

# Welcome To

67 Kells Avenue  
Newark



Location, location, location! 4 bedroom, 1 1/2 bath colonial on a park like corner lot within walking distance to the University of Delaware, downtown Newark, The Star Campus, stadium complex, train station, walking paths and public tennis courts. With 8.5' ceilings on the first level this home is full of light and character. Some of the many features and improvements include central A/C, a detached 2 car garage, off street parking, gleaming hardwood floors and updated lighting throughout! Spacious light filled living room with gas fireplace, formal dining room, gorgeous sunroom with vaulted ceilings, kitchen with pantry and spice closet and windows overlooking the brick patio and yard full of many perennials adding color to the property throughout the year! 4 bedrooms upstairs, a full bath and a walk up insulated attic, great for storage. Large unfinished basement with laundry area and sink.



**Team Landon**  
Patterson-Schwartz Real Estate

Patterson-Schwartz Real Estate  
Team Landon  
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This information is provided as a courtesy only, it is not a warranty and should be inde-



67 Kells Avenue, Newark, DE, 19711

Coming Soon

\$525,000



MLS #: DENC2077504  
 Type: Residential  
 Struct Type: Detached  
 Style: Colonial  
 Lvl/Story: 2  
 Ownership: Fee Simple  
 Garage: Yes

Beds: 4  
 Baths: 1 / 1  
 YearBuilt: 1935 / Estimated  
 NewConstr: No  
 Basement: Yes  
 Central Air: Yes

LOCATION

County:	NEW CASTLE	School District:	Christina
MLS Area:	Newark/Glasgow (30905)	High School:	Newark
Subdiv/Neigh:	None Available	Middle School:	Shue-Medill
In City Limits:	Y	Elementary School:	West Park Place

ASSOCIATION / COMMUNITY INFO

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

TAXES AND ASSESSMENT

Tax ID#: 18-032.00-171 Tax Annual/Year: \$3,030 / 2024 City/Town Tax: \$703 School Tax: \$2,160 County Tax: \$168 Tax Assessment: \$66,600

ROOMS

				BED	BATH
Living Room:	Main	21 x 14	Flooring - HardWood	Main:	1 part
Kitchen:	Main	14 x 10	Flooring - HardWood, Kitchen - Electric Cooking, Pantry	Upper 1:	4 1 full
Dining Room:	Main	14 x 13	Flooring - HardWood		
Primary Bedroom:	Upper 1	14 x 11	Flooring - HardWood		
Bedroom 2:	Upper 1	12 x 11			
Bedroom 3:	Upper 1	13 x 12	Flooring - HardWood		
Bedroom 4:	Upper 1	10 x 10	Flooring - HardWood		
Sun/Florida Room:	Main	10 x 10	Flooring - HardWood		

BUILDING INFORMATION

AboveGrFinSF: 1,975 / Assessor Total Finished SF: 1,975 / Total SF: 1,975 / Wall & Ceiling: Vaulted Ceilings Foundation: Block Basement: Unfinished Constr Materials: Cedar Flooring Type: Hardwood

LOT AND PARKING

Lot Acres/SQFT: 0.28a / 12,197sf / Estimated Zoning: 18RD Federal Flood Zone: No Parking: Detached Garage, Driveway | Paved Parking | Garage - Front Entry | Detached Garage Spaces: 2 | Driveway Spaces: 2

INTERIOR FEATURES

Attic, Formal/Separate Dining Room, Pantry, Primary Bath(s), Wood Floors | Fireplace(s): 1 | Dishwasher, Oven/Range - Electric | Laundry: Basement | Accessibility Features: None

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## EXTERIOR FEATURES

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Exterior Lighting, Outbuilding(s) | *Patio/Porch:* Patio(s)

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## UTILITIES

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

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## REMARKS

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Expected On Market Date: March 14, 2025

*Public:* Location, location, location! 4 bedroom, 1 1/2 bath colonial on a park like corner lot within walking distance to the University of Delaware, downtown Newark, The Star Campus, stadium complex, train station, walking paths and public tennis courts. With 8.5' ceilings on the first level this home is full of light and character. Some of the many features and improvements include central A/C, a detached 2 car garage, off street parking, gleaming hardwood floors and updated lighting throughout! Spacious light filled living room with gas fireplace, formal dining room, gorgeous sunroom with vaulted ceilings, kitchen with pantry and spice closet and windows overlooking the brick patio and yard full of many perennials adding color to the property throughout the year! 4 bedrooms upstairs, a full bath and a walk up insulated attic, great for storage. Large unfinished basement with laundry area and sink. Hurry to schedule your private tour today!

For More Information Contact:

## Dave Landon

**Direct:** 302-218-8473

**Fax:** 302-733-7046

**Office:** 302-733-7000

**e-mail:** [dlandon@psre.com](mailto:dlandon@psre.com)

**Toll-free:** 800-220-7028

Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made. *Printed on 3/13/2025 by Dave Landon*

\*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.



