

Disclosure: Plus Relocation Services has never resided in the property and makes no warranties or representations about the property.



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

Approved by the Delaware Real Estate Commission (Effective Date: August 1, 2025)

Seller(s) Name: Plus Relocation

Property Address: 31719 Impetus Rd, Lewes DE 19958-9129

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.

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

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.
		I. OCCUPANCY 1. How do you currently use this property? As a: (___ Primary Residence) (___ Second/Vacation Home) (___ Rental Property) (___ Inherited Property) (___ Other: _____). If not your Primary Residence, how long has it been since you occupied the property? _____. 2. Is the property encumbered by a (___ rental/lease), (___ option to purchase), or (___ first right of refusal)? If yes, describe in XVI. Seller agrees to provide a copy of the rental/lease agreement to Buyer upon request. 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? _____. If no, STOP USING THIS FORM and complete the Seller’s Disclosure of Real Property Condition Report New Construction Only. 8. If #6 is yes, Seller warrants that the property (___ is) or (___ is not) exempt from providing the Buyer with a Public Offering Statement as described in §81-401 or §81-403(b) of Chapter 81, Title 25 of the Delaware Code, The Delaware Uniform Common Interest Ownership Act. If exempt from providing the Public Offering Statement or Resale Certificate, in compliance with §317A of Chapter 3, Title 25, Seller has attached a copy of all documents in the chain of title that create any financial obligation for the buyer, and a written summary of all financial obligations created by documents in the chain of title. As evidenced by signature below, Buyer has received a copy of these documents.

Page 1 of 10 Property Address: 31719 Impetus Rd, Lewes DE 19958-9129

Seller’s Initials Plus Relocation Seller’s Initials Buyer’s Initials Buyer’s Initials
Seller’s Initials Seller’s Initials Buyer’s Initials Buyer’s Initials

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			II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS AND CO-OPS
			9. Is the property subject to any deed restrictions? (e.g., HOA/condominium restrictions, rental restrictions, pet restrictions, fence requirements, etc.) If yes, describe in XVI.
			10. Are you in violation of any deed restrictions at this time? If yes, describe in XVI.
			11. Is the property subject to any agreements concerning affordable housing or workforce/inclusionary housing? If yes, describe in XVI.
			12. Is the property subject to any private, public, or historic architectural review control other than building codes? If yes, describe in XVI.
			13. Is the property part of a condominium or cooperative (Co-op) ownership?
			14. Is there a (___ Homeowners Association), (___ Condominium Association), (___ Cooperative (Co-op)), (___ Civic Association), or (___ Maintenance Corporation)?
			15. If #14 is yes, are there any (___ Fees), (___ Dues), or (___ Assessments) involved? If yes, how much? _____; Frequency of payments: (___ Monthly), (___ Quarterly), (___ Yearly), (___ Other: _____); Are they (___ Mandatory) or (___ Voluntary)?
			16. Is there a capital contribution fee due by a new owner to the Association? If yes, how much _____?
			17. Are there any unpaid assessments including but not limited to deferred water and sewer charges for your property? If yes, how much? _____. If yes, describe in XVI.
			18. Has there been a special assessment in the past 12 months? If yes, describe in XVI.
			19. Have you received written notice of any new, proposed, or board discussed increases in fees, dues, assessments, or capital contributions? If yes, describe in XVI.
			III. TITLE / ZONING INFORMATION
			23. Does the amount owed on your mortgage(s) and any other lien(s) exceed the estimated value of the property? If yes, are additional funds available from Seller for settlement? _____.
			24. Is your property owned (___ In fee simple) or (___ Leasehold/Ground Lease) or (___ Cooperative)?
			25. If a Leasehold/Ground Lease, what is the current lease amount? \$ _____; Frequency of payments: (___ Weekly), (___ Monthly), (___ Quarterly), (___ Yearly), (___ Other: _____) Note to Buyer: May be subject to change.
			26. If a Leasehold/Ground Lease, when does it expire? _____.
			27. Are there any rights-of-way, easements, or similar matters that affect the property? If yes, describe in XVI.
			28. Are there any shared maintenance agreements affecting the property? If yes, describe in XVI.
			29. Are there any variance, zoning, conditional use, non-conforming use, or setback violations? If yes, describe in XVI.
			30. If #29 is yes, has the variance, conditional use, or non-conforming use expired or has otherwise become non-transferable? If yes, describe in XVI.
			31. 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.
			32. Did you participate in any mortgage forbearance programs such as the CARES Act from COVID-19? If yes, describe in XVI.
			IV. ADDITIONAL INFORMATION
			33. 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.
			34. Is there any existing legal action affecting this property? If yes, describe in XVI.
			35. Are there any violations of local, state, or federal laws or regulations relating to this property? If yes, describe in XVI.
			36. Does your current real estate tax amount reflect any non-transferrable exemptions or discounts? If yes, describe in XVI.
			37. Have you received formal notice from any local, state, or federal agency of any changes that may materially or adversely affect the property? e.g., threat of condemnation, noise, bright lights, odors, other nuisances, zoning changes, road changes, proposed utility changes, etc. If yes to any, describe in XVI.

