

Broker/Agent: R&R Commercial Realty Inc client: H J H Ventures Date: 1/1
 Seller Client Buyer Client Address: 26148 John J Williams Hwy

WHAT IS BRIGHT MLS?

Bright runs the largest, most accurate, up-to-date database of properties for sale and rent in the area, creating an open, transparent market for information about available homes. Most websites and apps get their information from Bright's multiple listing service (MLS). For more information, go to www.brightmls.com/open.

HOW DOES BRIGHT WORK?

Impartial Cooperation Among Agents and Brokers. Bright supports an open, transparent market for property information by requiring subscribers (licensed agents and brokers) to cooperatively share information about all available properties and make them available to subscribers in the area on an impartial basis.

Open, Transparent Access to Information. You and your broker decide on the information, pictures, and price submitted to Bright for your home. Bright checks it for accuracy, enhances it with historical records, and shares it (for free) with 100,000+ brokers/agents and thousands of sites and apps. Bright charges you nothing; subscribers pay a flat subscription fee.

What do I need to know about broker fees?

What your broker may earn, and what you may pay, must be agreed in a contract by the time you (seller/landlord) sign a listing agreement, or you (buyer/tenant) are taken on a home tour. *Those amounts are not set by law, trade association, or Bright; they are fully negotiable.*

Subscribers must work impartially with their clients and other subscribers, in their client's best interest, regardless of any financial arrangement with another broker, which may not be communicated using Bright's system and must be disclosed in writing to their client.

A buyer/tenant may ask in a purchase offer for a seller/landlord to cover closing costs, including broker fees.

If you are a seller/landlord, you may choose to agree to cover a buyer's closing costs or service provider fees (e.g., title, broker or lawyer fees), or provide other concessions.

Client Initials to Acknowledge Understanding the Above: W.R.

As the seller/landlord, how will my broker use Bright to market my home?

1: When will your broker allow potential buyers/renters to learn about the property? / / (date)

Subscribers must submit information to Bright about every property with an exclusive listing within two days of allowing any potential buyers (or renters) to learn about the property.

2: How will your broker use Bright? (Initial one applicable option)

2-A. Use Bright to share my home's information with the open market (Internet: Yes)

Bright will share the property's information with other subscribers and popular websites/apps. You and your broker still manage access to the home (use option 2-C if tours/showings/open houses are not yet available when information must be submitted to Bright).

2-B. Use Bright to share my home's information with real estate professionals in Bright's MLS only, and do not publicly market my home on the Internet (Internet: No)

Your broker may select not to have your property's information shared with websites/apps. You and your broker still manage access to the home (use option 2-C if tours/showings/open houses are not yet available when information must be submitted to Bright).

2-C. My home is ready for marketing, but will be ready for showings beginning on / / (date)

The property will be "Coming Soon" in Bright until ready for home tours/showings/open houses, and then "Active" once any of those begin. *If option 2-C is selected, also circle one: Internet: Yes / No*

2-D. I do not want my home on the open market: Restrict marketing only to my broker's network.

Studies show that homes publicly marketed through Bright's MLS typically sell for significantly more than homes marketed as "off MLS," "off market," "private" or "exclusive." And most homes that start with restricted marketing find a buyer only once marketed through the MLS to the open market. If you want to instruct your broker to restrict marketing, then you must sign Bright's separate Limited Marketing/Office Exclusive form because this limits people's access to information.

**Bright subscribers complete this form with each client no later than signing a representation agreement.
 If you reconsider any selection, update this form with your broker. Maintain a copy for your records.**



RADON DISCLOSURE

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

Property Address:

20148 John L Williams Hwy

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 (circle one)
2. Are you aware of any radon tests or inspections that have been performed on the property identified above? Yes No (circle one)
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 (circle one)
4. Identify each report referred to in Question 3, including the date of each report: 1/1/03

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.

William R. Hayes
Seller
Member of H & H Ventures, LLC

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

Form Approved by Delaware Real Estate Commission September 12, 2007

Disclosure Of Information on Lead-Based Paint and Lead-Based Paint Hazards

*(For Sale of Residential Property)*Property: 26148 John Williams Hwy

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):

WJ
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.

William J. Williams 7-28-25

Seller

Date

Seller

Date

Purchaser

Date

Purchaser

Date

Agent

Date

Agent

Date

Common Law Agency: Under Delaware law, salespersons, associate brokers, and brokers are statutory agents as explained in this form and are not common law agents. If you are considering hiring a common law agent, you should obtain disclosure of the potential legal liability and financial risks of common law agency and read and understand those risks before you enter into a common law agency relationship.

