

Welcome To

45 Meadow Drive
Chesapeake Meadow



Must see Appoquinimink School District, 4/5 bedroom, 2 1/2 bath brick front Colonial with 2 car turned garage on large .83 acre lot convenient to major routes, shopping and dining yet tucked away in a small, quiet community. Grand 2 story foyer flanked by formal living and dining room flowing to spacious eat in kitchen with pantry, island, solid surface countertops, and cabinets with crown molding. Sliders lead to 20' x 15' composite screened porch addition, great for entertaining! Kitchen open to family room with wood burning fireplace. Gleaming hardwood floors throughout the foyer, dining room and first floor den/5th bedroom and also on the stairs leading up to the 2nd floor and in 3 of the 4 bedrooms upstairs. Owner's suite with walk in-closet, 4-piece bath, jetted tub, double sinks and shower. The basement features a finished rec room with quality LVP flooring and egress to the back yard. Many recent improvements include hardwood flooring, LVP, and fresh carpet in 4th bedroom, paver walkways, front porch and back patio, most windows '16, water heater and roof '17, HVAC '20, garage door '23.



Team Landon
Patterson-Schwartz Real Estate

Patterson-Schwartz Real Estate
Team Landon
302-218-8473 direct
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This information is provided as a courtesy only, it is not a warranty and should be independently investigated by buyers.



45 Meadow Drive, Middletown, DE, 19709

Active

\$629,900



MLS #: DENC2076008
 Type: Residential
 Struct Type: Detached
 Style: Colonial
 Lvs/Stories: 2
 Ownership: Fee Simple
 Garage: Yes

Beds: 4
 Baths: 2 / 1
 YearBuilt: 2000 / Estimated
 NewConstr: No
 Basement: Yes
 Central Air: Yes

LOCATION

County: NEW CASTLE School District: Appoquinimink
 MLS Area: South Of The Canal (30907) High School: Middletown
 Subdiv/Neigh: Chesapeake Meadow Middle School: Alfred G. Waters
 In City Limits: N

ASSOCIATION / COMMUNITY INFO

Senior Community: No HOA: Yes HOA Fee: \$325 / Annually Condo/Coop: No Assoc Fee Incl: Common Area Maintenance Assoc Amenities: Common Grounds

TAXES AND ASSESSMENT

Tax ID#: 11-062.00-057 Tax Annual/Year: \$4,215 / 2024 Tax Assessment: \$97,400

ROOMS

				BED	BATH
Living Room:	Main	14 x 13	Flooring - Carpet	Main:	1 part
Kitchen:	Main	22 x 16	Countertop(s) - Solid Surface, Flooring - HardWood, Island, Kitchen - Eat-in, Kitchen - Electric Cooking, Pantry	Upper 1:	4 2 full
Dining Room:	Main	14 x 13	Flooring - HardWood		
Family Room:	Main	18 x 16	Fireplace - Wood Burning, Flooring - Carpet		
Den:	Main	15 x 12	Flooring - HardWood		
Primary Bedroom:	Upper 1	16 x 14	Attached Bathroom, Ceiling Fan(s), Flooring - HardWood, Walk-In Closet(s)		
Bedroom 2:	Upper 1	13 x 12	Ceiling Fan(s), Flooring - HardWood		
Bedroom 3:	Upper 1	14 x 12	Ceiling Fan(s), Flooring - Carpet		
Bedroom 4:	Upper 1	12 x 12	Ceiling Fan(s), Flooring - HardWood		
Recreation Room:	Lower 1	25 x 13	Flooring - Luxury Vinyl Plank		

BUILDING INFORMATION

AboveGrFinSF: 2,950 / Assessor BelowGrFinSF: 400 / Assessor BelowGrFinSF: 400 / Assessor Total Finished SF: 3,350 / Total SF: 3,350 / Foundation: Concrete Perimeter Basement: Partially Finished Constr Materials: Brick, Vinyl Siding Flooring Type: Carpet, Hardwood