Page 2 of 10 Property Address: 31719 Impetus Rd, Lewes DE 19958-9129

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Yes	No	*	
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			Seller shall answer the following questions based on Seller's knowledge of the property.
			38. Are all the exterior door locks in the house in working condition? If no, describe in XVI.
			39. Will keys be provided for each lock?
			40. During your ownership, are there now or have there been animals (pets) living in the house? If yes, what type?
			41. 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.
			42. If there is a pool, does it conform to all local ordinances? If no, describe in XVI.
			43. What is the type of trash disposal? (___ Private), (___ Municipal), (___ County), (___ Community) or (___ Other _____).
			44. 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)
			45. Is off street parking available for this property? If yes, number of spaces available: _____
			V. ENVIRONMENTAL CONCERNS
			46. Are there now or have there been any underground storage tanks on the property? (___ Heating fuel), (___ Propane), (___ Septic), or (___ Other: _____). If yes, describe locations in XVI.
			47. If the tank was abandoned, was it done with all necessary permits and properly abandoned?
			48. Are asbestos-containing materials present? If yes, describe in XVI.
			49. Are there any lead hazards? (e.g., lead paint, lead pipes, lead in soil.) If yes, describe in XVI.
			50. Has the property been tested for toxic or hazardous substances? If yes, describe in XVI and provide the test results.
			51. Has the property ever been tested for mold? If yes, provide the test results.
			52. Has the illegal manufacture, storage, or use of methamphetamines occurred in the property? If yes, describe in XVI.
			53. Is there a wastewater spray irrigation system (human or agricultural) installed on or adjacent to the property?
			VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)
			54. Is there fill soil or other fill material on the property?
			55. 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.
			56. Is any part of the property located in (___ a flood zone) and/or (___ a wetlands area)?
			57. Are there drainage or flood problems affecting the property? If yes, describe in XVI.
			58. Do you carry flood insurance? Agent: _____ Policy # _____
			59. If #58 is yes, what is the annual cost of this policy? _____
			60. Have you made any insurance claims on the property in the past 5 years? If yes, describe in XVI.
			61. Does the property have standing water in front, rear, or side yards for more than 48 hours after raining? If yes, describe in XVI.
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			62. Are there encroachments or boundary line disputes affecting the property? If yes, describe in XVI.
			63. Are there any ditches crossing or bordering the property? If yes, describe in XVI.
			64. Are there any swales crossing the property that are under the control of a Soil and Conservation District? If yes, describe in XVI.
			65. Have you ever had the property surveyed?
			66. Are the boundaries of the property marked in any way? If yes, describe in XVI.
			VII. STRUCTURAL ITEMS
			67. Have you made any additions or structural changes? If yes, describe in XVI.
			68. If #67 is yes, was all work done with all necessary permits and approvals in compliance with building codes?
			69. If #68 is yes, are the permits closed?
			70. Is there now or has there ever been any movement, shifting, or other problems with walls or foundations? If yes, describe in XVI.

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			71. Has the property, or any improvements thereon, ever been damaged by (___ Fire), (___ Smoke), (___ Wind), or (___ Flood)? If yes, describe in XVI.
			72. Was the structure moved to this site? (___ Double Wide), (___ Modular), (___ Other: _____)
			73. Is there now or has there ever been any non-plumbing water leakage in the house? If yes, describe in XVI.
			74. Are there any problems with (___ Exterior walls), (___ Driveways), (___ Walkways), (___ Patios), (___ Decks), (___ Porches) or (___ Retaining walls) on the property? If yes, describe in XVI.
			75. Are there any problems with (___ Interior walls), (___ Ceilings), (___ Floors), or (___ Windows) on the property? If yes, describe in XVI.
			76. Have there been any repairs or other attempts to control the cause or effect of problems described in questions 73, 74, and 75? If yes, describe in XVI.
			77. Is there insulation in the: (___ Ceiling/attic), (___ Exterior walls), (___ Crawlspace/basement), or (___ Other: _____)
			<i>Disclosure: Plus Relocation Services has never resided in the property and makes no warranties or representations about the property.</i> What type(s) of insulation does your property have? _____
			VIII. TERMITES, INSECTS, AND WILDLIFE
			78. Is there now or has there ever been any infestation by termites or other wood destroying insects? If yes, describe
			79. During your ownership, have there been any termite or other wood destroying insect inspections made on the property? If yes, describe in XVI.
			80. 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.
			81. Have there ever been any termite or wood destroying insect treatments made on the property? If yes, describe in XVI.
			82. Is there or has there ever been an infestation of insects? If yes, describe in XVI.
			83. During your ownership, have there been any insect control inspections made on the property. If yes, describe in XVI.
			84. Are you aware of any insect control treatments made on the property? If yes, describe in XVI.
			85. Are there now or have there ever been any bat colonies present on the property? If yes, describe in XVI.
			86. 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
			87. Does the property have a sump pump? If yes, where does it drain? _____
			88. 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.
			89. 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.
			90. Are there any cracks or bulges in the floors or foundation walls? If yes, describe in XVI.
			X. ROOF
			91. Date last roof surface installed: _____. If all roof surfaces not the same age, explain in XVI.
			92. How many layers of roof material are there (e.g., new shingles over old shingles)? _____
			93. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI.
			94. If under warranty, is warranty transferable?
			95. Where do your gutters drain? (___ Surface), (___ Drywell), (___ Storm Sewers), (___ Other: _____)
			XI. PLUMBING-RELATED ITEMS
			96. What is the drinking water source? (___ Municipal), (___ County), (___ Public Utility), (___ Private Well), (___ Other: _____)
			97. If drinking water is supplied by public utility, name of utility: _____
			98. Is there a water treatment system? If yes, (___ Leased) or (___ Owned)?
			99. If water source is a well, when was it installed? _____ Location of well? _____ Depth of well? _____. If more than one well, describe in XVI.

