

Welcome To

108 Winchester Place
Midtown Brandywine



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



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



108 Winchester Place, Wilmington, DE, 19801

Active

\$325,000



MLS #:	DENC2068518	Beds:	3
Type:	Residential	Baths:	2 / 1
Struct Type:	Interior Row/Townhouse	YearBuilt:	1905 / Estimated
Style:	Colonial	NewConstr:	No
Lvls/Stories:	3	Basement:	Yes
Ownership:	Fee Simple	Central Air:	Yes
Garage:	No		

LOCATION

County:	NEW CASTLE	School District:	Red Clay Consolidated
MLS Area:	Wilmington (30906)	High School:	Alexis I. Dupont
Subdiv/Neigh:	Midtown Brandywine	Middle School:	Skyline
In City Limits:	Y	Elementary School:	Warner

ASSOCIATION / COMMUNITY INFO

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

TAXES AND ASSESSMENT

Tax ID#: 26-028.20-188 **Tax Annual/Year:** \$2,736 / 2023 **City/Town Tax:** \$1,107 **School Tax:** \$1,478 **County Tax:** \$151 **Tax Assessment:** \$59,700

ROOMS

				BED	BATH
Living Room:	Main	16 x 14	Flooring - HardWood	Main:	1 part
Kitchen:	Main	18 x 11	Countertop(s) - Granite, Flooring - HardWood, Kitchen - Eat-in, Kitchen - Electric Cooking	Upper 1:	3
Primary Bedroom:	Upper 1	16 x 12	Attached Bathroom, Ceiling Fan(s), Flooring - Carpet, Walk-In Closet(s)		2 full
Bedroom 2:	Upper 1	14 x 10	Flooring - Carpet		
Bedroom 3:	Upper 2	16 x 15	Flooring - Carpet		

BUILDING INFORMATION

AboveGrFinSF: 1,525 / **Assessor Total Finished SF:** 1,525 / **Total SF:** 1,525 / **Wall & Ceiling:** 9'+ Ceilings, Vaulted Ceilings **Foundation:** Stone **Basement:** Crawl Space, Outside Entrance, Partial, Unfinished **Constr Materials:** Brick, Stucco, Vinyl Siding **Flooring Type:** Carpet, Hardwood

LOT AND PARKING

Lot Acres/SQFT: 0.03a / 1,307sf / **Estimated Zoning:** 26R-3 **Federal Flood Zone:** No **Fencing:** Rear **Lot Features:** Rear Yard **Parking:** On Street

INTERIOR FEATURES

Carpet, Ceiling Fan(s), Kitchen - Eat-In, Kitchen - Table Space, Recessed Lighting, Upgraded Countertops, Walk-in Closet(s), Wood Floors | Dishwasher, Disposal, Dryer, Microwave, Oven/Range - Electric, Refrigerator, Stainless Steel Appliances, Washer | **Laundry:** Upper Floor | **Accessibility Features:** None

EXTERIOR FEATURES

Exterior Lighting | **Patio/Porch:** Porch(es)

UTILITIES

Cooling: Central A/C, Electric | **Heating:** Forced Air, Natural Gas | **Electric:** 150 Amps, Circuit Breakers | **Hot Water:** Electric | **Water Source:** Public | **Sewer:** Public Sewer

REMARKS

Public: Welcome to 108 Winchester Place! Located in the convenient and walkable area of Midtown Brandywine, this 3 Bedroom, 2 ½ Bath home has been updated to include modern finishes while maintaining its original character. As you approach the house, you are greeted by the charming front porch and well-maintained brick exterior. The main level living room and kitchen have hardwood floors and 9-foot ceilings. The eat-in kitchen has beautiful granite countertops, natural-toned wood upper and lower cabinets, stainless steel appliances, and recessed lights. The large private primary suite has two windows overlooking the fenced-in backyard, a full bath, and a walk-in closet. A second bedroom, additional full bath, and laundry area complete the second floor. The uppermost level is a large open bedroom with a vaulted ceiling and a large double window. The basement has an egress with a full-size door and ample space for storage. Don't overlook the convenient location! Easy access to parks, restaurants, Christiana Care Wilmington Hospital, and many downtown office buildings and theaters. Schedule your appointment today!