LOT AND PARKING

Lot Acres/SQFT: 0.83a / 36,155sf / Estimated Zoning: NC21 Federal Flood Zone: No Parking: Attached Garage, Driveway | Paved Parking | Garage - Side Entry, Garage Door Opener | Attached Garage Spaces: 2 | Driveway Spaces: 6

INTERIOR FEATURES

Carpet, Ceiling Fan(s), Formal/Separate Dining Room, Kitchen - Eat-In, Kitchen - Island, Pantry, Primary Bath(s), Upgraded Countertops, Walk-in Closet(s), Wood Floors | Fireplace(s): 1, Wood | Built-In Microwave, Dishwasher, Oven/Range - Electric, Water Heater | Laundry: Main Floor | Accessibility Features: None

EXTERIOR FEATURES

UTILITIES

Cooling: Central A/C, Electric | *Heating*: Forced Air, Natural Gas | *Electric*: 200+ Amp Service, Circuit Breakers | *Hot Water*: Natural Gas | *Water Source*: Public | *Sewer*: On Site Septic

REMARKS

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Exclusions: Refrigerator

For More Information Contact:

Dave Landon

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Office: 302-733-7000

Toll-free: 800-220-7028

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45 Meadow Drive



Foyer



Foyer



Living Room



Living Room



Kitchen

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Kitchen



Kitchen Eating Area



Dining Room



Dining Room



Family Room



Family Room

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Bedroom



Den



Powder Room



Primary Bedroom



Primary Bath



Primary Bath

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Bedroom



Bedroom



Screened Porch



Full Bath



Lower Level Rec Room



Rear of home

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Aerial View



Main Floor



Upper Floor



Lower Level

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SELLER'S DISCLOSURE OF REAL PROPERTY CONDITION REPORT

State of Delaware

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

Seller(s) Name: Michael Wells and Jacquelyn F. Wells, Trustees

Property Address: 45 Meadow Drive, Middletown, DE 19709

Approximate Age of Building(s): 25 **Date Purchased:** 07/25/2003

Chapter 25, Title 6 of the Delaware Code, requires a Seller of residential property to disclose in writing all material defects of the property that are known at the time the property is offered for sale or that are known prior to the time of final settlement. Residential property means any interest in a property or manufactured housing lot, improved by dwelling units for 1-4 families. The disclosure must be made on this Report, which has been approved by the Delaware Real Estate Commission and shall be updated as necessary for any material changes occurring in the property before final settlement. This Report shall be given to all prospective Buyers prior to the time the Buyer makes an offer to purchase. This Report, signed by Buyer and Seller, shall become a part of the Agreement of Sale. This Report is a good faith effort by the Seller to make the disclosures required by Delaware law and is not a warranty of any kind by the Seller or any Agents or Sub-Agents representing Seller or Buyer in the transfer and is not a substitute for any inspections or warranties that the Seller or Buyer may wish to obtain. The Buyer has no cause of action against the Seller or Real Estate Agent for material defects in the property disclosed to the Buyer prior to the Buyer making an offer; material defects developed after the offer was made but disclosed in an update of this Report prior to settlement, provided Seller has complied with the Agreement of Sale; or material defects which occur after settlement.

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

Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			<u>I. OCCUPANCY</u>
			1. How do you currently use this property? As a: (<input checked="" type="checkbox"/> Primary Residence) (___ Second/Vacation Home) (___ Rental Property) (___ Inherited Property) (___ Other: _____). If not your Primary Residence, how long has it been since you occupied the property? _____.
	<input checked="" type="checkbox"/>		2. Is the property encumbered by a (___ rental/lease), (___ option to purchase), or (___ 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?
			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 .

