to this meticulously maintained Colonial style home located in Newark. The main floor features wood laminate flooring, adding a touch of warmth and elegance to the living space. As you enter, you are greeted by a large living room to the left, offering ample space for gatherings and relaxation. The dining room, with beautiful architectural detailing, is located just off the living

room, creating a seamless flow between the two spaces. The dining room effortlessly transitions into the open eat-in kitchen and family room, making it the heart of the home. The kitchen features stainless steel appliances, granite countertops, and a convenient island for meal preparation. The family room, complete with a gas fireplace, provides a cozy space for relaxing or entertaining loved ones & friends. Conveniently located off the eat-in kitchen are doors leading to the backyard, perfect for enjoying outdoor activities or al fresco dining. The property boasts a large deck overlooking the spacious backyard, lined with mature trees for added privacy and tranquility. Upstairs, the primary bedroom and bath offer cathedral ceilings and ample natural light, creating a serene retreat. A second-floor laundry adds to the convenience of daily living, while plenty of storage can be found in the basement. Notable updates include new carpet throughout the house, most areas freshly painted, and a new roof installed in December of 2022. The Thornwood community is close to major shopping centers and roads, enhancing the convenience of this location. Additionally, the property is within the 5-mile radius of Newark Charter School. Don't miss out on the chance to call this charming property your new home!

Inclusions: See Brochure & Exercise Equipment in Basement & Grill on the Deck

Exclusions: See Brochure



For More Information Contact:

Mike Maloney

Direct: 302-292-6689

Cell: 302-353-9364

Office: 302-733-7000

Fax: 302-733-7046

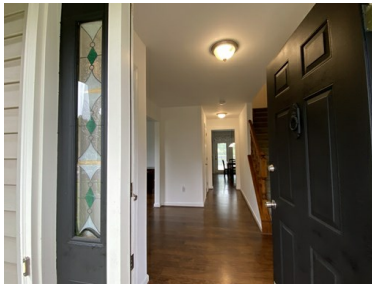
Toll-free: 800-220-7028

e-mail: mmaloney@psre.com

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

Printed on 8/25/2024 by Mike Maloney

*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 to 2 Briarcliffe Ct!



Entry Wall w/ Wood Laminate Floor



Majority of the House is Freshly Painted



Good-size Living Room w/ Wood Laminate Floor



Another View of Living Room



View of Dining Room from Living Room



Dining Room w/ Crown Molding



View of Living Room from Dining Room



View of Kitchen from Family Room



Kitchen w/ Island & Wood Laminate Floor



Kitchen w/ Granite Counters



Another View of Kitchen



View of SS Range & Microwave



Window Above Kitchen Sink



Eat-in Kitchen w/ Wood Laminate Floor



Another View of Eat-in Kitchen



Family Room w/ Carpet & Ceiling Fan



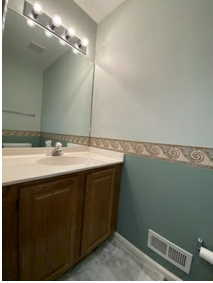
Family Room off of Kitchen



Gas Fireplace w/ Marble



Family Room w/ Nice Detailing



View of Main Floor Powder Room



Another View of Powder Room



View of the Back of the House



Large Deck for Entertaining



Grill is Included in the Sale!