67 Kells Avenue



Foyer



Living Room



Kitchen



Kitchen



Pantry & Spice Cabinet

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Dining Room



Den or Family Room



Den & Sunroom



Sunroom



Powder Room



Basement

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Primary Bedroom



Bedroom



Bedroom



Bedroom



Full Bath



Insulated Walk-up Attic

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Laundry



Central A/C



Utility area in basement



Garage



Rear of home



Garage

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Yard



Yard



Yard

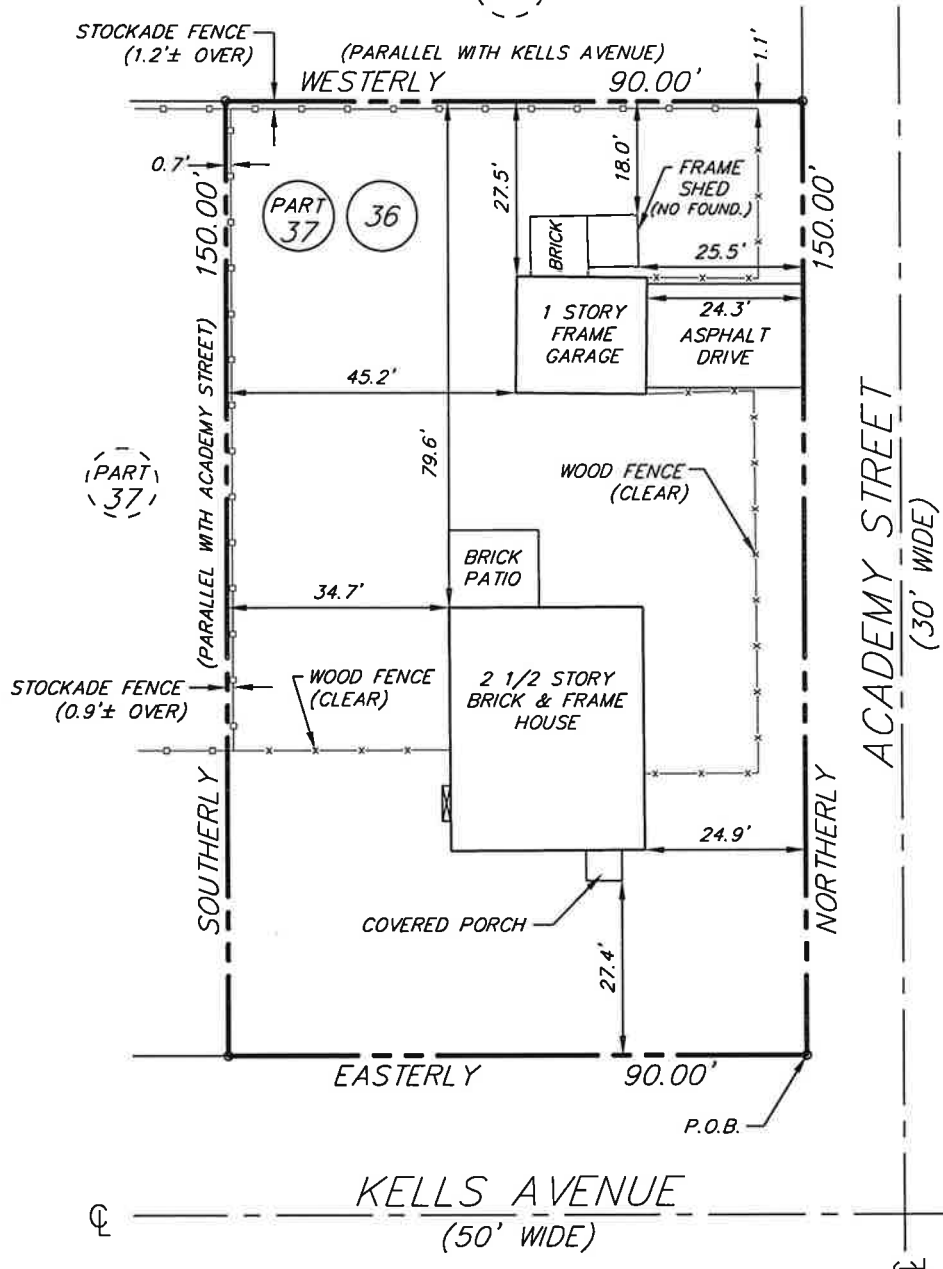


Yard

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THIS PLAN DOES NOT REPRESENT A PROPERTY SURVEY & SHOULD NOT BE USED FOR FURTHER IMPROVEMENTS. CORNERS HAVE NOT BEEN STAKED UNLESS NOTED. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS & RESERVATIONS OF RECORD.

REQUIRED SETBACKS	
ZONED:	RD
FRONT SETBACK	15'
REAR SETBACK	20'
SIDE SETBACK	8'

PIPE  
NORTHEAST CORNER  
OF LOT 39

PIPE  
NORTHEAST CORNER  
OF LOT 41

SURVEY CLASS: B

## MORTGAGE INSPECTION PLAN

FARLEY W. GRUBB  
67 KELLS AVENUE  
LOT 36 & PART OF LOT 37  
"WOLLASTON" SUBDIVISION  
CITY OF NEWARK  
NEW CASTLE COUNTY, DELAWARE



P.O. BOX 265  
YORKLYN, DE 19736  
PHONE: 302/234-8100

*[Signature]*  
APPROVED BY

PROJECT	TAX PARCEL #	DEED REF.	DATE	SCALE
513-7543	18-032.00-171	20020201 -0010609	5-19-06	1" = 30'



## 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:** Farley W. Grubb

**Property Address:** 67 Kells Avenue, Newark, DE 19711

**Approximate Age of Building(s):** 85 to 90 years      **Date Purchased:** 05/25/2006

**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.
			<b>I. OCCUPANCY</b>
			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? _____.
<input checked="" type="checkbox"/>			2. Is the property encumbered by a ( <input type="checkbox"/> rental/lease), ( <input type="checkbox"/> option to purchase), or ( <input checked="" type="checkbox"/> first right of refusal)? <b>If yes, describe in XVI.</b> 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? <b>If yes, describe in XVI.</b> 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, <b>STOP USING THIS FORM</b> and complete the Seller's Disclosure of Real Property Condition Report <b>New Construction Only</b> .

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Seller's Initials FWG      Seller's Initials \_\_\_\_\_      Buyer's Initials \_\_\_\_\_      Buyer's Initials \_\_\_\_\_  
 Seller's Initials \_\_\_\_\_      Seller's Initials \_\_\_\_\_      Buyer's Initials \_\_\_\_\_      Buyer's Initials \_\_\_\_\_

Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			8. If #6 is yes, Seller warrants that the property (___ is) or (___ is not) exempt from providing the Buyer with a <b>Public Offering Statement</b> 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.
			<b>II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS AND CO-OPS</b>
	✓		9. Is the property subject to any deed restrictions? (e.g., rental restrictions, pet restrictions, fence requirements, etc.) <b>If yes, describe in XVI.</b>
	✓		10. Are you in violation of any deed restrictions at this time? <b>If yes, describe in XVI.</b>
	✓		11. Is the property subject to any agreements concerning affordable housing or workforce/inclusionary housing? <b>If yes, describe in XVI.</b>
	✓		12. Is the property subject to any private, public, or historic architectural review control other than building codes? <b>If yes, describe in XVI.</b>
	✓		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)?
		NA	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? _____. <b>If yes, describe in XVI.</b>
	✓		18. Has there been a special assessment in the past 12 months? <b>If yes, describe in XVI.</b>
	✓		19. Have you received written notice of any new, proposed, or board discussed increases in fees, dues, assessments, or capital contributions? <b>If yes, describe in XVI.</b>
		NA	20. Management Company Name: _____
		NA	21. Representative Name: _____ Phone # _____
		NA	22. Representative E-mail Address: _____
			<b>III. TITLE / ZONING INFORMATION</b>
	✓		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: _____) <b>Note to Buyer:</b> 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? <b>If yes, describe in XVI.</b>
	✓		28. Are there any shared maintenance agreements affecting the property? <b>If yes, describe in XVI.</b>
	✓		29. Are there any variance, zoning, conditional use, non-conforming use, or setback violations? <b>If yes, describe in XVI.</b>
		NA	30. If #29 is yes, has the variance, conditional use, or non-conforming use expired or has otherwise become non-transferable? <b>If yes, describe in XVI.</b>
		?	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? <b>If yes, describe in XVI.</b>
	✓		33. Did you participate in any mortgage forbearance programs such as the CARES Act from COVID-19? <b>If yes, describe in XVI.</b>

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Yes	No	*	<p><b>* 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.</b></p> <p><b>Seller shall answer the following questions based on Seller's knowledge of the property.</b></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? <b>If yes, describe in XVI.</b>   |
|                                     | <input checked="" type="checkbox"/> |    | 35. Is there any existing legal action affecting this property? <b>If yes, describe in XVI.</b>  |
|                                     | <input checked="" type="checkbox"/> |    | 36. Are there any violations of local, state or federal laws or regulations relating to this property? <b>If yes, describe in XVI.</b>   |
|                                     | <input checked="" type="checkbox"/> |    | 37. Does your current real estate tax amount reflect any non-transferrable exemptions or discounts? <b>If yes, describe in XVI.</b>  |
|                                     | <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. <b>If yes to any, describe in XVI.</b>   |
|                                     | <input checked="" type="checkbox"/> |    | 39. Are all the exterior door locks in the house in working condition? <b>If no, describe in XVI.</b>  |
| <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?<br>one cat in 2008 only   |
| <input checked="" type="checkbox"/> |                                     |    | 42. Is there now or has there ever been a (___ Swimming pool), ( <input checked="" type="checkbox"/> Hot tub), (___ Spa), or (___ Whirlpool) on the property? <b>If yes and there are any defects, describe in XVI.</b>  |
|                                     |                                     | NA | 43. If there is a pool, does it conform to all local ordinances? <b>If no, describe in XVI.</b>  |
|                                     |                                     |    | 44. What is the type of trash disposal? (___ Private), ( <input checked="" type="checkbox"/> Municipal), (___ County), (___ Community) or (___ Other _____).   |
|                                     |                                     |    | 45. The cost of repairing and repaving the streets adjacent to the property is paid for by:<br>___ The property owner(s), estimated fees: \$ _____<br><input checked="" type="checkbox"/> Delaware Department of Transportation or the State of Delaware<br><input checked="" type="checkbox"/> Municipal<br>___ Community/HOA<br>___ Other<br>___ Unknown |
| <input checked="" type="checkbox"/> |                                     |    | <b>Note to Buyer:</b> Repairing and repaving of the streets can be very costly. (6 Delaware Code§ 2578)  |
| <input checked="" type="checkbox"/> |                                     |    | 46. Is off street parking available for this property? If yes, number of spaces available: 4   |

**V. ENVIRONMENTAL CONCERNS**

- |  |                                     |    |   |
|--|-------------------------------------|----|---|
|  | <input checked="" type="checkbox"/> |    | 47. Are there now or have there been any underground storage tanks on the property? (___ Heating fuel), (___ Propane), (___ Septic), or (___ Other: _____). <b>If yes, describe locations in XVI.</b> |
|  |                                     | NA | 48. If the tank was abandoned, was it done with all necessary permits and properly abandoned?   |
|  | <input checked="" type="checkbox"/> | U  | 49. Are asbestos-containing materials present? <b>If yes, describe in XVI.</b>  |
|  | <input checked="" type="checkbox"/> | U  | 50. Are there any lead hazards? (e.g., lead paint, lead pipes, lead in soil.) <b>If yes, describe in XVI.</b>   |
|  |                                     | U  | 51. Has the property been tested for toxic or hazardous substances? <b>If yes, describe in XVI and provide the test results.</b>  |
|  |                                     | U  | 52. Has the property ever been tested for mold? <b>If yes, provide the test results.</b>  |
|  | <input checked="" type="checkbox"/> |    | 53. Has the illegal manufacture, storage, or use of methamphetamines occurred in the property? <b>If yes, describe in XVI.</b>  |
|  | <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? <b>If yes, describe in XVI.</b> |
|                                     | <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? <b>If yes, describe in XVI.</b>   |
|                                     | <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? _____   |
|                                     | <input checked="" type="checkbox"/> |  | 61. Have you made any insurance claims on the property in the past 5 years? <b>If yes, describe in XVI.</b>  |
|                                     | <input checked="" type="checkbox"/> |  | 62. Does the property have standing water in front, rear, or side yards for more than 48 hours after raining? <b>If yes, describe in XVI.</b>  |
|                                     | <input checked="" type="checkbox"/> |  | 63. Are there encroachments or boundary line disputes affecting the property? <b>If yes, describe in XVI?</b>  |