1. Client(s) or Customer(s): 11 & H Ventures, LLC

2. Licensee: _____

3. Brokerage Office Name and Registered Phone Number:

RJR Commercial Realty Inc

4. Relationship: Nothing needs to be completed in this paragraph because the law presumes you want Agency Representation and Dual Agency unless you want to opt out by choosing a different status.

I am the SELLER. The licensee identified above is:

My designated seller's agent and dual agent, if I am selling my property to a buyer whom the agent also represents. This relationship is presumed by law unless you choose a different relationship by initialing one of these boxes. You do not need to initial any of these boxes if you are staying with the presumed status of agency and dual agency.

My designated seller's agent only.	Or	The buyer's agent and NOT my agent.
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I am the BUYER. The licensee identified above is:

My designated buyer's agent and dual agent, if I am buying a property from a seller whom the agent also represents. This relationship is presumed by law unless you choose a different relationship by initialing one of these boxes. You do not need to initial any of these boxes if you are staying with the presumed status of agency and dual agency.

My designated buyer's agent only	Or	The seller's agent and NOT my agent	Or	Not my agent, I am only a Customer
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It is presumed that a real estate agent at the sales office of a builder of new homes represents the builder (seller) and not the buyer unless a different relationship is indicated above. (section 2933(c)(2))

5. Signing this form does not obligate me to pay anything. I am only obligated to pay a fee if I enter into a separate written brokerage agreement (for example, a listing or buyer agency agreement) signed by me. This CIS must be signed prior to signing an Agreement of Sale, a Listing Agreement, or any other brokerage agreement such as an Exclusive Buyer Agency Agreement.
- By signing this form, I acknowledge that I have been given an opportunity to read this CIS and recognize the agency or customer relationship indicated above in section 4.

William Brown Date: 7-18-25 _____ Date: _____
Signature of Seller or Buyer Signature of Seller or Buyer

Date given to Seller or Buyer: _____

Signature of Broker or Licensee

Form Approved by the Delaware Real Estate Commission on August 8, 2024



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: H & H Ventures, LLC

Property Address: 20148 John T Williams Hwy

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

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

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

Yes	No	*	<p>* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI.</p> <p>Seller shall answer the following questions based on Seller's knowledge of the property.</p>
			I. OCCUPANCY 1. How do you currently use this property? As a: <input type="checkbox"/> Primary Residence <input type="checkbox"/> Second/Vacation Home <input checked="" type="checkbox"/> Rental Property <input type="checkbox"/> Inherited Property <input type="checkbox"/> Other: <u>1 year +</u> . If not your Primary Residence, how long has it been since you occupied the property? <u>1 year +</u> . 2. Is the property encumbered by a <input type="checkbox"/> rental/lease, <input type="checkbox"/> option to purchase, or <input type="checkbox"/> first right of refusal? If yes, describe in XVI. Seller agrees to provide a copy of the rental/lease agreement to Buyer upon request. 3. If the property is a rental/lease, have all necessary permits and/or licenses been obtained? 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. 6. Is the property new construction? 7. If #6 is yes, has a certificate of occupancy been issued? If yes, when? <u>July 2024</u> If no, STOP USING THIS FORM and complete the Seller's Disclosure of Real Property Condition Report New Construction Only.

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Seller's Initials WJ 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 N/A 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 (<input type="checkbox"/> is) or (<input type="checkbox"/> 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 (<input type="checkbox"/> Homeowners Association), (<input type="checkbox"/> Condominium Association), (<input type="checkbox"/> Cooperative (Co-op)), (<input type="checkbox"/> Civic Association), or (<input type="checkbox"/> Maintenance Corporation)?
			15. If #14 is yes, are there any (<input type="checkbox"/> Fees), (<input type="checkbox"/> Dues), or (<input type="checkbox"/> Assessments) involved? If yes, how much? Frequency of payments: (<input type="checkbox"/> Monthly), (<input type="checkbox"/> Quarterly), (<input type="checkbox"/> Yearly), (<input type="checkbox"/> Other: _____); Are they (<input type="checkbox"/> Mandatory) or (<input type="checkbox"/> 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 (<input checked="" type="checkbox"/> in fee simple) or (<input type="checkbox"/> Leasehold/Ground Lease) or (<input type="checkbox"/> Cooperative)?
			25. If a Leasehold/Ground Lease, what is the current lease amount? \$ _____; Frequency of payments: (<input type="checkbox"/> Weekly), (<input type="checkbox"/> Monthly), (<input type="checkbox"/> Quarterly), (<input type="checkbox"/> Yearly), (<input type="checkbox"/> 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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Seller's Initials W 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.
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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.
WA

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-transferable 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?
Dogs

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.