Inclusions: Refrigerator, Washer and Dryer



Team Landon

Office: 302-733-7000

www.teamlandon.com

For More Information Contact:

Melissa Goode Spencer

Cell: 302-256-1552

e-mail: mspencer@psre.com

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108 Winchester Place



Front Porch



Living Room



Living Room



Kitchen



Kitchen

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Kitchen



Powder Room



Primary Bedroom



Primary Bath



2nd Bedroom



3rd Bedroom

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3rd Bedroom



Hall Bath



2nd Floor Laundry



Rear of home



Fenced Rear Yard



108 Winchester Drive

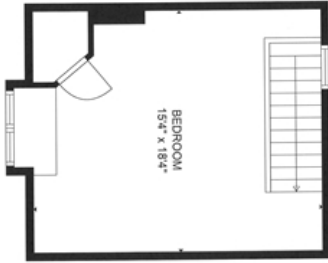
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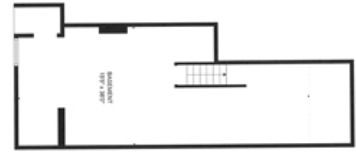
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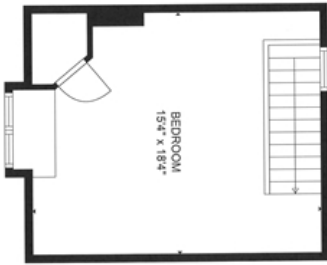
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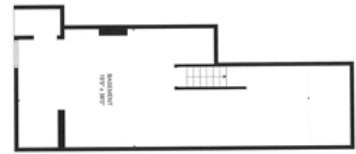
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SELLER'S DISCLOSURE OF REAL PROPERTY CONDITION REPORT State of Delaware

Approved by the Delaware Real Estate Commission (Effective Date: July 1, 2023)

Seller(s) Name: CHARITY R HART & MEGAN L KELLY

Property Address: 108 WINCHESTER PL., WILMINGTON, DE 19801

Approximate Age of Building(s): 1905, REMDLD 2005 **Date Purchased:** 2022

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

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

Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			I. OCCUPANCY
			1. How do you currently use this property? As a: (<input checked="" type="checkbox"/> Primary Residence) (<input type="checkbox"/> Second/Vacation Home) (<input type="checkbox"/> Rental Property) (<input type="checkbox"/> Inherited Property) (<input type="checkbox"/> Other: _____). If not your Primary Residence, how long has it been since you occupied the property? _____.
	✓		2. Is the property encumbered by a (<input type="checkbox"/> rental/lease), (<input type="checkbox"/> option to purchase), or (<input type="checkbox"/> first right of refusal)? If yes, describe in XVI. Seller agrees to provide a copy of the rental/lease agreement to Buyer upon request.
		NA	3. If the property is a rental/lease, have all necessary permits and/or licenses been obtained?
		NA	4. If the property is a rental/lease, is the property subject to a rental/lease management agreement?
		NA	5. If #4 is yes, is the agreement binding upon the purchaser? If yes, describe in XVI. Seller agrees to provide a copy of the management agreement to Buyer upon request.
	✓		6. Is the property new construction?
			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: 108 WINCHESTER PL., WILMINGTON, DE 19801

Seller's Initials CH Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials ML 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., rent al 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)?
		NA	15. If #14 is yes, are there any (___ Fees), (___ Dues), or (___ Assessments) involved? If yes, how much? _____; 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.
		NA	20. Management Company Name: _____
		NA	21. Representative Name: _____ Phone # _____
		NA	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.
	✓		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.
✓			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 CPA Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials AVL 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>
			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? DOG _____
	<input checked="" type="checkbox"/>		42. Is there now or has there ever been a (___ Swimming pool), (___ Hot tub), (___ Spa), or (___ Whirlpool) on the property? If yes and there are any defects, describe in XVI.
		NA	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? (___ Private), (___ Municipal), (___ County), (___ Community) or (___ Other _____).
			45. The cost of repairing and repaving the streets adjacent to the property is paid for by: ___ The property owner(s), estimated fees: \$ _____ ___ Delaware Department of Transportation or the State of Delaware <input checked="" type="checkbox"/> Municipal ___ Community/HOA ___ Other ___ 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
		U	47. Are there now or have there been any underground storage tanks on the property? (___ Heating fuel), (___ Propane), (___ Septic), or (___ Other: _____). If yes, describe locations in XVI.
		U	48. If the tank was abandoned, was it done with all necessary permits and properly abandoned?
		U	49. Are asbestos-containing materials present? If yes, describe in XVI.
		U	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)
	<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.