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	<input checked="" type="checkbox"/>		64. Are there any ditches crossing or bordering the property? <b>If yes, describe in XVI.</b>
	<input checked="" type="checkbox"/>		65. Are there any swales crossing the property that are under the control of a Soil and Conservation District? <b>If yes, describe in XVI.</b>
<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? <b>If yes, describe in XVI.</b>
<input checked="" type="checkbox"/>			68. Have you made any additions or structural changes? <b>If yes, describe in XVI.</b>
			<b>VII. STRUCTURAL ITEMS</b>
	<input checked="" type="checkbox"/>		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? <b>If yes, describe in XVI.</b>
	<input checked="" type="checkbox"/>		72. Has the property, or any improvements thereon, ever been damaged by (___ Fire), (___ Smoke), (___ Wind), or (___ Flood)? <b>If yes, describe in XVI.</b>
	<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? <b>If yes, describe in XVI.</b>
<input checked="" type="checkbox"/>			75. Are there any problems with (___ Exterior walls), ( <input checked="" type="checkbox"/> Driveways), (___ Walkways), (___ Patios), (___ Decks), (___ Porches) or (___ Retaining walls) on the property? <b>If yes, describe in XVI.</b>
<input checked="" type="checkbox"/>			76. Are there any problems with (___ Interior walls), (___ Ceilings), (___ Floors), or ( <input checked="" type="checkbox"/> Windows) on the property? <b>If yes, describe in XVI.</b>
<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? <b>If yes, describe in XVI.</b>
<input checked="" type="checkbox"/>			78. Is there insulation in the: ( <input checked="" type="checkbox"/> Ceiling/attic), ( <input checked="" type="checkbox"/> Exterior walls), (___ Crawlspace/basement), or (___ Other: _____)
			What type(s) of insulation does your property have? <u>fiberglass</u>
<input checked="" type="checkbox"/>			79. Is there now or has there ever been any infestation by termites or other wood destroying insects? <b>If yes, describe</b>
			<b>VIII. TERMITES, INSECTS, AND WILDLIFE</b>
<input checked="" type="checkbox"/>			80. During your ownership, have there been any termite or other wood destroying insect inspections made on the property? <b>If yes, describe in XVI.</b>
<input checked="" type="checkbox"/>			81. Is there now or has there ever been any damage to the property caused by ( <input checked="" type="checkbox"/> Termites), (___ Other wood destroying insects), or (___ Wildlife)? <b>If yes, describe in XVI.</b>
<input checked="" type="checkbox"/>			82. Have there ever been any termite or wood destroying insect treatments made on the property? <b>If yes, describe in XVI.</b>
<input checked="" type="checkbox"/>			83. Is there or has there ever been an infestation of insects? <b>If yes, describe in XVI.</b>
<input checked="" type="checkbox"/>			84. During your ownership, have there been any insect control inspections made on the property. <b>If yes, describe in XVI.</b>
<input checked="" type="checkbox"/>			85. Are you aware of any insect control treatments made on the property? <b>If yes, describe in XVI.</b>
	<input checked="" type="checkbox"/>		86. Are there now or have there ever been any bat colonies present on the property? <b>If yes, describe in XVI.</b>
<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>Western Pest Control</u>
<input checked="" type="checkbox"/>			88. Does the property have a sump pump? If yes, where does it drain? <u>Outside into the lawn.</u>
			<b>IX. BASEMENT AND CRAWL SPACES</b>
<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? <b>If yes, describe in XVI.</b>
<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? <b>If yes, describe in XVI.</b>
	<input checked="" type="checkbox"/>		91. Are there any cracks or bulges in the floors or foundation walls? <b>If yes, describe in XVI.</b>
	<input checked="" type="checkbox"/>		92. Date last roof surface installed: <u>garage roof installed in 2008</u> . <b>If all roof surfaces not the same age, explain in XVI.</b>
			<b>X. ROOF</b>
			93. How many layers of roof material are there (e.g., new shingles over old shingles)? <u>one shingle layer</u>

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.
<input checked="" type="checkbox"/>			94. Are there any problems with the roof, flashing, rain gutters, or skylights? <b>If yes or repaired under your ownership, explain in XVI.</b>
		NA	95. If under warranty, is warranty transferable?
			96. Where do your gutters drain? (___ Surface), (___ Drywell), (___ Storm Sewers), (___ Other: <u>onto lawn</u> )
			97. What is the drinking water source? ( <input checked="" type="checkbox"/> Municipal), (___ County), (___ Public Utility), (___ Private Well), (___ Other: _____)
			<b>XI. PLUMBING-RELATED ITEMS</b>
		NA	98. If drinking water is supplied by public utility, name of utility: _____.
		NA	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? _____. <b>If more than one well, describe in XVI.</b>
			101. What type of plumbing is used for the Water Supply? (___ Copper), (___ Lead), ( <input checked="" type="checkbox"/> Cast Iron), ( <input checked="" type="checkbox"/> PVC), (___ PEX), (___ Polybutylene), (___ Galvanized), (___ Other/Unknown: _____)
			102. What type of plumbing is used for Drainage? (___ Copper), (___ Lead), ( <input checked="" type="checkbox"/> Cast Iron), ( <input checked="" type="checkbox"/> PVC), (___ Galvanized), (___ Other/Unknown: _____)
			103. Age of Water Heater? <u>circa 10 years</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? <b>If yes, describe in XVI.</b>
	<input checked="" type="checkbox"/>		106. Are there any additions and/or upgrades to the original service? <b>If yes, describe in XVI.</b>
		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? ( <input checked="" type="checkbox"/> 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? <b>If yes, describe in XVI and provide the test results.</b>
		NA	115. If a septic system, how many bedrooms is the septic permitted to service? _____
	<input checked="" type="checkbox"/>		116. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? <b>If yes, describe locations in XVI.</b>
		NA	117. If #116 is yes, were they abandoned with all necessary permits and properly abandoned?
			118. How many heating and/or air conditioning systems are on the property? <u>four</u> . <b>If more than 2, explain in XVI.</b>
			<b>XII. HEATING AND AIR CONDITIONING</b>
			119. Type of heating system for system #1 (___ Forced air), (___ Heat pump), (___ Mini-Split), (___ Baseboard), ( <input checked="" type="checkbox"/> Radiator), (___ Other: _____) Type of heating system for system #2 (___ Forced air), ( <input checked="" type="checkbox"/> Heat pump), (___ Mini-Split), ( <input checked="" type="checkbox"/> 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), ( <input checked="" type="checkbox"/> Electric), (___ Solar), (___ Other: _____)
			121. Fuel provider for: Heating system #1 <u>Delmarva</u> Heating System #2: <u>Newark</u>
			122. Age of furnace #1: <u>unknown</u> Date of last service: <u>circa 2016</u> Age of furnace #2: <u>18 years</u> Date of last service: <u>circa 2016</u>
		NA	123. Are there any contractual obligations affecting the fuel supply, tanks, or system(s)? <b>If yes, describe in XVI.</b>