View of Backyard from House



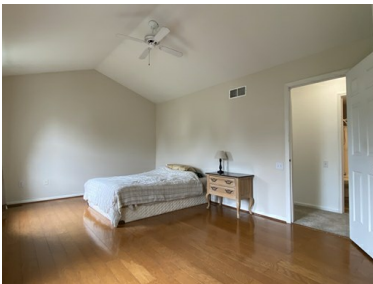
Another View of Backyard



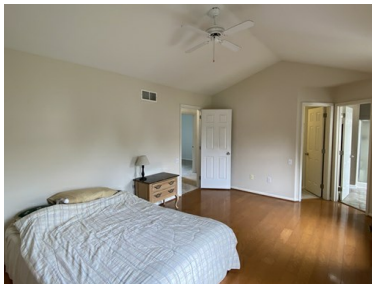
Stairs to the Upper Level



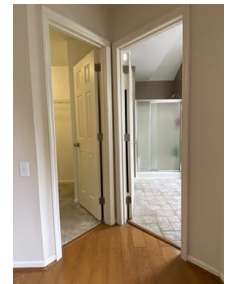
Large Primary Bed w/ Hardwood Floor



View of Primary Bedroom w/ Vaulted Ceiling



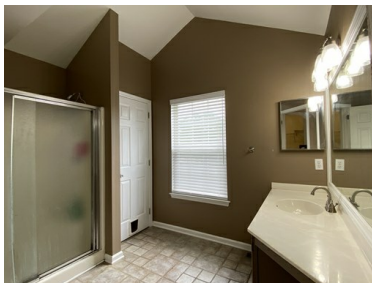
Another View of Primary Bedroom



Walk-in Closet & Primary Bathroom



Good Size Primary Walk-in Closet



View of Primary Bath w/ Shower Stall



Another View of Primary Bath



Hall Bath w/ Tub



Another View of Hall Bath



Linen Closet & 2nd Floor Laundry



2nd Floor Laundry - w/d is Included in Sale



View of 2nd Bedroom w/ Carpet



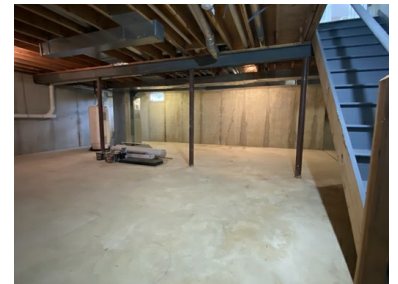
Another View of 2nd Bedroom



3rd Bedroom w/ Carpet



Another View of 3rd Bedroom



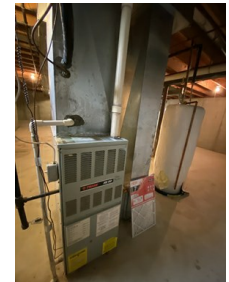
Unfinished Basement



Plenty of Room for Extra Storage



Exercise Equipment Included in Sale!



View of Gas Heater & Electric Water Heater



Nice Dining Light w/ Medallion



Enjoy the Fire pit in the Backyard



Thornwood - Tucked Away & Close to Everything



View of Community Park



RADON DISCLOSURE

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

Property Address: 2 Briarcliffe Ct. Newark, DE 19702

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.

Lawrence J. Lassiter 8/24/24
Seller Date

Michael A. Oliver 8-24-24
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

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

Property: 2 Briarcliffe Ct. Newark, DE 19702

Michael T. Oliver & Laura J. Lassiter
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.

X LJO MTO
(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):

X LJO MTO
Select answer and initial

- Known lead-based paint and/or lead-based paint hazards are present in the housing. (explain)
- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

X LJO MTO
Select answer and initial

- Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. (list documents below):
- Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

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

- (c) _____ Purchaser(s) has read the Lead Warning Statement above.
(d) _____ Purchaser(s) has received copies of all information listed above.
(e) _____ Purchaser(s) has received the pamphlet *Protect Your Family From Lead In Your Home*.
(f) _____ Purchaser(s) has (check one below):

- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement - Initial below

- (g) [Signature] 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.

X Laura J. Lassiter 8/12/24
Seller Date

X Michael T. Oliver 8/12/24
Seller Date

Purchaser Date

Purchaser Date

Agent Date

Agent Date

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: Michael T. Oliver & Laura J. Lassiter