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	<input checked="" type="checkbox"/>		61. Have you made any insurance claims on the property in the past 5 years? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		62. Does the property have standing water in front, rear, or side yards for more than 48 hours after raining? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		63. Are there encroachments or boundary line disputes affecting the property? If yes, describe in XVI?
	<input checked="" type="checkbox"/>		64. Are there any ditches crossing or bordering the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		65. Are there any swales crossing the property that are under the control of a Soil and Conservation District? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		66. Have you ever had the property surveyed?
	<input checked="" type="checkbox"/>		67. Are the boundaries of the property marked in any way? If yes, describe in XVI.
			VII. STRUCTURAL ITEMS
	<input checked="" type="checkbox"/>		68. Have you made any additions or structural changes? If yes, describe in XVI.
		NA	69. If #68 is yes, was all work done with all necessary permits and approvals in compliance with building codes?
		NA	70. If #69 is yes, are the permits closed?
	<input checked="" type="checkbox"/>		71. Is there now or has there ever been any movement, shifting, or other problems with walls or foundations? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		72. Has the property, or any improvements thereon, ever been damaged by (<input type="checkbox"/> Fire), (<input type="checkbox"/> Smoke), (<input type="checkbox"/> Wind), or (<input type="checkbox"/> Flood)? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		73. Was the structure moved to this site? (<input type="checkbox"/> Double Wide), (<input type="checkbox"/> Modular), (<input type="checkbox"/> Other: _____)
	<input checked="" type="checkbox"/>		74. Is there now or has there ever been any non-plumbing water leakage in the house? If yes, describe in XVI.
<input checked="" type="checkbox"/>			75. Are there any problems with (<input checked="" type="checkbox"/> Exterior walls), (<input type="checkbox"/> Driveways), (<input checked="" type="checkbox"/> Walkways), (<input type="checkbox"/> Patios), (<input type="checkbox"/> Decks), (<input type="checkbox"/> Porches) or (<input checked="" type="checkbox"/> Retaining walls) on the property? If yes, describe in XVI.
<input checked="" type="checkbox"/>			76. Are there any problems with (<input checked="" type="checkbox"/> Interior walls), (<input type="checkbox"/> Ceilings), (<input type="checkbox"/> Floors), or (<input type="checkbox"/> Windows) on the property? If yes, describe in XVI.
		NA	77. Have there been any repairs or other attempts to control the cause or effect of problems described in questions 74, 75, and 76? If yes, describe in XVI.
			78. Is there insulation in the: (<input type="checkbox"/> Ceiling/attic), (<input type="checkbox"/> Exterior walls), (<input type="checkbox"/> Crawlspace/basement), or (<input type="checkbox"/> Other: _____) What type(s) of insulation does your property have? _____
			VIII. TERMITES, INSECTS, AND WILDLIFE
	<input checked="" type="checkbox"/>		79. Is there now or has there ever been any infestation by termites or other wood destroying insects? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		80. During your ownership, have there been any termite or other wood destroying insect inspections made on the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		81. Is there now or has there ever been any damage to the property caused by (<input type="checkbox"/> Termites), (<input type="checkbox"/> Other wood destroying insects), or (<input type="checkbox"/> Wildlife)? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		82. Have there ever been any termite or wood destroying insect treatments made on the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		83. Is there or has there ever been an infestation of insects? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		84. During your ownership, have there been any insect control inspections made on the property. If yes, describe in XVI.
	<input checked="" type="checkbox"/>		85. Are you aware of any insect control treatments made on the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		86. Are there now or have there ever been any bat colonies present on the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		87. Is your property currently under warranty, or other coverage, by a professional pest control company? If yes, name of exterminating company: _____
			IX. BASEMENT AND CRAWL SPACES
	<input checked="" type="checkbox"/>		88. Does the property have a sump pump? If yes, where does it drain? _____
<input checked="" type="checkbox"/>			89. Is there now or has there ever been any water leakage, accumulation, or dampness within the basement, crawlspace, or other interior areas of the structure? If yes, describe in XVI.
<input checked="" type="checkbox"/>			90. Have there been any repairs or other attempts to control any water or dampness problem in the basement, crawlspace, or other interior areas of the structure? If yes, describe in XVI.
<input checked="" type="checkbox"/>			91. Are there any cracks or bulges in the floors or foundation walls? If yes, describe in XVI.