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Seller's Initials FWG Seller's Initials \_\_\_\_\_ 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 checked="" type="checkbox"/> Mini-Split), ( <input type="checkbox"/> Other: _____)
		NA	125. Are there any contractual obligations affecting the heating/air conditioning system(s)? <b>If yes, describe in XVI.</b>
			126. Age of air conditioning system #1: <u>18</u> Date of last service: <u>circa 2016</u> Age of air conditioning system #2: <u>18</u> Date of last service: <u>circa 2016</u>
<input checked="" type="checkbox"/>			127. Have there been any additions and/or upgrades to the original heating or air conditioning? <b>If yes, describe in XVI.</b>
<input checked="" type="checkbox"/>			128. If #127 is yes, was the work done by a licensed contractor?
<input checked="" type="checkbox"/>			129. If #127 is yes, were the required permits obtained?
<input checked="" type="checkbox"/>			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? <b>If yes, describe in XVI.</b>
			132. Who is the electric provider for the property? <u>City of Newark</u>
			<b>XIII. ELECTRICAL SYSTEM</b>
			133. What type of wiring is in the house? (copper, aluminum, other, etc.) <u>copper</u>
		U	134. What is the amp service? ( <input type="checkbox"/> 60), ( <input type="checkbox"/> 100), ( <input type="checkbox"/> 150), ( <input type="checkbox"/> 200), ( <input type="checkbox"/> Other: _____)
			135. Does the property have ( <input checked="" type="checkbox"/> Circuit Breakers) or ( <input type="checkbox"/> Fuses)? <b>If more than one electrical panel, describe in XVI.</b>
<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? <b>If yes, describe in XVI.</b>
	<input checked="" type="checkbox"/>		138. Are there wall switches, light fixtures, or electrical outlets in need of repair? <b>If yes, explain in XVI.</b>
	<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? <b>If yes, describe in XVI.</b> Name of solar company? _____; If leased, what is the term? _____.
			<b>Note to Buyer:</b> Transfer of lease is subject to approval by: _____. Buyer must register with the Public Service Commission.
<input checked="" type="checkbox"/>			142. If #139, #140, or #141 is yes, was work done by a licensed electrician?
	<input checked="" type="checkbox"/>		143. If #139, #140, or #141 is yes, were the required permits obtained?
		NA	144. If #143 is yes, is the permit closed?
			145. How many fireplaces and/or heating stoves are on the property? <u>one</u> . <b>If more than 2, explain in XVI.</b>
			<b>XIV. FIREPLACE OR HEATING STOVE</b>
			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: _____)?
		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: _____)?
<input checked="" type="checkbox"/>			148. Was the fireplace or heating stove part of the original house design?
		U	149. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
	<input checked="" type="checkbox"/>		150. Are there any problems? <b>If yes, explain in XVI.</b>
		U	151. When were the flues/chimneys last cleaned, serviced, or repaired? _____. <b>Explain nature of service or repair in XVI.</b>

**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 type="checkbox"/>	<input type="checkbox"/>
	Range with oven		Draperies/Curtains		Wall Mounted Flat Screen TV # ____
<input checked="" type="checkbox"/>	Range Hood-exhaust fan	<input checked="" type="checkbox"/>	Drapery/Curtain rods	<input type="checkbox"/>	Wall brackets for TV # ____
<input type="checkbox"/>	Cooktop-stand alone	<input checked="" type="checkbox"/>	Shades/Blinds	<input type="checkbox"/>	Surround sound system & controls
<input type="checkbox"/>	Wall Oven(s) # ____	<input type="checkbox"/>	Cornices/Valances	<input type="checkbox"/>	Attached Antenna/Rotor
<input checked="" type="checkbox"/>	Kitchen Refrigerator	<input type="checkbox"/>	Furnace Humidifier	<input checked="" type="checkbox"/>	Garage Opener(s) # 2
<input checked="" type="checkbox"/>	with icemaker	<input type="checkbox"/>	Smoke Detectors	<input type="checkbox"/>	with remote(s) # 2
<input type="checkbox"/>	Refrigerator(s)-additional # ____	<input type="checkbox"/>	Carbon Monoxide Detectors	<input type="checkbox"/>	Electronic/Smart Door Locks
<input type="checkbox"/>	Freezer -free standing	<input type="checkbox"/>	Wood Stove	<input type="checkbox"/>	Smart Cameras/Doorbells
<input type="checkbox"/>	Ice Maker-free standing	<input type="checkbox"/>	Fireplace Equipment	<input checked="" type="checkbox"/>	Smart Thermostat
<input checked="" type="checkbox"/>	Dishwasher	<input checked="" type="checkbox"/>	Fireplace Screen/Doors	<input type="checkbox"/>	Pool Equipment
<input checked="" type="checkbox"/>	Disposal	<input type="checkbox"/>	Electronic Air Filter	<input type="checkbox"/>	Pool cover
<input type="checkbox"/>	Microwave	<input type="checkbox"/>	Window A/C Units # ____	<input type="checkbox"/>	Hot Tub, Equipment
<input checked="" type="checkbox"/>	Washer	<input type="checkbox"/>	Attic fan	<input type="checkbox"/>	with cover
<input checked="" type="checkbox"/>	Dryer	<input type="checkbox"/>	Whole house fan	<input checked="" type="checkbox"/>	Sheds/Outbuildings # 1
<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	Bathroom Vents/Fans	<input type="checkbox"/>	Playground Equipment
<input type="checkbox"/>	Water Filter	<input type="checkbox"/>	Window Fan(s) # ____	<input type="checkbox"/>	Irrigation System
<input checked="" type="checkbox"/>	Water Heater	<input type="checkbox"/>	Ceiling Fan(s) # ____	<input type="checkbox"/>	Backup Generator
<input checked="" type="checkbox"/>	Sump Pump	<input type="checkbox"/>	Central Vacuum	<input type="checkbox"/>	Water Conditioner (owned)
<input checked="" type="checkbox"/>	Storm Windows/Doors	<input type="checkbox"/>	with attachments	<input type="checkbox"/>	Water Conditioner (leased)
<input checked="" type="checkbox"/>	Screens (if present)	<input type="checkbox"/>	Intercoms	<input type="checkbox"/>	Fuel Storage Tank(s) (owned)
		<input type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	Fuel Storage Tank(s) (leased)
		<input type="checkbox"/>	with controls & remote(s)	<input type="checkbox"/>	Security/Monitoring Systems (owned)
				<input type="checkbox"/>	Security/Monitoring Systems (leased)
				<input type="checkbox"/>	Solar Equipment (owned)
				<input type="checkbox"/>	Solar Equipment (leased)