Property Address: 2 Briarcliffe Ct. Newark, DE 19702

Approximate Age of Building(s): 29 Yrs **Date Purchased:** August of 1994

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

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Seller's Initials MTO Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials LJO Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			8. If #6 is yes, Seller warrants that the property (___ is) or (___ is not) exempt from providing the Buyer with a Public Offering Statement as described in §81-401 or §81-403(b) of Chapter 81, Title 25 of the Delaware Code, The Delaware Uniform Common Interest Ownership Act. If exempt from providing the Public Offering Statement or Resale Certificate, in compliance with §317A of Chapter 3, Title 25, Seller has attached a copy of all documents in the chain of title that create any financial obligation for the buyer, and a written summary of all financial obligations created by documents in the chain of title. As evidenced by signature below, Buyer has received a copy of these documents.
			II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS / CONDOMINIUMS AND CO-OPS
✓			9. Is the property subject to any deed restrictions? (e.g., rental restrictions, pet restrictions, fence requirements, etc.) If yes, describe in XVI.
	✓		10. Are you in violation of any deed restrictions at this time? If yes, describe in XVI.
	✓		11. Is the property subject to any agreements concerning affordable housing or workforce/inclusionary housing? If yes, describe in XVI.
	✓		12. Is the property subject to any private, public, or historic architectural review control other than building codes? If yes, describe in XVI.
	✓		13. Is the property part of a condominium or cooperative (Co-op) ownership?
✓			14. Is there a (✓ Homeowners Association), (___ Condominium Association), (___ Cooperative (Co-op), (___ Civic Association), or (___ Maintenance Corporation)?
✓			15. If #14 is yes, are there any (✓ Fees), (___ Dues), or (___ Assessments) involved? If yes, how much? <u>\$225.00</u> ; Frequency of payments: (___ Monthly), (___ Quarterly), (✓ Yearly), (___ Other: _____); Are they (✓ Mandatory) or (___ Voluntary)?
	✓		16. Is there a capital contribution fee due by a new owner to the Association? If yes, how much _____?
	✓		17. Are there any unpaid assessments including but not limited to deferred water and sewer charges for your property? If yes, how much? _____. If yes, describe in XVI.
	✓		18. Has there been a special assessment in the past 12 months? If yes, describe in XVI.
	✓		19. Have you received written notice of any new, proposed, or board discussed increases in fees, dues, assessments, or capital contributions? If yes, describe in XVI.
			20. Management Company Name: <u>Aspen Property Management</u>
			21. Representative Name: <u>NA</u> Phone # <u>410-620-2598</u>
			22. Representative E-mail Address: <u>info@aspenpropertymgmt.com</u>
			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)?
		N	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.
		N	26. If a Leasehold/Ground Lease, when does it expire? _____.
	✓		27. Are there any rights-of-way, easements, or similar matters that affect the property? If yes, describe in XVI.
	✓		28. Are there any shared maintenance agreements affecting the property? If yes, describe in XVI.
	✓		29. Are there any variance, zoning, conditional use, non-conforming use, or setback violations? If yes, describe in XVI.
		N	30. If #29 is yes, has the variance, conditional use, or non-conforming use expired or has otherwise become non-transferable? If yes, describe in XVI.
✓			31. Is your property currently covered by a title insurance policy?
	✓		32. Did you participate in any mortgage/closing cost assistance program that must be paid back at the time of the transfer of the property? If yes, describe in XVI.
	✓		33. Did you participate in any mortgage forbearance programs such as the CARES Act from COVID-19? If yes, describe in XVI.

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Seller's Initials MTO Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials LTO Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Yes	No	*	<p>* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI.</p> <p>Seller shall answer the following questions based on Seller's knowledge of the property.</p>
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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? <u>dog and cat</u>
	<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.
		N	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), (<input type="checkbox"/> Municipal), (<input type="checkbox"/> County), (<input type="checkbox"/> Community) or (<input type="checkbox"/> Other _____).
			45. The cost of repairing and repaving the streets adjacent to the property is paid for by: <input type="checkbox"/> The property owner(s), estimated fees: \$ _____ <input type="checkbox"/> Delaware Department of Transportation or the State of Delaware <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Community/HOA <input type="checkbox"/> Other <input 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: <u>Four</u>

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.
		N	48. If the tank was abandoned, was it done with all necessary permits and properly abandoned?
	<input checked="" type="checkbox"/>		49. Are asbestos-containing materials present? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		50. Are there any lead hazards? (e.g., lead paint, lead pipes, lead in soil.) If yes, describe in XVI.
	<input checked="" type="checkbox"/>		51. Has the property been tested for toxic or hazardous substances? If yes, describe in XVI and provide the test results.
	<input checked="" type="checkbox"/>		52. Has the property ever been tested for mold? If yes, provide the test results.
	<input checked="" type="checkbox"/>		53. Has the illegal manufacture, storage, or use of methamphetamines occurred in the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		54. Is there a wastewater spray irrigation system (human or agricultural) installed on or adjacent to the property?

VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)

		U	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 checked="" type="checkbox"/> 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.

Seller's Initials MTO Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials LJO 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"/>	<input 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"/>	<input type="checkbox"/>	<input 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"/>	<input 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"/>	<input type="checkbox"/>	64. Are there any ditches crossing or bordering the property? If yes, describe in XVI.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	66. Have you ever had the property surveyed?
<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	68. Have you made any additions or structural changes? If yes, describe in XVI.
<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	70. If #69 is yes, are the permits closed?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	73. Was the structure moved to this site? (___ Double Wide), (___ Modular), (___ Other: _____)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input 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"/>	<input 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"/>	<input 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"/>	<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? <u>Fiberglass batt</u>
			VIII. TERMITES, INSECTS, AND WILDLIFE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input 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"/>	<input 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"/>	<input 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"/>	<input type="checkbox"/>	83. Is there or has there ever been an infestation of insects? If yes, describe in XVI.
<input type="checkbox"/>	<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 type="checkbox"/>	<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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input 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"/>	<input type="checkbox"/>	88. Does the property have a sump pump? If yes, where does it drain? <u>Away from a rear corner of the home</u>
<input type="checkbox"/>	<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 type="checkbox"/>	<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"/>	<input type="checkbox"/>	91. Are there any cracks or bulges in the floors or foundation walls? If yes, describe in XVI.

Yes **No** *

*** Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI.**

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

X. ROOF

92. Date last roof surface installed: December 2022. **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)? One
94. Are there any problems with the roof, flashing, rain gutters, or skylights? **If yes or repaired under your ownership, explain in XVI.**
95. If under warranty, is warranty transferable? U
96. Where do your gutters drain? (Surface), (Drywell), (Storm Sewers), (Other: _____)

XI. PLUMBING-RELATED ITEMS

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

XII. HEATING AND AIR CONDITIONING

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

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

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

Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			121. Fuel provider for: Heating system #1 <u>Delmarva</u> Heating System #2: _____
			122. Age of furnace #1: <u>29</u> years Date of last service: <u>2021</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 (<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: _____)
	✓		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>29</u> years Date of last service: <u>2021</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.
		N	128. If #127 is yes, was the work done by a licensed contractor?
		N	129. If #127 is yes, were the required permits obtained?
		N	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</u>
			133. What type of wiring is in the house? (copper, aluminum, other, etc.) <u>Copper</u>
			134. What is the amp service? (<input type="checkbox"/> 60), (<input type="checkbox"/> 100), (<input type="checkbox"/> 150), (<input checked="" 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.
✓			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 (<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>One</u> . If more than 2, explain in XVI.
			146. Type of fuel for fireplace 1: (<input type="checkbox"/> Wood Burning), (<input type="checkbox"/> Propane Gas), (<input checked="" 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: _____)?
		N	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: _____)?
✓			148. Was the fireplace or heating stove part of the original house design?
✓			149. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
	✓		150. Are there any problems? If yes, explain in XVI.
		N	151. When were the flues/chimneys last cleaned, serviced, or repaired? _____. Explain nature of service or repair in XVI.

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 Michael H. Olin Date 8-14-24 SELLER _____ Date _____