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			X. ROOF
		U	92. Date last roof surface installed: _____ . If all roof surfaces not the same age, explain in XVI.
		U	93. How many layers of roof material are there (e.g., new shingles over old shingles)? _____
	✓		94. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI.
		U	95. If under warranty, is warranty transferable?
			96. Where do your gutters drain? (___ Surface), (___ Drywell), (___ Storm Sewers), (✓ Other: SEWER)
			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: CITY OF WILMINGTON
			99. Is there a water treatment system? If yes, (___ Leased) or (___ Owned)?
		NA	100. If water source is a well, when was it installed? _____ Location of well? _____ Depth of well? _____ . If more than one well, describe in XVI.
			101. What type of plumbing is used for the Water Supply? (✓ Copper), (___ Lead), (___ Cast Iron), (___ PVC), (___ PEX), (___ Polybutylene), (___ Galvanized), (✓ Other/Unknown: CPVC)
			102. What type of plumbing is used for Drainage? (___ Copper), (___ Lead), (✓ Cast Iron), (✓ PVC), (___ Galvanized), (___ Other/Unknown: _____)
		U	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.
		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?
		NA	110. If your drinking water is from a well, when was your water last tested and what were the results of the test? Tested on: _____ Results: _____
			111. What is the type of sewage system? (✓ Public Sewer), (___ Community Sewer), (___ Septic System), (___ Cesspool), (___ Other: _____)
		NA	112. If a septic system, type: (___ Gravity Fed), (___ Capping Fill), (___ LPP), (___ Mound), (___ Holding Tank), (___ Other: _____)
		NA	113. If a septic system, when was it last pumped? _____
		NA	114. If a septic system, has it been inspected by a Class H inspector within the last 36 months, as required by DNREC regulations? If yes, describe in XVI and provide the test results.
		NA	115. If a septic system, how many bedrooms is the septic permitted to service? _____
		U	116. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI.
		NA	117. If #116 is yes, were they abandoned with all necessary permits and properly abandoned?
			XII. HEATING AND AIR CONDITIONING
			118. How many heating and/or air conditioning systems are on the property? <u>1</u> . If more than 2, explain in XVI.
			119. Type of heating system for system #1 (✓ Forced air), (___ Heat pump), (___ Mini-Split), (___ Baseboard), (___ Radiator), (___ Other: _____) Type of heating system for system #2 (___ Forced air), (___ Heat pump), (___ Mini-Split), (___ Baseboard), (___ Radiator), (___ Other: _____)
			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 CRH Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials AVL Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

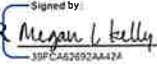
Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall 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>2016</u> Date of last service: _____ 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>2016</u> Date of last service: _____ 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?
		U	129. If #127 is yes, were the required permits obtained?
		U	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>
		U	133. What type of wiring is in the house? (copper, aluminum, other, etc.) _____
		U	134. What is the amp service? (<input type="checkbox"/> 60), (<input type="checkbox"/> 100), (<input checked="" type="checkbox"/> 150), (<input type="checkbox"/> 200), (<input type="checkbox"/> Other: _____)
			135. Does the property have (<input checked="" type="checkbox"/> Circuit Breakers) or (<input type="checkbox"/> Fuses)? If more than one electrical panel, describe in XVI.
✓			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
		NA	145. How many fireplaces and/or heating stoves are on the property? _____. If more than 2, explain in XVI.
		NA	146. Type of fuel for fireplace 1: (<input type="checkbox"/> Wood Burning), (<input type="checkbox"/> Propane Gas), (<input type="checkbox"/> Natural Gas), (<input type="checkbox"/> Other: _____)? Type of fuel for fireplace 2: (<input type="checkbox"/> Wood Burning), (<input type="checkbox"/> Propane Gas), (<input type="checkbox"/> Natural Gas), (<input type="checkbox"/> Other: _____)?
		NA	147. Type of fuel for heating stove 1: (<input type="checkbox"/> Wood Burning), (<input type="checkbox"/> Pellet), (<input type="checkbox"/> Other: _____)? Type of fuel for heating stove 2: (<input type="checkbox"/> Wood Burning), (<input type="checkbox"/> Pellet), (<input type="checkbox"/> Other: _____)?
		NA	148. Was the fireplace or heating stove part of the original house design?
		NA	149. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
		NA	150. Are there any problems? If yes, explain in XVI.
		NA	151. When were the flues/chimneys last cleaned, serviced, or repaired? _____. Explain nature of service or repair in XVI.