Seller's Initials FWG    Seller's Initials \_\_\_\_\_    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
2	Univ. of Delaware had a first right of refusal which they have formally declined to exercise. Documentation of such included.
9	No deed restrictions. But the City of Newark has property regulations for all properties within the city that apply.
31	Title insurance at purchase in 2006 I believe but not sure if still operable.
42	Outside enclosed hot tub. Removed in late 2024. Patio base and underground electric wiring still intact.
58	During heavy rains some minor rivulets of water enter the basement and flow into the sump pump.
68	Enclosed the attic with walls, doors, insulation, and added AC ducts.
74	See 58.
75	asphalt driveway is heaved on the right side from pine tree roots. Been that way since I bought the house in 2006.
76	One garage window pain and one interior window pain are cracked. Been that way since I bought the house in 2006.
77	Where exterior of house meets ground has been treated to slow heavy rain rivulets into the basement.
79	Minor issues in basement and garage. Treated by Western Pest Control circa 2008-2009 in in 2024-2025.
80	See 79.
81	Minor damage to wood in garage.
82	See 79.
83	Occasionally flying ants have entered the house.
84	See 79.
85	See 79.
89	See 58. A dehumidifier has been operated and maintained in the basement since 2006.
90	See 77. Routine maintenance of sump pump. Twice yearly cleaning of gutters helps.
92	Age of roof on house unknown, at least 20 years old. Garage roof new in 2008.
94	See 92. Chimney cap replaced circa 2010. Minor seem caulking above kitchen done 2010. No current problems.
105	crack in cast iron upper floor drain pipe behind kitchen pantry wall repaired circa 2016.

Are there additional problem, clarification, or document sheets attached?  No  Yes.  
 Number of Sheets Attached 6.

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**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](http://www.dhss.delaware.gov/dhss/dph), Delaware State Police Sex Offender Registry [www.sexoffender.dsp.delaware.gov](http://www.sexoffender.dsp.delaware.gov), Federal Community Flood Maps <https://msc.fema.gov/portal/home>, and other agencies listed on [www.delaware.gov](http://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 \_\_\_\_\_ 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: Farley W. Grubb Date 3/13/2025 | 9:49:19 AM PDT SELLER \_\_\_\_\_ Date \_\_\_\_\_  
82132FBFF5F5475...

SELLER \_\_\_\_\_ Date \_\_\_\_\_ SELLER \_\_\_\_\_ Date \_\_\_\_\_

Date the contents of this Report were last updated: \_\_\_\_\_.

**ACKNOWLEDGMENT OF BUYER**

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

BUYER \_\_\_\_\_ Date \_\_\_\_\_ BUYER \_\_\_\_\_ Date \_\_\_\_\_

BUYER \_\_\_\_\_ Date \_\_\_\_\_ BUYER \_\_\_\_\_ Date \_\_\_\_\_

### **Addition Number Disclosures from form**

118 Natural gas radiator heat throughout the house except the attic and kitchen. Baseboard heaters in the kitchen and in the upstairs bathroom. Upstairs and attic central electric AC only-heat pump unit. Downstairs Mitsubishi two-ductless heat pump unit (both AC and Heat).

127 In 2007 I had central AC units put in the upstairs (electric heat pump AC only) and a split-unit Mitsubishi ductless heat pump (both heat and AC) for the downstairs. Circa 2015 I had a baseboard electric heater put in the kitchen.

151 Gas fireplace pilot light was turnoff (disconnected) when I bought the house in 2006 and has never been turned back on.

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**67 Kells Ave., Newark, DE 19711**

**Spring 2025**

### **More Unnumbered Disclosures**

#### **Basement**

Old oil tank in left front corner is not connected. Been there since I bought the house in 2006.

Occasional rivulets of water after heavy rain. Always check to make sure sump pump is working.

#### **Garage**

A window pain on the left side is cracked. Been that way since I bought the house in 2006. I have never tried to open those windows since I bought the house in 2006.

Motion sensor lights on the sides and back are inoperative. Been that way since I bought the house in 2006. (Not sure if they are just disabled or are broken.)

Asphalt driveway is heaved on the right side from pine tree roots. Been that way since I bought the house in 2006.

#### **House Windows**

Inside lower window pane on the right window in the family room is cracked. Been that way since I bought the house in 2006.

Original window screens from 2006 are stacked in the basement on the front wall. They were taken out in 2006 when I had central AC HVAC installed (exceptions noted below).

Attic: Windows open and at least one has a screen on it.

Upstairs: Windows on the chimney side both open and one has a screen on it. The bathroom window opens (including outside storm window). All other windows have storm outside windows. I have not opened these windows since I had central AC HVAC installed in 2006.

Main downstairs floor: All windows have storm outside windows. I have not opened these windows since I had central AC HVAC installed in 2006.

Basement windows have not been opened since I bought the house in 2006.

## **House**

Living Room: The gas fireplace gas was turned off (may not even be connected anymore) when I bought the house in 2006.