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			100. What type of plumbing is used for the Water Supply? (☐ Copper), (☐ Lead), (☐ Cast Iron), (☐ PVC), (☐ PEX), (☐ Polybutylene), (☐ Galvanized), (☐ Other/Unknown: _____)
			101. What type of plumbing is used for Drainage? (☐ Copper), (☐ Lead), (☐ Cast Iron), (☐ PVC), (☐ Galvanized), (☐ Other/Unknown: _____)
			102. Age of Water Heater? _____ Water heater type: (☐ Tank), (☐ Tankless), (☐ Other: _____)
			103. Water Heater Fuel: (☐ Electric), (☐ Oil), (☐ Propane Gas), (☐ Natural Gas) or (☐ Other: _____)
			104. 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.
			105. Are there any additions and/or upgrades to the original service? If yes, describe in XVI.
			106. If #105 is yes, was the work done by a licensed contractor?
			107. If #105 is yes, were the required permits obtained?
			108. If #107 is yes, are the permits closed?
			109. 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: _____
			110. What is the type of sewage system? (☐ Public Sewer), (☐ Community Sewer), (☐ Septic System), (☐ Cesspool), (☐ Other _____)
			111. If a septic system, type: (☐ Gravity Fed), (☐ Capping Fill), (☐ LPP), (☐ Mound), (☐ Holding Tank), (☐ Other: _____)
			112. If a septic system, when was it last pumped? _____
			113. 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.
			114. If a septic system, how many bedrooms is the septic permitted to service? _____
			115. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI.
			116. If #115 is yes, were they abandoned with all necessary permits and properly abandoned?
			XII. HEATING AND AIR CONDITIONING
			117. How many heating and/or air conditioning systems are on the property? _____. If more than 2, explain in XVI.
			118. 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: _____)
			119. 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: _____)
			120. Fuel provider for: Heating system #1 _____ Heating System #2: _____
			121. Age of furnace #1: _____ Date of last service: _____ Age of furnace #2: _____ Date of last service: _____
			122. Are there any contractual obligations affecting the fuel supply, tanks, or system(s)? If yes, describe in XVI.
			123. Type of air conditioning for system #1 (☐ Central), (☐ Window Units), (☐ Mini-Split), (☐ Other: _____) Type of air conditioning for system #2 (☐ Central), (☐ Window Units), (☐ Mini-Split), (☐ Other: _____)
			124. Are there any contractual obligations affecting the heating/air conditioning system(s)? If yes, describe in XVI.
			125. Age of air conditioning system #1: _____ Date of last service: _____ Age of air conditioning system #2: _____ Date of last service: _____
			126. Have there been any additions and/or upgrades to the original heating or air conditioning? If yes, describe in XVI.
			127. If #126 is yes, was the work done by a licensed contractor?
			128. If #126 is yes, were the required permits obtained?

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Yes	No	*	
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			129. If #128 is yes, are the permits closed?
			130. Are there any problems with the heating or air conditioning systems? If yes, describe in XVI.
			XIII. ELECTRICAL SYSTEM
			131. Who is the electric provider for the property? _____
			132. What type of wiring is in the house? (copper, aluminum, other, etc.) _____
			133. What is the amp service? (___ 60), (___ 100), (___ 150), (___ 200), (___ Other: _____)
			134. Does the property have (___ Circuit Breakers) or (___ Fuses)? If more than one electrical panel, describe in XVI.
			135. Are there any 220/240 volt circuits? (Other: _____)
			136. Do fuses blow or circuit breakers trip when two or more appliances are being used at the same time? If yes, describe in XVI.
			137. Are there wall switches, light fixtures, or electrical outlets in need of repair? If yes, explain in XVI.
			138. Is there a permanently affixed generator on the property? What is the fuel source? _____
			139. Have there been any additions to the original service?
			140. Have any (___ solar) and/or (___ 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.
			141. If #138, #139, or #140 is yes, was work done by a licensed electrician?
			142. If #138, #139, or #140 is yes, were the required permits obtained?
			143. If #142 is yes, is the permit closed?
			XIV. FIREPLACE OR HEATING STOVE
			144. How many fireplaces and/or heating stoves are on the property? _____. If more than 2, explain in XVI.
			145. Type of fuel for fireplace 1: (___ Wood Burning), (___ Propane Gas), (___ Natural Gas), (___ Other: _____)?
			Type of fuel for fireplace 2: (___ Wood Burning), (___ Propane Gas), (___ Natural Gas), (___ Other: _____)?
			146. Type of fuel for heating stove 1: (___ Wood Burning), (___ Pellet), (___ Other: _____)?
			Type of fuel for heating stove 2: (___ Wood Burning), (___ Pellet), (___ Other: _____)?
			147. Was the fireplace or heating stove part of the original house design?
			148. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
			149. Are there any problems? If yes, explain in XVI.
			150. 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

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

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Page 7 of 10 Property Address: 31719 Impetus Rd, Lewes DE 19958-9129

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

Disclosure: Plus Relocation Services has never resided in the property and makes no warranties or representations about the property.

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 <https://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.

Square Footage: There are different methods of measuring used for different purposes. Acreage of the land and square footage of the buildings quoted on the real estate tax information, marketing materials, advertisements, brochures, MLS data, or appraisal, is only approximate, is not guaranteed, and should not be relied upon.

Tax System Data: Property data, square footage, characteristics, and building permit information in government real estate tax systems may not be accurate and should not be relied upon by sellers and buyers. It can be very difficult to research building permit information.

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.
- Delaware requires each county to reassess the value of real property on a regular basis. Learn more from the county tax office where the property is located.

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.

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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.

Page 9 of 10 Property Address: 31719 Impetus Rd, Lewes DE 19958-9129

Seller’s Initials <u>Plus Relocation</u>	Seller’s Initials _____	Buyer’s Initials _____	Buyer’s Initials _____
Seller’s Initials _____	Seller’s Initials _____	Buyer’s Initials _____	Buyer’s Initials _____

Disclosure: Plus Relocation Services has never resided in the property and makes no warranties or representations about the property.