Page 1 of 10 Property Address: 45 Meadow Drive, Middletown, DE 19709

Seller's Initials MW Seller's Initials JFW Buyer's Initials _____ Buyer's Initials _____
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Yes	No	*	* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			8. If #6 is yes, Seller warrants that the property (___ is) or (___ is not) exempt from providing the Buyer with a Public Offering Statement as described in §81-401 or §81-403(b) of Chapter 81, Title 25 of the Delaware Code, The Delaware Uniform Common Interest Ownership Act. If exempt from providing the Public Offering Statement or Resale Certificate, in compliance with §317A of Chapter 3, Title 25, Seller has attached a copy of all documents in the chain of title that create any financial obligation for the buyer, and a written summary of all financial obligations created by documents in the chain of title. As evidenced by signature below, Buyer has received a copy of these documents.
			II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS AND CO-OPS
✓			9. Is the property subject to any deed restrictions? (e.g., rental restrictions, pet restrictions, fence requirements, etc.) If yes, describe in XVI.
	✓		10. Are you in violation of any deed restrictions at this time? If yes, describe in XVI.
	✓		11. Is the property subject to any agreements concerning affordable housing or workforce/inclusionary housing? If yes, describe in XVI.
✓			12. Is the property subject to any private, public, or historic architectural review control other than building codes? If yes, describe in XVI.
	✓		13. Is the property part of a condominium or cooperative (Co-op) ownership?
✓			14. Is there a (___ Homeowners Association), (___ Condominium Association), (___ Cooperative (Co-op), (___ Civic Association), or (✓ Maintenance Corporation)?
			15. If #14 is yes, are there any (___ Fees), (___ Dues), or (✓ Assessments) involved? If yes, how much? <u>\$325</u> ; Frequency of payments: (___ Monthly), (___ Quarterly), (✓ Yearly), (___ Other: _____); Are they (✓ Mandatory) or (___ Voluntary)?
	✓		16. Is there a capital contribution fee due by a new owner to the Association? If yes, how much _____?
	✓		17. Are there any unpaid assessments including but not limited to deferred water and sewer charges for your property? If yes, how much? _____. If yes, describe in XVI.
	✓		18. Has there been a special assessment in the past 12 months? If yes, describe in XVI.
	✓		19. Have you received written notice of any new, proposed, or board discussed increases in fees, dues, assessments, or capital contributions? If yes, describe in XVI.
			20. Management Company Name: _____
			21. Representative Name: _____ Phone # _____
			22. Representative E-mail Address: _____
			III. TITLE / ZONING INFORMATION
	✓		23. Does the amount owed on your mortgage(s) and any other lien(s) exceed the estimated value of the property? If yes, are additional funds available from Seller for settlement? _____.
			24. Is your property owned (✓ In fee simple) or (___ Leasehold/Ground Lease) or (___ Cooperative)?
			25. If a Leasehold/Ground Lease, what is the current lease amount? \$_____; Frequency of payments: (___ Weekly), (___ Monthly), (___ Quarterly), (___ Yearly), (___ Other: _____) Note to Buyer: May be subject to change.
			26. If a Leasehold/Ground Lease, when does it expire? _____.
	✓		27. Are there any rights-of-way, easements, or similar matters that affect the property? If yes, describe in XVI.
	✓		28. Are there any shared maintenance agreements affecting the property? If yes, describe in XVI.
	✓		29. Are there any variance, zoning, conditional use, non-conforming use, or setback violations? If yes, describe in XVI.
			30. If #29 is yes, has the variance, conditional use, or non-conforming use expired or has otherwise become non-transferable? If yes, describe in XVI.
✓			31. Is your property currently covered by a title insurance policy?
	✓		32. Did you participate in any mortgage/closing cost assistance program that must be paid back at the time of the transfer of the property? If yes, describe in XVI.
	✓		33. Did you participate in any mortgage forbearance programs such as the CARES Act from COVID-19? If yes, describe in XVI.