Powder Room off the kitchen: Sink faucet leaks sometimes from top of spout. It's minor, fixed by moving faucet right or left. Been that way since I bought the house in 2006.

Upstairs bathroom shower: The upper handle runs the shower (this handle is to code). The two handles just below are disconnected and left as antique decorative handles (old shower controls that were not to code).

Upstairs bathroom sink stopper is manual open and closed. Pull handle opener does not work.

Door on the kitchen pantry and the door on the second bedroom closet have been removed and are stored in the basement.

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**67 Kells Ave., Newark, DE 19711**

**Spring 2025**

## **Special Items Included**

Two Bose Exterior Speakers mounted on the outside of the house on the patio are hard wired with heavy gauge speaker wire coming up from the basement in the left front corner of the living room.

Two JBL book shelve speakers, one wall mounted, in the master bedroom upstairs.

Heavy gauge speaker wire run through the basement from the left front corner of the living room coming up in the other three corners of the living room.

Tools left in the shed and/or garage and/or basement, including 16' aluminum extension ladder mounted on the wall in the garage, 2 heavy gauge "Brute" trash cans and a compost receptacle by the shed. [3 City trash cans: one for garbage, one for recycle, and one for yard waste].

Three or four outside trellises.

Outside portable Weber gas BBQ grill.

Two squirrel proof bird feeder stands stay.

Upstairs toilet is a one-piece Toto with a Toto wash-let (bidet) attached. [Modern Japanese toilet].

All window shades and curtains stay.

Dining room rug stays.

Upstairs foyer rug stays.

Upstairs 3 troche lamps (one in master bedroom) stay.

Master bedroom mounted Ethan Allen wall mirror stays.

Dehumidifier in basement will stay.

City and county property taxes paid through June 2025.

Options to be included if desired:

20 year-old sleep comfort adjustable king-size bed

Green sectional sofa in family room with rug and ottoman

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**67 Kells Ave., Newark, DE 19711**

**Spring 2025**

### **Heating/AC**

Separate AC central unit for the upstairs and attic. Unit is in the attic behind back attic door.

Separate AC/Heat pump downstairs. A split ductless Mitsubishi units in the dining room and the living room. AC does the whole downstairs area.

Central heating for the whole house is radiator natural gas heated hot water heat. Radiators in all rooms, except the attic, basement, and kitchen.

Additional electric baseboard heating units in the master bath upstairs and in the kitchen.

Gas fireplace has never been used since I bought the house in 2006 (and maybe disconnected).

## Hot Water

Hot water tank is natural gas and in the basement.

## All Other Appliances

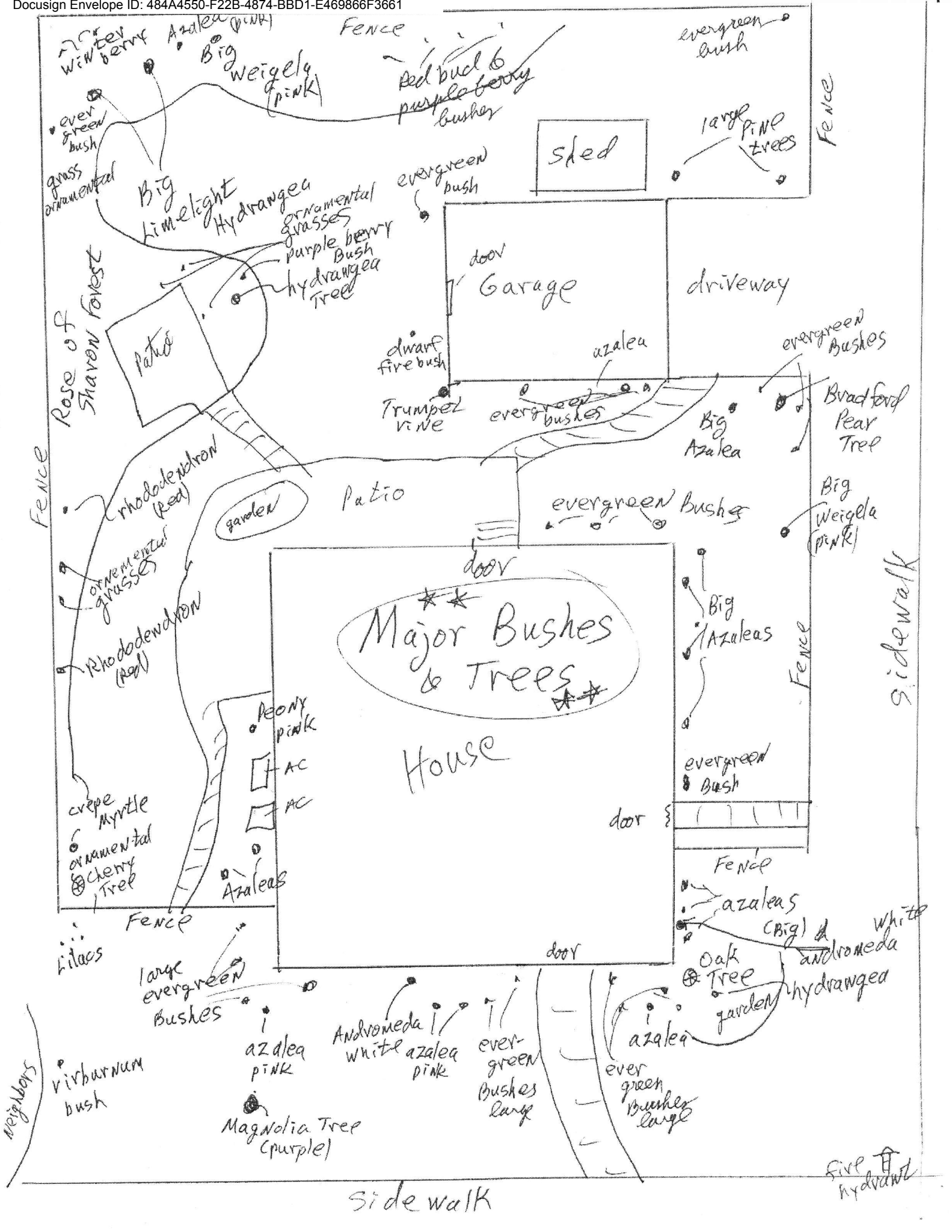
All other appliances are electric (oven and refrigerator in the kitchen, and the washer and dryer in the basement).