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 Plus Relocation Date 7/14/2026 SELLER _____ Date _____

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 _____

Disclosure: Plus Relocation Services has never resided in the property and makes no warranties or representations about the property.

Plus Relocation Rider To Purchase Agreement
PAGE 1 of 2

The undersigned parties entered into a purchase agreement dated _____, 202__ (the "Purchase Agreement"), on the property located at _____ (the "Property") hereby mutually agree as follows:

1. **Seller's Obligation.** Seller's obligations under the Purchase Agreement are contingent upon Seller becoming the contractual owner of the Property. If Seller is not able to acquire the Property, then Seller shall have the right to terminate this Purchase Agreement by written notice to Buyer whereupon Seller and Buyer shall sign a cancellation of Purchase Agreement and Buyer then shall be entitled to a return of any earnest money paid by Buyer.
2. **Inspection Contingency.** Within 10 calendar days after the final acceptance date Buyer may, at Buyer's sole expense, have the property inspected by a properly licensed or certified person(s) of Buyer's choice to determine if there are any structural, mechanical, plumbing, electrical, or environmental deficiencies. Within the 10 calendar day inspection period, Buyer shall deliver written notice to Seller that either:
 - a. Buyer is satisfied with the inspection results and waives the inspection contingency
 - b. The inspection of the property revealed repair issues where Buyer would seek negotiation of such repair issues

Failure to do either a. or b. by the Buyer within the above noted inspection period shall be deemed a waiver of Buyer's inspection and repair rights and Buyer agrees to accept the property in its present condition.

Buyer agrees that minor repairs and maintenance costing less than \$150 shall not constitute defects covered by this section.

If within the 10 calendar day inspection period Buyer notifies Seller in writing of the identified issues and proposed remedy, and if within 5 calendar days after such notice Buyer and Seller have not agreed in writing to a remedy of the identified issues, either buyer or seller reserves the right to submit written cancellation of the contract. Upon receipt of such notice this agreement shall be void and all monies deposited by the buyer shall be returned. Seller carries no obligation for reimbursement of expenses incurred.

3. **As Is.** Buyer understands that Seller is a relocation management company and has never lived in or on the Property and therefore Seller has no knowledge of the condition of the Property other than those matters disclosed (i) in the Property inspections, if any, reviewed by Seller or (ii) in writing by the previous owner, copies of which Seller has delivered to Buyer. Neither Seller nor anyone on its behalf makes any representations or warranties as to the condition of the Property or the improvements and fixtures thereon. Buyer acknowledges that the Property is being sold "as is" at the time of closing of the sale contemplated by the Purchase Agreement, including defects known or unknown to Buyer and that Seller has no responsibility for the condition of the Property. The closing of the transaction contemplated by the Purchase Agreement and the acceptance of the deed by Buyer constitute Buyer's acknowledgment that the condition of the Property and the fixtures, equipment, appliances and other tangible personal property on the Property are acceptable to Buyer. Buyer acknowledges that (i) Buyer has been advised to obtain inspections of the Property and (ii) there has been no representation by the Seller, real estate broker, its agents or subagents, regarding the condition of the Property.
4. **Disclosures and Inspections.** Seller has provided the Buyer with a copy of Seller's Disclosure Statement completed by the most recent owner/occupant of the Property from whom the Seller acquired or will acquire the Property. Buyer acknowledges receipt of same by initialing below. Seller makes no representations as to the accuracy or the conclusiveness of this statement. Seller makes no representation of repair(s) completed by the previous owner(s).

Tests or inspections may have been conducted on the Property. Buyer acknowledges receipt of the reports by initialing below. Seller makes no representations as to the accuracy or the conclusiveness of the reports.

Disclosures	Document Date	Buyer's Initials
Plus Relocation Services, LLC. Property Disclosure (2 pages)		
Local Disclosures completed by Transferee		
Local Disclosures stamped and initialed by Plus Relocation Services, LLC		
Tests/Inspections	Document Date	Buyer's Initials
General Home Assessment		
Termite/Pest		
Septic		
Well		
Roof		
Structural		
Pool/Spa		
Siding ID		
Mold		

Plus Relocation Rider To Purchase Agreement
PAGE 1 of 2

5. Termination. Buyer shall have no obligation to close this sale if there is any unsatisfied encumbrance or lien that renders the title unmarketable. If such a defect exists, Buyer may terminate the Purchase Agreement by sending written notice to Seller no later than the date of closing. If Buyer elects to terminate the Purchase Agreement because of such a title defect, Buyer shall receive a refund of all earnest money upon signing a cancellation of the Purchase Agreement. Notwithstanding anything to the contrary contained elsewhere in the Purchase Agreement or in law, if there is any encumbrance, lien or other cloud on the title of the Property, Seller shall have no obligation to clear such encumbrance or make the title marketable in any way.
6. Time is of the essence. If through the result of the Buyer(s) or Buyer(s) lender, the sale contemplated by the Purchase Agreement does not close within five (5) calendar days of the scheduled closing date, one percent (1%) of the purchase price shall be charged to the Buyer(s) per month on a prorated daily basis for each day the closing is delayed beyond the initial 5 day grace period. Time is of the essence clause will not apply to delays required by the TILA-RESPA Integrated Disclosure Rule. It is further agreed that in the event the Buyer defaults in the performance of the Purchase Agreement, the earnest money deposit herein shall be paid the Seller as liquidated damages.
7. Prorations. Notwithstanding anything to the contrary elsewhere in the Purchase Agreement, all prorations of expenses including, without limitation, taxes, utility charges, homeowner's association fees and the like, shall be calculated as of the date of closing of the Purchase Agreement.
8. Title Insurance and Closing. Title insurance fees and other title charges will be paid according to the terms of the purchase agreement. A title examination or commitment has been or will be obtained by the Seller through its title insurance company and Seller will provide such to Buyer. The parties agree that the title insurance shall be provided and closing services will be scheduled through this title insurance company, or its assigns. If the Buyer chooses not to use the Seller's title insurance company, any additional costs not referenced in the purchase agreement incurred for title insurance, title search, abstracting, recording or closing will be paid by the Buyer.
9. Arbitration or Mediation. Seller declines any dispute settlement through arbitration or mediation.
10. Conflict. If there is any conflict between the provisions in this Rider and the provisions of any other portion of the Purchase Agreement, the provisions of this Rider shall control.