Seller's Initials CEH Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials ATL Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

ACKNOWLEDGMENT OF SELLER

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

9/17/2024 | 10:47:52 AM EDT

Seller  _____ Date _____ Seller _____ Date _____
Signed by: Megan L. Kelly ID: 35FC462092AAA47A

9/17/2024 | 11:18:27 AM EDT

Seller  _____ Date _____ Seller _____ Date _____
Signed by: [unclear] ID: 35F4910C66F7A4C

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 _____

108 winchester PL Wilmington, DE 19801


Page 9 of 9 Property Address: _____

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

Property: 108 Winchester PL., Wilmington, DE 19801

Seller's Name: Charity R Hart & Megan L Kelly

Seller Instructions: Check the box indicating the age of your property and initial. If you checked either box 1 or 3, continue to complete the *Seller's Disclosure* section below and sign this form at the bottom. If you checked box 2, sign below to complete this form.


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

Year Dwelling Was Constructed:

- 1. was constructed prior to January 1, 1978
- 2. was constructed after January 1, 1978
- 3. uncertain as to when constructed

Lead Warning Statement - Every Purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in very young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.


Seller's Disclosure - Unless box 2 is checked above, each Seller is required to complete sections (a and b) by selecting an answer and then by initialing in each of these two sections (if more than one owner, all owners must select and initial)

(a) Presence of lead-based paint and/or lead-based paint hazards (CHECK ONE BOX BELOW AND INITIAL):


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):


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.

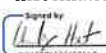
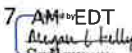
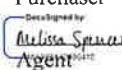
Purchaser's Acknowledgement - Unless box 2 is checked above, all purchaser(s) must initial c, d, e and f

- (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) MS The Listing Agent has informed the Seller of the Seller's obligation under 42 U.S.C. 4852(d), and the Seller is aware of his/her responsibility to ensure compliance.

Certification of Accuracy - The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

 Seller	9/17/2024 11:18:27	AM EDT  Seller	9/17/2024 10:47:52
Purchaser	Date	Purchaser	Date
 Agent	9/17/2024 10:02:17	AM EDT	
Agent	Date	Agent	Date



RADON DISCLOSURE

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

Property Address: 108 Winchester PL., Wilmington, DE 19801

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.

Signature
[Signature]
Seller 9/17/2024 | 11:18:27 AM EDT Date

Signature
[Signature]
Seller 9/17/2024 | 10:47:52 AM EDT 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:

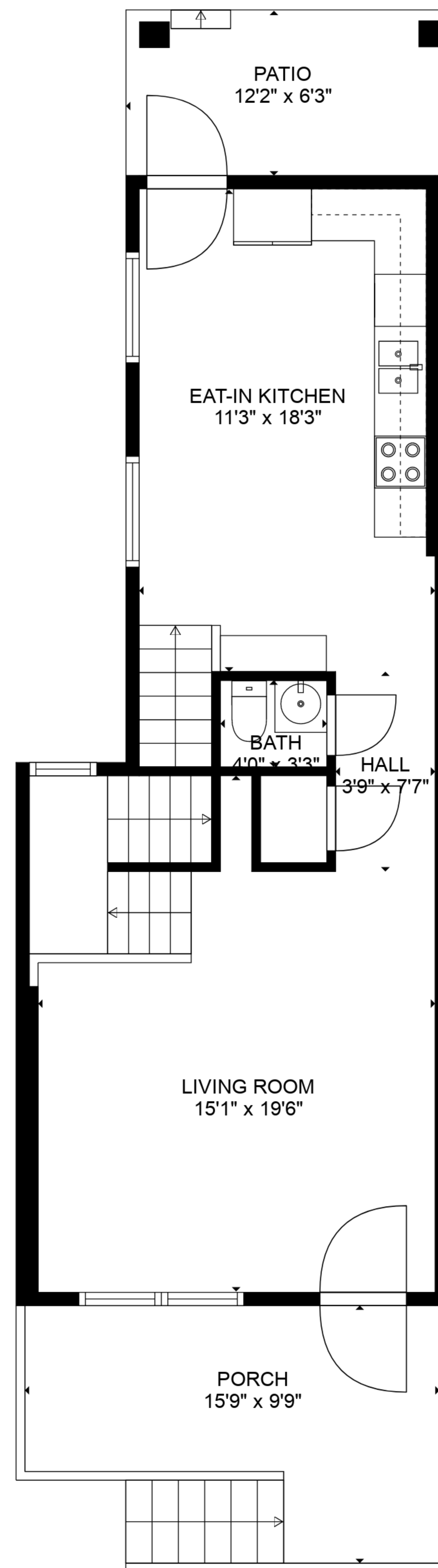
1. I/we have received the *Radon Rights, Risks and Remedy for Home Buyer* document, which describes the potential hazards of exposure to radon, testing for radon and remediation.
2. I/we have the option to have the property identified above tested for radon.
3. I/we have received copies of all radon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