Signed by:

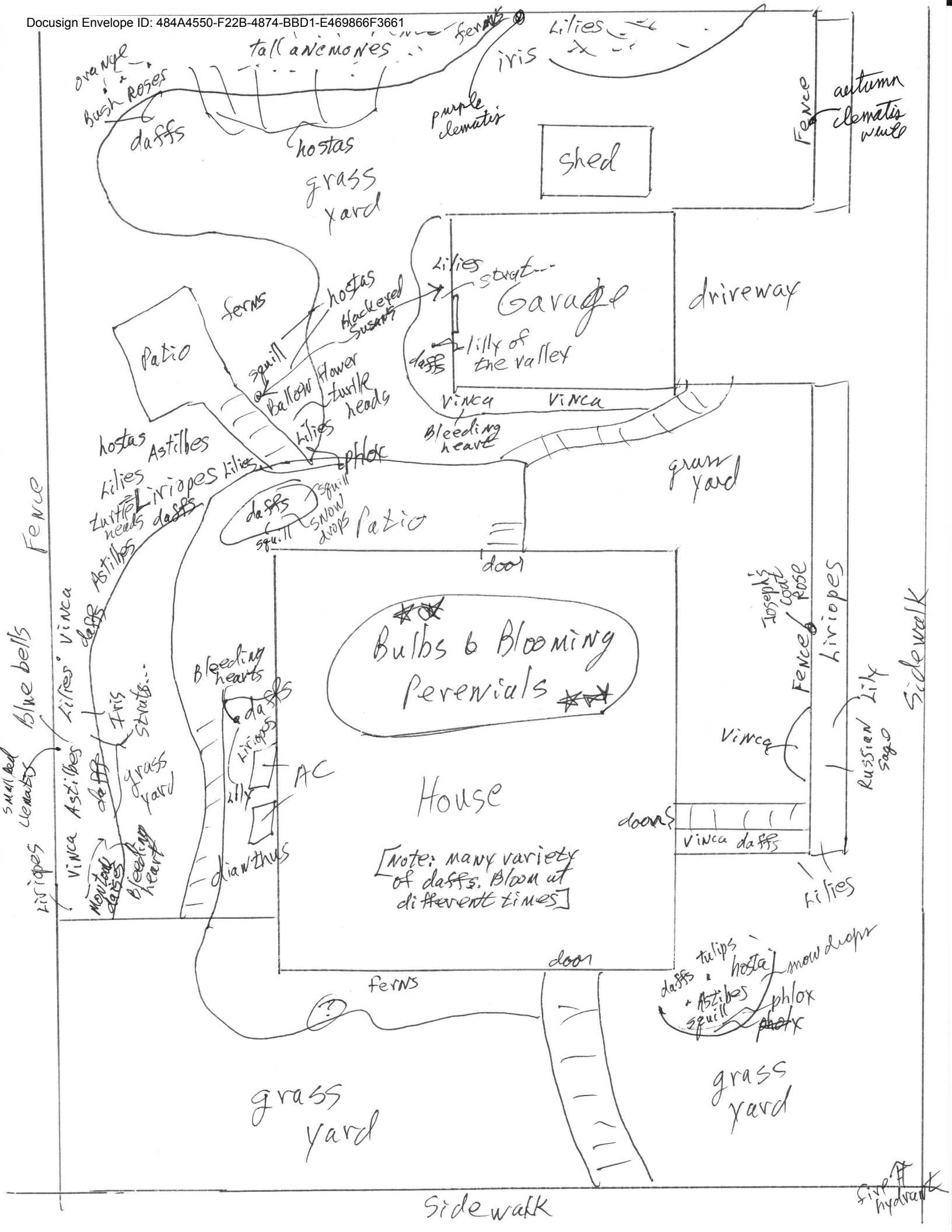
*Farley W. Grubb*

82132FBFF5F5475...

3/13/2025 | 9:49:19 AM PDT







Fence

small red clematis

liriope

vinca Astilbes daffs lilies' vinca

Montauk daffs Bleeding heart Iris Struts... grass yard

Bleeding hearts daffs Liriope lily

AC

dianthus

ferns

grass yard

Side walk

House

Bulbs & Blooming Perennials

[note: many variety of daffs. Bloom at different times]

doors

vinca daffs

lilies

grass yard

tulips hosta moss drops daffs Astilbes squill phlox

hydrangea

liriope

Russian Lily sage

Joseph's coat of rose

vinca

gravel yard

Bleeding heart

vinca vinca

daffs lily of the valley

lilies struts

hostas black eyed Susans

ferns

Patio

hostas Astilbes

lilies Liriope daffs

daffs squill snowdrops

Patio

phlox

lilies

Ballerina Flower heads

squill

driveway

Garage

shed

Fence

autumn clematis wince

purple clematis

iris

lilies

tall anemones


orange bush roses daffs

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

Property: 67 Kells Avenue, Newark, DE 19711

Farley W. Grubb  
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.

  
\_\_\_\_\_  
(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.

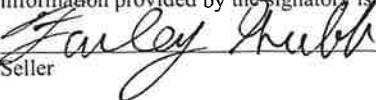
**Purchaser's Acknowledgement** - Unless box 2 is checked above, all purchaser(s) must initial c, d, e and f

- (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)  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.

 3/13/25  
Seller Date

\_\_\_\_\_  
Seller Date

 3/13/25  
Purchaser Date

\_\_\_\_\_  
Purchaser Date

 \_\_\_\_\_  
Agent Date

\_\_\_\_\_  
Agent Date



# RADON DISCLOSURE

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

Property Address: 67 Kells Avenue, Newark, DE 19711

## 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.

\* Farley Humber 3/13/25  
Seller Date

\_\_\_\_\_  
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