Dated: _____
Buyer

Dated: _____
Buyer

Dated: _____
Seller: **Plus Relocation Services, LLC.**

By _____

Its _____

RE: _____



Worldwide ERC® Relocation Property Assessment

IMPORTANT INFORMATION: Please Read Carefully

This document is a Property Assessment. It is not a buyer's home inspection.

This document should not be used in place of nor be mistaken for a general home inspection or specialty type inspection performed by a licensed or trades professional (e.g., professional home inspector, engineer, pest control operator, electrician, plumber, roofer or HVAC specialist, pool/spa specialist, etc.). This Property Assessment was prepared exclusively and for the sole use of the Client identified below (the "Client") under an established business-to-business relationship for the specific purposes of assisting with the relocation of an employee. It is not intended for use, nor is it to be relied upon, by any party other than the Client, including, but not limited to, buyers, sellers, lenders, real estate brokers/agents, and/or appraisers.

The Client may be required to provide this Property Assessment to other parties in order to comply with disclosure obligations under applicable federal, state and/or local law(s); however, no disclosure of this Property Assessment to other parties, including prospective buyers, shall be deemed to create or give rise to a duty of care or performance on the part of the Property Assessment Provider identified below or the Client toward such other parties. Accordingly, no party other than the Client may rely upon or be influenced by this Property Assessment when considering the property. The Property Assessment Provider prepared this Property Assessment in accordance with Client directives and based it on findings gathered at the property address identified below and other property information sources.

1. GENERAL INFORMATION

File # TAR-4665

Client: Plus Relocation Services
LLC

Contact:

Phone: Fax:

E-mail address:

Client Address: 600 Highway 169 South Suite 400

City/State/Postal Code: Minneapolis, MN 55426

Transferee(s): Bryce Nelson

Transferee Property Address: 31719 Impetus Road

City/State/Postal Code: Lewes, DE 19958

Property Assessment Provider: Fidelity Inspection & Consulting Services Job/File #: 3063892

Provider Address: 2003 South Easton Road, Suite 208

City/State/Postal Code: Doylestown, PA 18901

Contact:

Phone: Fax:

E-mail address:

Date: 06/26/2026 Time: 4:00 PM Weather: Clear Temp: 80 Estimated Age of Main Dwelling (yrs.): 3

Parties Present at Time of Assessment: Homeowner

Occupied: ☒ Yes ☐ No



WORLDWIDE ERC®

RELOCATION PROPERTY ASSESSMENT

THIS DOCUMENT IS NOT INTENDED FOR USE NOR IS IT TO BE RELIED UPON BY ANY PARTY OTHER THAN THE CLIENT

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2. PURPOSE AND SCOPE OF THE RELOCATION PROPERTY ASSESSMENT

To provide a professional opinion of a relocating employee's main dwelling and its immediate surrounding area in its "as is" condition, as of the date of assessment, limited to the definitions and guidelines as established by the Client and within this Property Assessment document.

3. OBJECTIVE OF THE RELOCATION PROPERTY ASSESSMENT

To provide the Client with data about a relocating employee's main dwelling and its immediate surrounding area based on a visual assessment of items identified by category in this Property Assessment document.

4. DEFINITION OF THE RELOCATION PROPERTY ASSESSMENT

A visual, non-invasive evaluation and status of the items identified by category on the ensuing pages. The reporting of apparent defects (not cosmetic deficiencies) that call for corrective action is limited to three categories: 1) structure; 2) unsafe or hazardous conditions; and 3) inoperative systems or appliances.

1. Structure: A load-bearing member of a building (including, but not limited to, footings, foundation walls, posts, beams, floor joists, bearing walls, or roof framings) is to be reported as defective if it has one or more of these characteristics:

- Abnormal cracking or splitting;
- Unusual settlement;
- Deterioration such as rot or pest infestation damage;
- Improper alignment or structural integrity compromised by modification or abuse; or
- Other characteristics that affect the building's structural integrity.

2. Unsafe or Hazardous Conditions: Any item that is identified as a safety defect or a hazard, the presence or absence of which would be dangerous. Unless directed by the Client, the reporting of the possible presence of lead based paint, asbestos, urea- formaldehyde foam insulation, radon, electromagnetic radiation, toxic wastes, molds or fungus, and other environmental or indoor air pollutants are outside the scope of this Property Assessment.

3. Inoperative Systems and Appliances: Any installed systems or built-in appliances that do not operate properly or perform their intended function in response to normal use.

Unless directed by the Client, the following areas are outside the scope of this assessment: (i) cosmetic deficiencies; (ii) deferred maintenance items; (iii) the condition of on-site waste and water systems; (iv) the condition of underground fuel storage tanks; (v) the quality of the water supply; (vi) geological hazards such as floods, erosion, earthquakes, landslides, mudslides and volcanoes; and (vii) governmental or lender requirements. Furthermore, this Property Assessment is not a representation of compliance or noncompliance with federal, state, or local government regulations and codes (e.g., building codes, zoning ordinances, energy efficiency ratings, addition or remodeling permits, etc.).