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: *25 spaces*

V. ENVIRONMENTAL CONCERNs

47. Are there now or have there been any underground storage tanks on the property? (Heating fuel), (Propane), (Septic), or (Other: *Cesspool*). If yes, describe locations in XVI.

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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Seller's Initials *WA* 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>N/A</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.
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64. Are there any ditches crossing or bordering the property? If yes, describe in XVI.
 65. Are there any swales crossing the property that are under the control of a Soil and Conservation District? If yes, describe in XVI.

66. Have you ever had the property surveyed?
 67. Are the boundaries of the property marked in any way? If yes, describe in XVI.

VII. STRUCTURAL ITEMS

68. Have you made any additions or structural changes? If yes, describe in XVI.
 69. If #68 is yes, was all work done with all necessary permits and approvals in compliance with building codes?
 70. If #69 is yes, are the permits closed?
 71. Is there now or has there ever been any movement, shifting, or other problems with walls or foundations? If yes, describe in XVI.
 72. Has the property, or any improvements thereon, ever been damaged by (Fire), (Smoke), (Wind), or (Flood)? If yes, describe in XVI.
 73. Was the structure moved to this site? (Double Wide), (Modular), (Other: *stick built*)

74. Is there now or has there ever been any non-plumbing water leakage in the house? If yes, describe in XVI.

75. Are there any problems with (Exterior walls), (Driveways), (Walkways), (Patios), (Decks), (Porches) or (Retaining walls) on the property? If yes, describe in XVI.

76. Are there any problems with (Interior walls), (Ceilings), (Floors), or (Windows) on the property? If yes, describe in XVI.

77. Have there been any repairs or other attempts to control the cause or effect of problems described in questions 74, 75, and 76? If yes, describe in XVI.

78. Is there insulation in the: (Ceiling/attic), (Exterior walls), (Crawlspace/basement), or (Other: *None*)

What type(s) of insulation does your property have? _____

VIII. TERMITES, INSECTS, AND WILDLIFE

79. Is there now or has there ever been any infestation by termites or other wood destroying insects? If yes, describe.
 80. During your ownership, have there been any termite or other wood destroying insect inspections made on the property? If yes, describe in XVI.
 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.
 82. Have there ever been any termite or wood destroying insect treatments made on the property? If yes, describe in XVI.
 83. Is there or has there ever been an infestation of insects? If yes, describe in XVI.
 84. During your ownership, have there been any insect control inspections made on the property. If yes, describe in XVI.
 85. Are you aware of any insect control treatments made on the property? If yes, describe in XVI.
 86. Are there now or have there ever been any bat colonies present on the property? If yes, describe in XVI.
 87. Is your property currently under warranty, or other coverage, by a professional pest control company? If yes, name of exterminating company: _____

IX. BASEMENT AND CRAWL SPACES

88. Does the property have a sump pump? If yes, where does it drain? _____
 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.
 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.
 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: _____ 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)? _____

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Seller's Initials *SMH* 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 N/A 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.

94. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI.

95. If under warranty, is warranty transferable?

96. Where do your gutters drain? (Surface), (Drywell), (Storm Sewers), (Other: _____)

XI. PLUMBING-RELATED ITEMS

97. What is the drinking water source? (Municipal), (County), (Public Utility), (Private Well), (Other: _____)

98. If drinking water is supplied by public utility, name of utility: _____

99. Is there a water treatment system? If yes, (Leased) or (Owned)?

100. If water source is a well, when was it installed? _____ Location of well? _____

Depth of well? _____ If more than one well, describe in XVI.

101. What type of plumbing is used for the Water Supply? (Copper), (Lead), (Cast Iron), (PVC), (PEX), (Polybutylene), (Galvanized), (Other/Unknown: _____)

102. What type of plumbing is used for Drainage? (Copper), (Lead), (Cast Iron), (PVC), (Galvanized), (Other/Unknown: _____)

103. Age of Water Heater? _____ Water heater type: (Tank), (Tankless), (Other: _____)

104. Water Heater Fuel: (Electric), (Oil), (Propane Gas), (Natural Gas) or (Other: _____)

105. Are there now or have there ever been any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related items? If yes, describe in XVI.