SELLER Laura J. Scavata Date 8/14/24 SELLER _____ Date _____

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

ACKNOWLEDGMENT OF BUYER

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

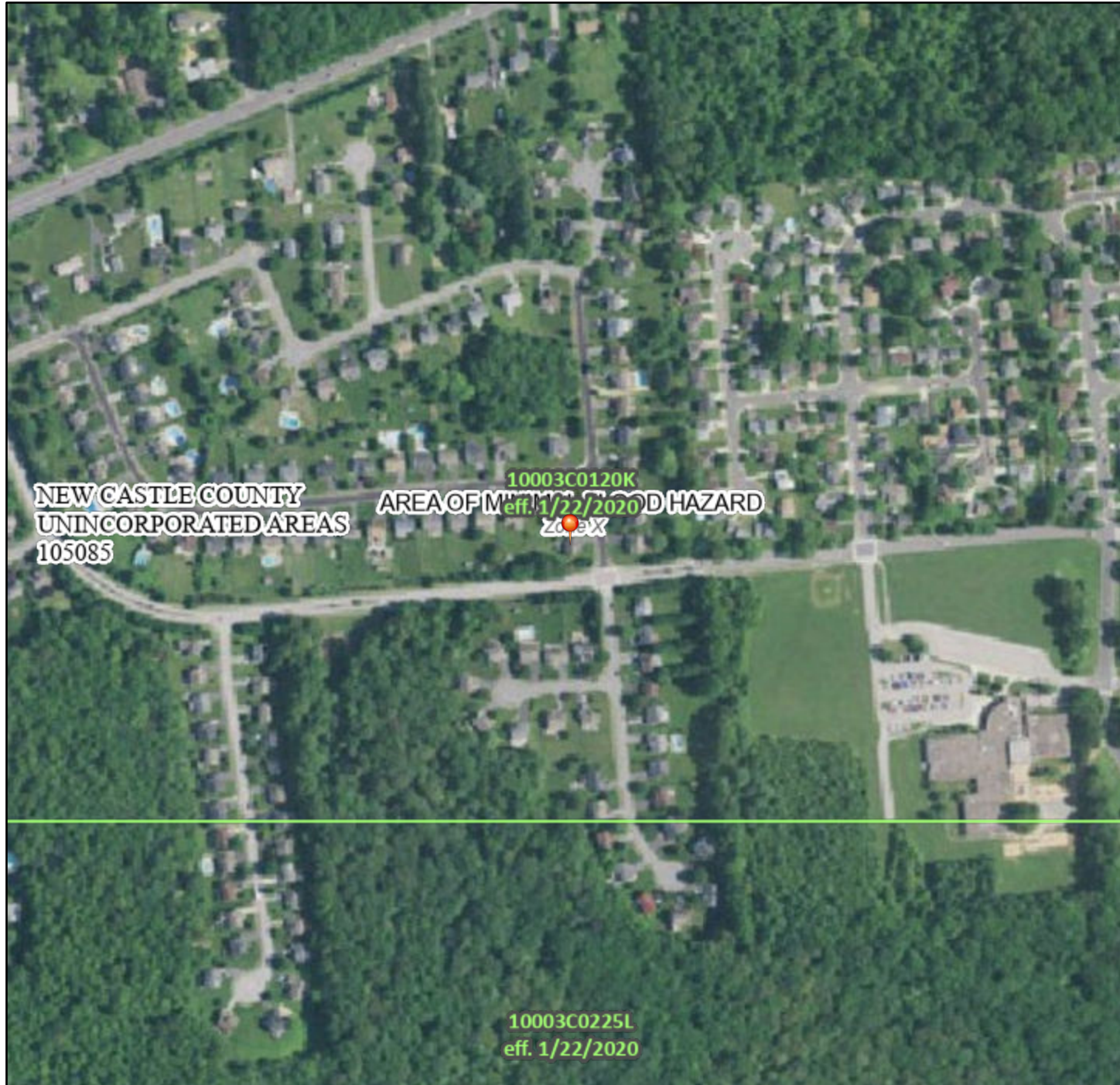
BUYER _____ Date _____ BUYER _____ Date _____

BUYER _____ Date _____ BUYER _____ Date _____

National Flood Hazard Layer FIRMMette



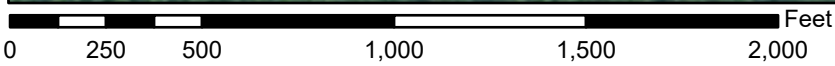
75°45'46"W 39°37'51"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



1:6,000

75°45'8"W 39°37'23"N

Basemap Imagery Source: USGS National Map 2023

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/7/2024 at 2:13 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.