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IV. ADDITIONAL INFORMATION			
	✓		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.
	✓		35. Is there any existing legal action affecting this property? If yes, describe in XVI.
	✓		36. Are there any violations of local, state or federal laws or regulations relating to this property? If yes, describe in XVI.
	✓		37. Does your current real estate tax amount reflect any non-transferrable exemptions or discounts? If yes, describe in XVI.
	✓		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.
✓			39. Are all the exterior door locks in the house in working condition? If no, describe in XVI.
✓			40. Will keys be provided for each lock?
✓			41. During your ownership, are there now or have there been animals (pets) living in the house? If yes, what type? Cat & dog
	✓		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 ___ Municipal ___ Community/HOA ___ Other ___ Unknown
✓			Note to Buyer: Repairing and repaving of the streets can be very costly. (6 Delaware Code§ 2578)
			46. Is off street parking available for this property? If yes, number of spaces available: <u>5</u>

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

VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)			
	✓		55. Is there fill soil or other fill material on the property?
	✓		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.
	✓		57. Is any part of the property located in (___ a flood zone) and/or (___ a wetlands area)?
	✓		58. Are there drainage or flood problems affecting the property? If yes, describe in XVI.
	✓		59. Do you carry flood insurance? Agent: _____ Policy # _____
	✓		60. If #59 is yes, what is the annual cost of this policy? _____
	✓		61. Have you made any insurance claims on the property in the past 5 years? If yes, describe in XVI.
	✓		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.
	✓		63. Are there encroachments or boundary line disputes affecting the property? If yes, describe in XVI?

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	<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.
<input checked="" 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"/>			70. If #69 is yes, are the permits closed?
	<input checked="" type="checkbox"/>		71. Is there now or has there ever been any movement, shifting, or other problems with walls or foundations? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		72. Has the property, or any improvements thereon, ever been damaged by (___Fire), (___Smoke), (___Wind), or (___Flood)? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		73. Was the structure moved to this site? (___ Double Wide), (___ Modular), (___Other: _____)
<input checked="" type="checkbox"/>			74. Is there now or has there ever been any non-plumbing water leakage in the house? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		75. Are there any problems with (___ Exterior walls), (___Driveways), (___Walkways), (___ Patios), (___ Decks), (___Porches) or (___ Retaining walls) on the property? If yes, describe in XVI.
<input checked="" type="checkbox"/>			76. Are there any problems with (<input checked="" type="checkbox"/> Interior walls), (___Ceilings), (___Floors), or (<input checked="" type="checkbox"/> Windows) on the property? If yes, describe in XVI.
<input checked="" type="checkbox"/>			77. Have there been any repairs or other attempts to control the cause or effect of problems described in questions 74, 75, and 76? If yes, describe in XVI.
<input checked="" 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</u>
			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
	<input checked="" type="checkbox"/>		80. During your ownership, have there been any termite or other wood destroying insect inspections made on the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		81. Is there now or has there ever been any damage to the property caused by (___ Termites), (___Other wood destroying insects), or (___Wildlife)? If yes, describe in XVI.
		U	82. Have there ever been any termite or wood destroying insect treatments made on the property? If yes, describe in XVI.
<input checked="" type="checkbox"/>			83. Is there or has there ever been an infestation of insects? If yes, describe in XVI.
<input checked="" type="checkbox"/>			84. During your ownership, have there been any insect control inspections made on the property. If yes, describe in XVI.
<input checked="" type="checkbox"/>			85. Are you aware of any insect control treatments made on the property? If yes, describe in XVI.
<input checked="" type="checkbox"/>			86. Are there now or have there ever been any bat colonies present on the property? If yes, describe in XVI.
<input checked="" type="checkbox"/>			87. Is your property currently under warranty, or other coverage, by a professional pest control company? If yes, name of exterminating company: <u>Prospray Pest</u>
			IX. BASEMENT AND CRAWL SPACES
<input checked="" type="checkbox"/>			88. Does the property have a sump pump? If yes, where does it drain? <u>Septic (has never run except for testing)</u>
<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.
			X. ROOF
			92. Date last roof surface installed: <u>2017</u> . If all roof surfaces not the same age, explain in XVI.
			93. How many layers of roof material are there (e.g., new shingles over old shingles)? <u>1</u>