Buyer

Date

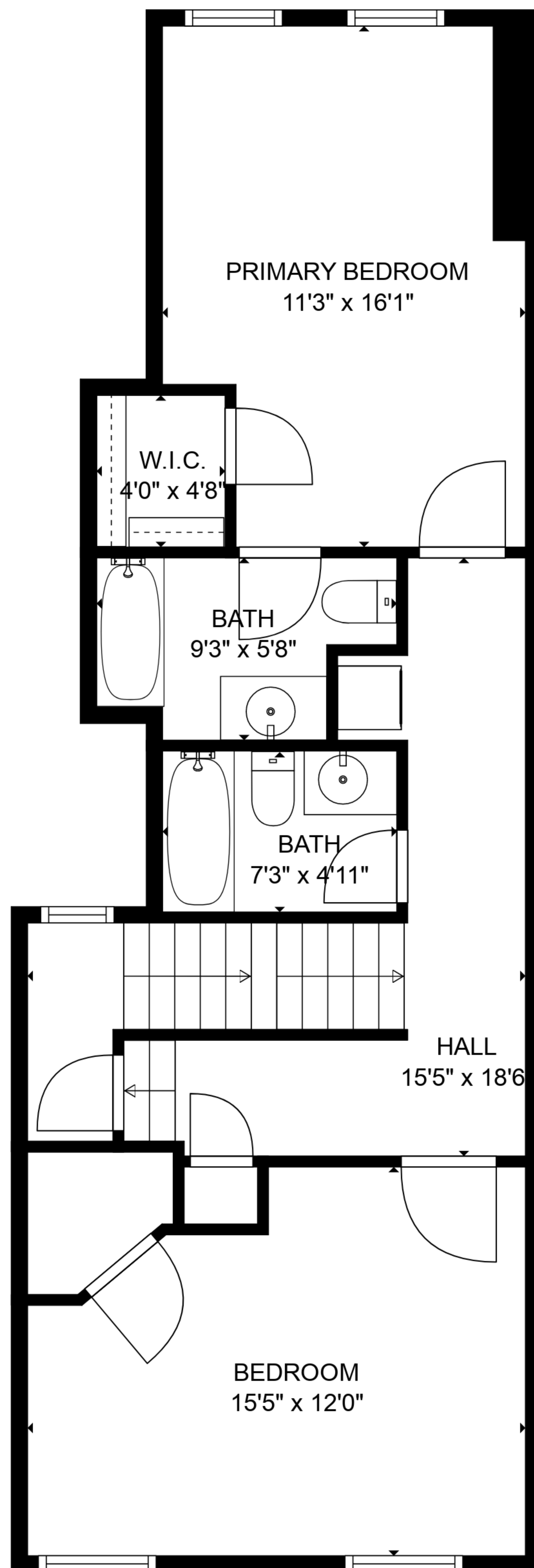
Buyer

Date



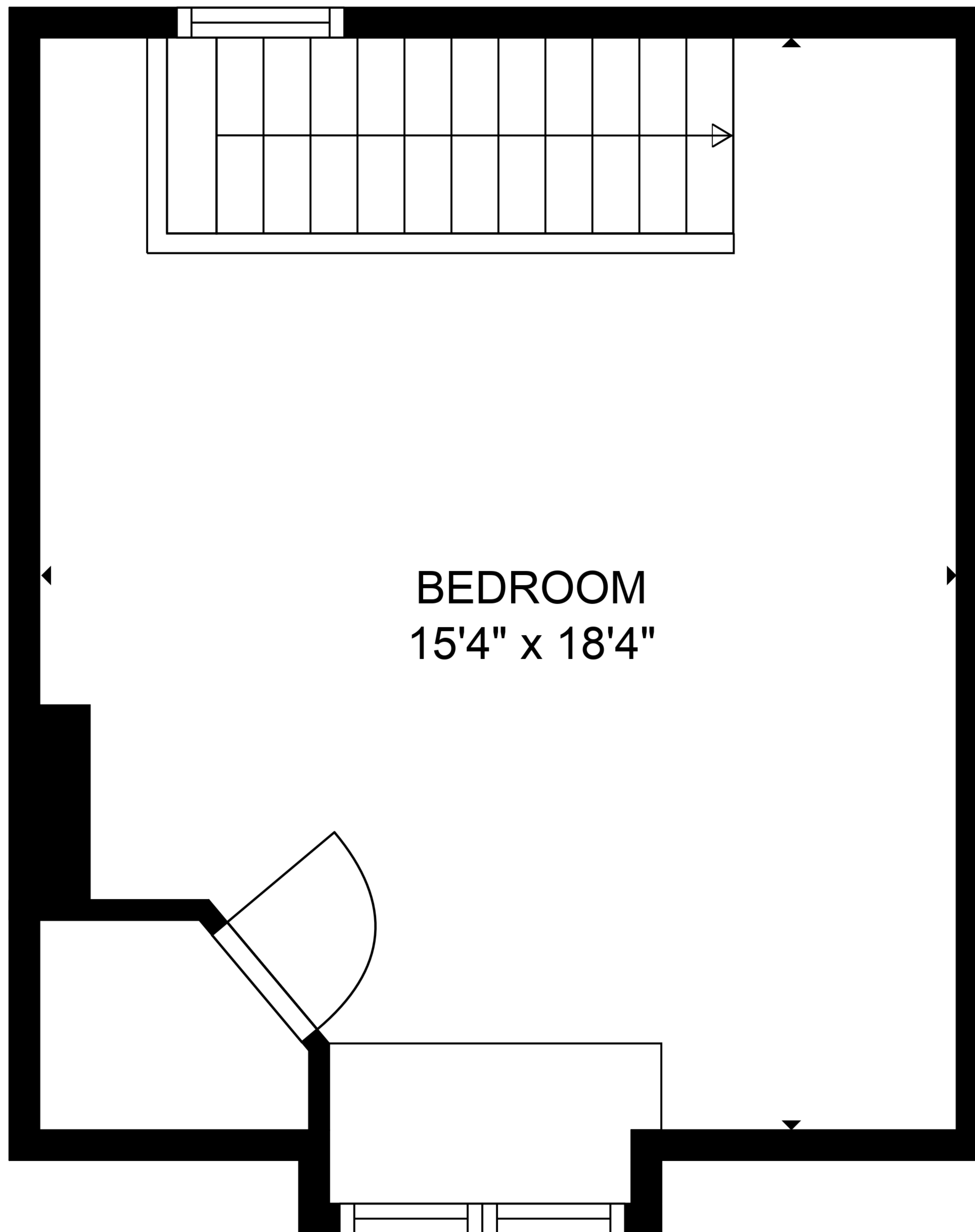
TOTAL: 1473 sq. ft

FLOOR 1: 551 sq. ft, FLOOR 2: 632 sq. ft, FLOOR 3: 290 sq. ft
EXCLUDED AREAS: PATIO: 77 sq. ft, PORCH: 119 sq. ft



TOTAL: 1473 sq. ft

FLOOR 1: 551 sq. ft, FLOOR 2: 632 sq. ft, FLOOR 3: 290 sq. ft
EXCLUDED AREAS: PATIO: 77 sq. ft, PORCH: 119 sq. ft



BEDROOM
15'4" x 18'4"

TOTAL: 1473 sq. ft

FLOOR 1: 551 sq. ft, FLOOR 2: 632 sq. ft, FLOOR 3: 290 sq. ft
EXCLUDED AREAS: PATIO: 77 sq. ft, PORCH: 119 sq. ft