Estimated costs to correct items identified in this Property Assessment as defective and/or items that may require attention are not bids and do not give rise to performance obligations on the part of the Property Assessment Provider. The Property Assessment Provider is not engaged in the business of providing repair, renovation or improvement services; as such, the Property Assessment Provider has not and cannot determine the actual cost of any repairs, renovations or improvements that may be advised or desired. The cost estimates reflect national, state and/or local cost averages as derived from the review

of cost estimator manuals and other information sources by the Property Assessment Provider; all cost estimates should be followed by firm quotes or bids from qualified, reputable contractors.

5. STATUS DEFINITIONS

For each category, when applicable, rate the status of each item by checking the box as follows:

Acceptable: The item is performing its intended function as of the date of the assessment.

Not Present: The item does not exist in the structure being assessed.

Not Assessed: The item was not assessed because of inaccessibility or seasonal impediments.

Defective: The item is either: structurally unsound; unsafe or hazardous; or inoperative, as defined in Section 4 above.

**Please include comments in the corresponding “Remarks”
column for those items rated as Defective or Not Assessed.**

	Acceptable	Not Present	Not Assessed	Defective	Item	Remarks
LOTS & GROUNDS (LG)						
1	☒	☐	☐	☐	Walks:	
2	☒	☐	☐	☐	Stoops/Steps:	
3	☒	☐	☐	☐	Patio:	
4	☐	☒	☐	☐	Deck/Balcony:	
5	☐	☒	☐	☐	Porch:	
6	☐	☒	☐	☐	Retaining Walls:	
7	SURFACE WATER CONTROL					
8	☐	☐	☒	☐	Grading:	
9	☐	☐	☒	☐	Swales:	
10	☐	☒	☐	☐	Basement Stairwell Drain:	
11	☐	☒	☐	☐	Window Wells:	
12	☐	☒	☐	☐	Exterior Surface Drain:	
ROOF (R)						
1	METHOD OF ASSESSMENT: Walked					
2	☒	☐	☐	☐	#1: Asphalt Shingle Approx. Age: 3	Design Life: 20
3	☐	☒	☐	☐	#2: Approx. Age:	Design Life:
4	☐	☒	☐	☐	#3: Approx. Age:	Design Life:
5	☐	☒	☐	☐	#4: Approx. Age:	Design Life:
6	☐	☒	☐	☐	#5: Approx. Age:	
7	☒	☐	☐	☐	Flashing:	
8	☐	☒	☐	☐	Skylights:	
9	☐	☒	☐	☐	Chimney:	
10	ROOF WATER CONTROL:					
11	☐	☐	☒	☐	Gutters:	
12	☐	☐	☒	☐	Downspouts & Extension:	
EXTERIOR SURFACES (ES)						
1	☐	☐	☐	☒	#1: Vinyl Siding: Loose vinyl siding was observed at the left elevation.	
2	☐	☒	☐	☐	#2:	

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

	Acceptable	Not Present	Not Assessed	Defective	Item	Remarks
3	☐	☒	☐	☐	#3:	
4	☒	☐	☐	☐	Trim:	
5	☒	☐	☐	☐	Fascia:	
6	☒	☐	☐	☐	Soffits:	
7	☒	☐	☐	☐	Windows:	



Loose Vinyl Siding

GARAGE/CARPORTS (G/C)

1	☒ Garage ☐ Carport: ☒ Attached ☐ Detached					
2	☒	☐	☐	☐	Door Operation:	
3	☒	☐	☐	☐	Automatic Door Opener:	
4	☒	☐	☐	☐	Condition: Limited evaluation of the garage due to storage (70% visible).	

STRUCTURES (S)

1	☒	☐	☐	☐	Foundation: Limited evaluation of the structure due to finishings/furnishings (90% visible).	
2	☐	☒	☐	☐	Beams:	
3	☒	☐	☐	☐	Bearing Walls:	
4	☐	☒	☐	☐	Joists/Trusses:	
5	☐	☒	☐	☐	Piers/Posts:	
6	☐	☒	☐	☐	Floor/Slab:	
7	☐	☒	☐	☐	Hand Rails:	

ATTIC (A)

1	METHOD OF ASSESSMENT: Entered-Limited evaluation of the attic due to framing/insulation (90% visible).					
2	☒	☐	☐	☐	Roof Framing:	
3	☒	☐	☐	☐	Sheathing:	

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

	Acceptable	Not Present	Not Assessed	Defective	Item	Remarks
4	☐	☐	☒	☐	Ventilation:	
5	☐	☒	☐	☐	Attic Fan:	
6	☐	☒	☐	☐	Whole House Fan:	
7	☒	☐	☐	☐	Evidence of water penetration? ☐ Yes ☒ No If yes, describe:	
BASEMENT (B)						
1	☐	☒	☐	☐	Sump Pump:	
2	☐	☒	☐	☐	Floor:	
3	☐	☒	☐	☐	Heat:	
4	☐	☒	☐	☐	Evidence of water penetration? ☐ Yes ☐ No If yes, describe:	
CRAWL SPACE (CS)						
1	METHOD OF ASSESSMENT:					
2	☐	☒	☐	☐	Moisture:	
3	☐	☒	☐	☐	Access:	
4	☐	☒	☐	☐	Evidence of water penetration? ☐ Yes ☐ No If yes, describe:	
ELECTRICAL (E)						
1					Amps:200	Volts: 120/240
2	☒	☐	☐	☐	Service Cable:	
3	☒	☐	☐	☐	Panel:	
4	☒	☐	☐	☐	Branch Circuits:	
5	☒	☐	☐	☐	Ground:	
6	☒	☐	☐	☐	Wire Conductor:	
7	☒	☐	☐	☐	GFI:	
8	☒	☐	☐	☐	Smoke Detector:	
9	Is the size of the incoming electrical service adequate to meet the needs of the dwelling? ☒ Yes ☐ No					
HEATING SYSTEMS (HS)						
1	Primary: Forced Air		Approx. Age: 3		Design Life: 20	
2	Additional:		Approx. Age:		Design Life:	
3	Fuel(s): Natural Gas					