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	<input checked="" type="checkbox"/>		94. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI.
<input checked="" type="checkbox"/>			95. If under warranty, is warranty transferable?
			96. Where do your gutters drain? (<input checked="" type="checkbox"/> Surface), (___ Drywell), (___ Storm Sewers), (___ Other: _____)
			XI. PLUMBING-RELATED ITEMS
			97. What is the drinking water source? (___ Municipal), (___ County), (<input checked="" type="checkbox"/> Public Utility), (___ Private Well), (___ Other: _____)
			98. If drinking water is supplied by public utility, name of utility: <u>Tidewater</u>
	<input checked="" type="checkbox"/>		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? (<input checked="" type="checkbox"/> Copper), (___ Lead), (___ Cast Iron), (___ PVC), (___ PEX), (___ Polybutylene), (___ Galvanized), (___ Other/Unknown: _____)
			102. What type of plumbing is used for Drainage? (___ Copper), (___ Lead), (___ Cast Iron), (<input checked="" type="checkbox"/> PVC), (___ Galvanized), (___ Other/Unknown: _____)
			103. Age of Water Heater? <u>8</u> Water heater type: (<input checked="" type="checkbox"/> Tank), (___ Tankless), (___ Other: _____)
			104. Water Heater Fuel: (___ Electric), (___ Oil), (___ Propane Gas), (<input checked="" type="checkbox"/> Natural Gas) or (___ Other: _____)
<input checked="" type="checkbox"/>			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.
<input checked="" type="checkbox"/>			106. Are there any additions and/or upgrades to the original service? If yes, describe in XVI.
			107. If #106 is yes, was the work done by a licensed contractor?
			108. If #106 is yes, were the required permits obtained?
			109. If #108 is yes, are the permits closed?
		NA	110. If your drinking water is from a well, when was your water last tested and what were the results of the test? Tested on: _____ Results: _____
			111. What is the type of sewage system? (___ Public Sewer), (___ Community Sewer), (<input checked="" type="checkbox"/> Septic System), (___ Cesspool), (___ Other: _____)
			112. If a septic system, type: (___ Gravity Fed), (___ Capping Fill), (___ LPP), (<input checked="" type="checkbox"/> 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? <u>4</u>
	<input checked="" type="checkbox"/>		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?
			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 (<input checked="" type="checkbox"/> 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), (<input checked="" type="checkbox"/> Natural Gas), (___ Electric), (___ Solar), (___ Other: _____) Type of heating fuel for system #2 (___ Oil), (___ Propane Gas), (___ Natural Gas), (___ Electric), (___ Solar), (___ Other: _____)
			121. Fuel provider for: Heating system #1 <u>Delmarva</u> Heating System #2: _____
			122. Age of furnace #1: <u>5</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.