106. Are there any additions and/or upgrades to the original service? If yes, describe in XVI.

107. If #106 is yes, was the work done by a licensed contractor?

108. If #106 is yes, were the required permits obtained?

109. If #108 is yes, are the permits closed?

110. If your drinking water is from a well, when was your water last tested and what were the results of the test?

Tested on: 2015 Results: PASSED INSPECT, ON

111. What is the type of sewage system? (Public Sewer), (Community Sewer), (Septic System), (Cesspool), (Other: _____)

112. If a septic system, type: (Gravity Fed), (Capping Fill), (LPP), (Mound), (Holding Tank), (Other: _____)

113. If a septic system, when was it last pumped? 2023

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? 2 Beds

116. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI. Reservoirs (1st floor, 2nd floor, etc.)

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? 1. If more than 2, explain in XVI.

119. Type of heating system for system #1 (Forced air), (Heat pump), (Mini-Split), (Baseboard), (Radiator), (Other: _____)

Type of heating system for system #2 (Forced air), (Heat pump), (Mini-Split), (Baseboard), (Radiator), (Other: _____)

120. Type of heating fuel for system #1 (Oil), (Propane Gas), (Natural Gas), (Electric), (Solar), (Other: _____)

Type of heating fuel for system #2 (Oil), (Propane Gas), (Natural Gas), (Electric), (Solar), (Other: _____)

121. Fuel provider for Heating system #1: Electric Heating System #2: _____

122. Age of furnace #1: 20 yrs +/- Date of last service: _____

Age of furnace #2: N/A 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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Yes	No	*	* Write in <i>U</i> if Unknown or <i>N/A</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.
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	125. Are there any contractual obligations affecting the heating/air conditioning system(s)? If yes, describe in XVI.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	126. Age of air conditioning system #1: <u>20 yrs</u> Date of last service: _____ Age of air conditioning system #2: _____ Date of last service: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	128. If #127 is yes, was the work done by a licensed contractor?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	129. If #127 is yes, were the required permits obtained?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	130. If #129 is yes, are the permits closed?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	131. Are there any problems with the heating or air conditioning systems? If yes, describe in XVI.
XIII. ELECTRICAL SYSTEM			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	132. Who is the electric provider for the property? <u>De Coop</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	133. What type of wiring is in the house? <u>Copper, aluminum, other, etc.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	134. What is the amp service? <input type="checkbox"/> 60), <input checked="" type="checkbox"/> 100), <input type="checkbox"/> 150), <input checked="" type="checkbox"/> 200), <input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	136. Are there any 220/240 volt circuits? (Other: <u>Yes, Dryer & Acs, Not Water Tank</u>)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	139. Is there a permanently affixed generator on the property? What is the fuel source? _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	140. Have there been any additions to the original service?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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.			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	142. If #139, #140, or #141 is yes, was work done by a licensed electrician?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	143. If #139, #140, or #141 is yes, were the required permits obtained?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	144. If #143 is yes, is the permit closed?
XIV. FIREPLACE OR HEATING STOVE			
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	145. How many fireplaces and/or heating stoves are on the property? <u>1</u> If more than 2, explain in XVI.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	146. Type of fuel for fireplace 1: <input type="checkbox"/> Wood Burning), <input type="checkbox"/> Propane Gas), <input type="checkbox"/> Natural Gas), <input type="checkbox"/> Other: _____?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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: _____?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	148. Was the fireplace or heating stove part of the original house design?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	149. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	150. Are there any problems? If yes, explain in XVI.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	151. When were the flues/chimneys last cleaned, serviced, or repaired? _____ Explain nature of service or repair in XVI.

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

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Seller's Initials  Seller's Initials _____

Buyer's Initials _____ Buyer's Initials _____

Seller's Initials _____

Seller's Initials _____

Buyer'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.

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

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Seller's Initials WJS Seller's Initials _____ 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.

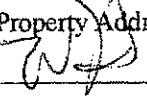
VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)

- *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 _____ 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.

SELLER *William D. M.* Date 7-30-25 SELLER _____ Date _____
Member of H+H Venture
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 _____

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