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

	Acceptable	Not Present	Not Assessed	Defective	Item	Remarks
4	☒	☐	☐	☐	Primary Operation:	
5	☐	☒	☐	☐	Additional Operation:	
6	☒	☐	☐	☐	Draft Control:	
7	☒	☐	☐	☐	Exhaust System:	
8	☒	☐	☐	☐	Distribution:	
9	☒	☐	☐	☐	Fuel Tank/Lines:	
10	☒	☐	☐	☐	Thermostat:	
11	☒	☐	☐	☐	Blower:	
12	☐	☒	☐	☐	Humidifier:	
13	☐	☐	☒	☐	Heat Exchanger:	This part of the unit could not be evaluated. Only visually accessible areas of the heating unit were evaluated (without disassembly of the unit).
14	☐	☒	☐	☐	Pressure Relief Valve(s):	
15	☐	☒	☐	☐	Circulator Pump:	

AIR CONDITIONING SYSTEM (AC)

1	Type: Central				Fuel: Electric
2	Approx. Age: 3				Design Life: 15
3	☒	☐	☐	☐	System:

PLUMBING (P)

1	Water Source:	☒	Public	☐	Private	☐	Undetermined	How Verified?	Locale
2	Sewage Service:	☒	Public	☐	Private	☐	Undetermined	How Verified?	Locale
3	Water Service On?	☒	Yes	☐	No				
4	☒	☐	☐	☐	Water Pipes:				
5	☒	☐	☐	☐	Drain Pipes:				
6	☒	☐	☐	☐	Vent Pipes:				
7	☐	☒	☐	☐	Laundry Tub:				
8	☒	☐	☐	☐	Water Pressure:				
9	☐	☐	☐	☒	Toilet:	The toilet in the master bathroom is loose.			
10	☒	☐	☐	☐	Tub/Shower:				
11	☐	☐	☒	☐	Exhaust Fan:				
12	☒	☐	☐	☐	Sink:				
13	WATER HEATER : Approx Age (yrs): 3 Approx Design Life (yrs): 10								
14	☒	☐	☐	☐	Water Heater:				
15	☒	☐	☐	☐	Exhaust System:				

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

	Acceptable	Not Present	Not Assessed	Defective	Item	Remarks
16	☒	☐	☐	☐	Temperature/Pressure Relief Valve:	
						
					Loose Toilet	
ON-SITE SEWAGE DISPOSAL (SD)						
1	☐	☒	☐	☐	System Operation:	
WELL (W)						
1	☐ Private ☐ Community ☒ Not Present					
2	☐	☐	☐	☐	Pump:	
3	☐	☐	☐	☐	Shower Pressure (Top Floor):	
4	Water sample sent to the lab? ☐ Yes ☐ No Date Sent:					
5	Is there minimum flow of 3 gallons per minute (gpm) after 30 minutes? ☐ Yes ☐ No					
6	If no, state the number of gallons per minute after 30 minutes: (gpm)					
POOL AND HOT TUB (P/T)						
1	Pool Type : Not Present				Hot Tub Type: Not Present	
2	☐	☒	☐	☐	Pool:	
3	☐	☒	☐	☐	Deck/Apron:	
4	☐	☒	☐	☐	Heater:	
5	☐	☒	☐	☐	Pump:	
6	☐	☒	☐	☐	Filter:	
7	☐	☒	☐	☐	Fence:	
8	☐	☒	☐	☐	Hot Tub:	
FIREPLACE (F)						
1	☐	☒	☐	☐	Fireplace:	
2	☐	☒	☐	☐	Free-standing Stove:	

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

	Acceptable	Not Present	Not Assessed	Defective	Item	Remarks
3	☐	☒	☐	☐	Fireplace Insert:	
4	☐	☒	☐	☐	Flue:	
KITCHEN (K)						
1	☒	☐	☐	☐	Cooking Appliances:	
2	☒	☐	☐	☐	Disposal:	
3	☒	☐	☐	☐	Dishwasher:	
4	☒	☐	☐	☐	Ventilator:	
5	☐	☒	☐	☐	Other Built-ins:	
FINAL COMMENTS (FC)						
Were any other unsafe or hazardous conditions observed during the assessment that are not specifically designated on this property Assessment document? ☐ Yes ☒ No If yes please explain: The Property Assessment Provider identified below hereby certifies adherence to the terms of the assignment as set forth in the Definitions.						

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

SUPPLEMENTAL DISCLOSURE

1. A representative sample of property components such as windows, doors, outlets, light and wall switches are evaluated on a “best efforts” basis to ascertain if the property components have failed. Often, such conditions cannot be determined during the assessment due to limited and/or restricted access as well as varying weather conditions and humidity. Therefore, no representations are made as to the condition of every property component. **No responsibility is assumed for items not observed or accessed during the property assessment.**
2. The assessment is a recording of conditions on the given date and time of the assessment. Future condition changes are outside the scope of the assessment.
3. **The photos sent with this report may NOT reflect all defects and/or location of needed repairs noted within the body or summary of the report. Please review the report in its entirety.**
4. Product and manufacturer recalls are beyond the scope of this assessment.
5. If this home was built prior to 1978, this could indicate the potential for the presence of lead-based paint.
6. Determination of the presence or absence of Chinese or other defective drywall materials and related conditions or risks is outside the scope of this assessment. See <http://www.cpsc.gov/info/drywall/index.html> for more information.