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Seller's Initials MW Seller's Initials JW Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Yes	No	*	* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			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: _____)
	<input checked="" type="checkbox"/>		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: 5 _____ Date of last service: _____ Age of air conditioning system #2: _____ Date of last service: _____
<input checked="" type="checkbox"/>			127. Have there been any additions and/or upgrades to the original heating or air conditioning? If yes, describe in XVI.
<input checked="" type="checkbox"/>			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?
	<input checked="" type="checkbox"/>		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.
	<input checked="" type="checkbox"/>		136. Are there any 220/240 volt circuits? (Other: _____)
	<input checked="" type="checkbox"/>		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.
	<input checked="" type="checkbox"/>		138. Are there wall switches, light fixtures, or electrical outlets in need of repair? If yes, explain in XVI.
	<input checked="" type="checkbox"/>		139. Is there a permanently affixed generator on the property? What is the fuel source? _____
	<input checked="" type="checkbox"/>		140. Have there been any additions to the original service?
	<input checked="" type="checkbox"/>		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.
			142. If #139, #140, or #141 is yes, was work done by a licensed electrician?
			143. If #139, #140, or #141 is yes, were the required permits obtained?
			144. If #143 is yes, is the permit closed?
			XIV. FIREPLACE OR HEATING STOVE
			145. How many fireplaces and/or heating stoves are on the property? <u>1</u> . If more than 2, explain in XVI.
			146. Type of fuel for fireplace 1: (<input checked="" 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: _____)?
			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: _____)?
<input checked="" type="checkbox"/>			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?
	<input checked="" type="checkbox"/>		150. Are there any problems? If yes, explain in XVI.
			151. When were the flues/chimneys last cleaned, serviced, or repaired? _____. Explain nature of service or repair in XVI.

Seller's Initials MW Seller's Initials JFW Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

XV. MAJOR APPLIANCES AND OTHER ITEMS

Are the following items in working order? Note: The Agreement of Sale will specify and govern what is included or excluded. If an item does not exist, leave the yes/no fields blank.					
YES	NO	YES	NO	YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Seller's Initials MLW Seller's Initials JFW Buyer's Initials _____ Buyer's Initials _____

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

XVI. ADDITIONAL INFORMATION

If you were directed to this section to clarify an answer, or if you indicated there is a problem with any of the items in sections I through XV, provide an explanation of your recollection using common language. Attach additional sheets if needed.

Question Number	Additional Information
9	Chesapeake Meadow Maintenance Corporation (CMMC) - Deed restrictions & by-laws
12	CMMC has an Architectural Review Committee to approve changes in accordance with deed restrictions
68	Screened in porch added in 2008
74	Various windows have leaked and been repaired by Ferris
74	Front door leaked and has since been replaced
74	Drywall in garage was damaged by leak in roof. Roof was replaced.
76	One window has popped seal (front bay)
83 - 87	In 2022 there were yellowjackets in the back. Prospray Pest was hired to exterminate them. Annual contract in place and
	there have been no issues with yellowjackets.
86	There was a bat colony behind a shutter several years ago. Left them as directed and they did not return.
89	During very heavy rains there may be dampness in the wall near the sump pump. The sump pump never runs (is bone dry)
	and has never run except for testing
127	New HVAC installed in 2020
105/106	Hot water heater leaked. New hot water heater installed in 2017

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

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Seller's Initials MW Seller's Initials JFW Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

ADDITIONAL NOTICES TO BUYERS

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

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

Additional information for specific sections is listed below:

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

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

IV. ADDITIONAL INFORMATION

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

VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)

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

XI. PLUMBING-RELATED ITEMS

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

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Seller’s Initials ^{Initial}
MN Seller’s Initials ^{Initial}
JFW Buyer’s Initials _____ Buyer’s Initials _____

Seller’s Initials _____ 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.

Signed by:
SELLER Michael Wells Date 2/13/2025 SELLER _____ Date _____
1592303CAD2E414...

Signed by:
SELLER Jacquelyn F. Wells Date 2/13/2025 SELLER _____ Date _____
A80D83FF894E451...

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

ACKNOWLEDGMENT OF BUYER

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

BUYER _____ Date _____ BUYER _____ Date _____

BUYER _____ Date _____ BUYER _____ Date _____

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

Property: 45 Meadow Drive, Middletown, DE 19709

Seller's Name: Michael Wells and Jacquelyn F. Wells, Trustees

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.

JFW
(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):

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

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

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

Michael Wells 2/13/25
Seller Date
[Signature] 2/13/25
Purchaser Date
[Signature] 2/13/25
Agent Date

Jacquelyn Wells 2/13/25
Seller Date
Purchaser Date
Agent Date



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

Property Address: 45 Meadow Drive, Middletown, DE 19709

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.

Michael Wells 2/13/25
 Seller Date

Jacqueline Wells 2/13/25
 Seller Date

Buyer's Acknowledgement

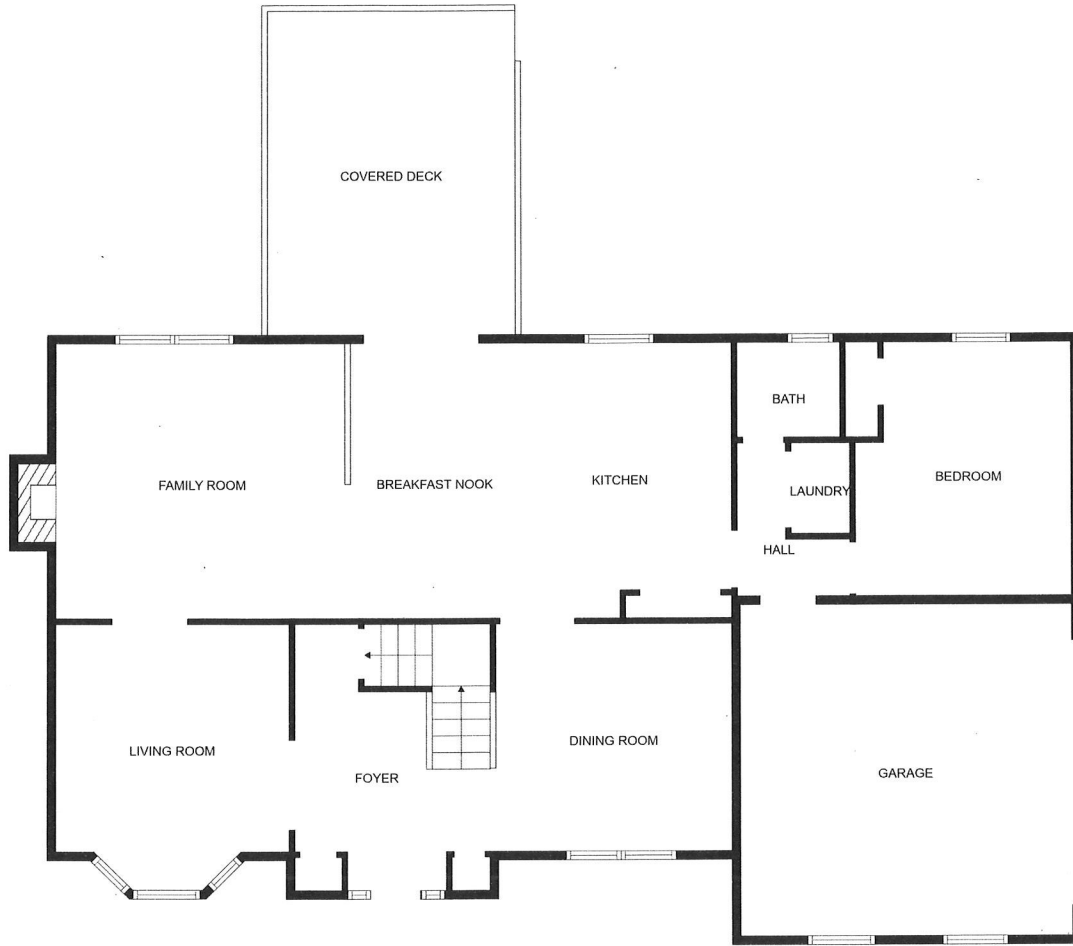
Delaware law requires that every buyer of any interest in residential real property that includes a dwelling must be notified that the property may present the potential for exposure to radon.

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

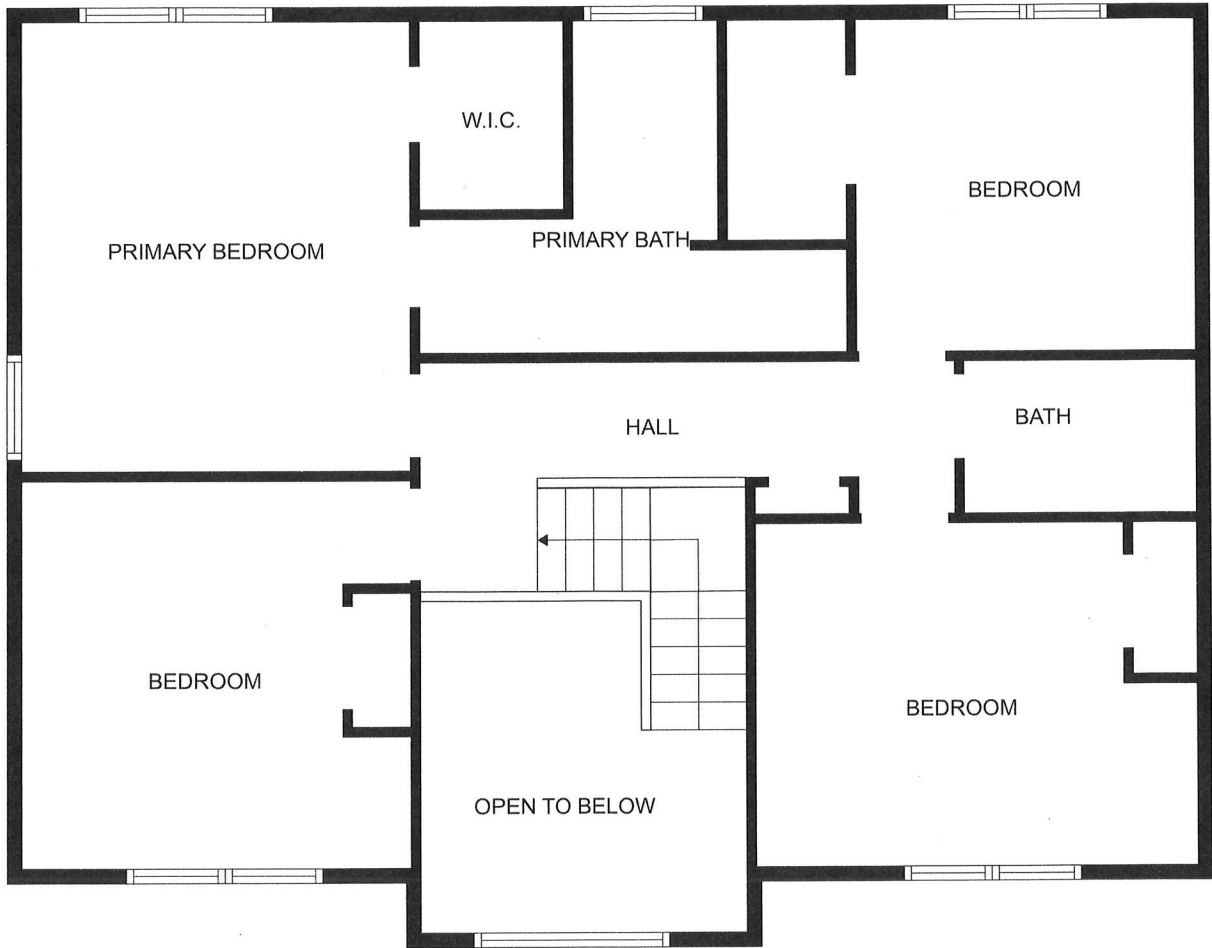
1. I/we have received the *Radon Rights, Risks and Remedy for Home Buyer* document, which describes the potential hazards of exposure to radon, testing for radon and remediation.
2. I/we have the option to have the property identified above tested for radon.
3. I/we have received copies of all radon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

 Buyer Date

 Buyer Date



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



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



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