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

RELOCATION PROPERTY ASSESSMENT SUMMARY

Record on this summary page the corrective action(s) required for all items determined to be defective and explain any items reported as "Not Assessed."

DEFECTIVE

The findings noted below are in need of repair. It is recommended that all repairs are completed by the appropriate certified/licensed repair contractors. Detailed itemized receipts for repairs are recommended.

Report Category / Items / Remarks

EXTERIOR SURFACES (ES)

(ES) 1 #1: Vinyl Siding: Loose vinyl siding was observed at the left elevation.

Corrective Action: Siding contractor to secure the loose vinyl siding at the left elevation.

PLUMBING (P)

(P) 9 Toilet: The toilet in the master bathroom is loose.

Corrective Action: Plumber to secure the loose toilet in the master bathroom.

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

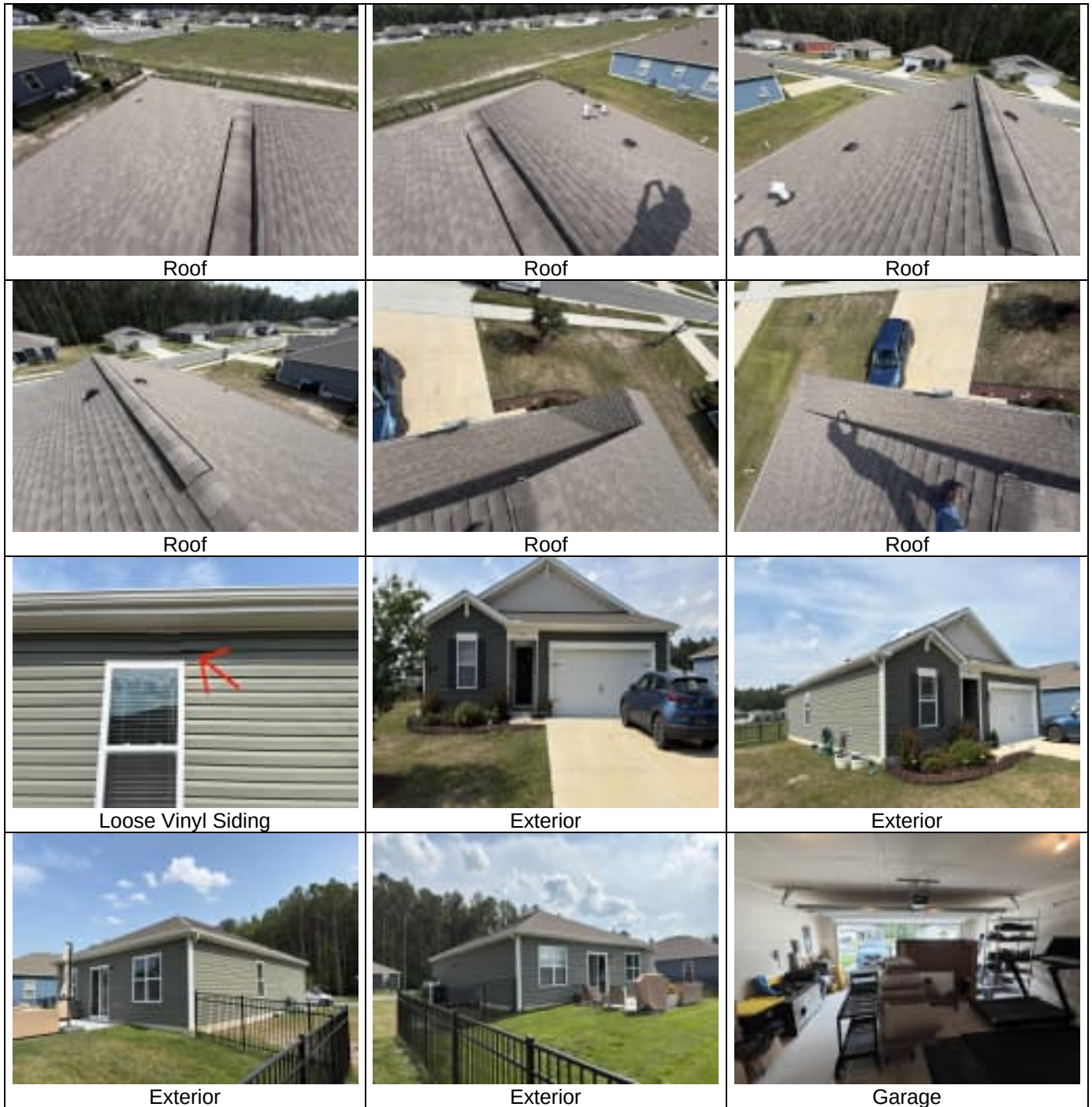
LIMITED ACCESSIBILITY/NOT ASSESSED
Variables such as construction type, conditions at the time of the assessment, safety, potential damage/liability and/or inspector discretion have limited the evaluation of this item at the time of this assessment. If applicable, further assessment should be considered.
Report Category / Items / Remarks
GARAGE/CARPORTS (G/C)
(G/C) 4 Condition: Limited evaluation of the garage due to storage (70% visible).
STRUCTURES (S)
(S) 1 Foundation: Limited evaluation of the structure due to finishings/furnishings (90% visible).
ATTIC (A)
(A) 1 Method of Assessment: Entered-Limited evaluation of the attic due to framing/insulation (90% visible).
HEATING SYSTEMS (HS)
(HS) 13 Heat Exchanger: This part of the unit could not be evaluated. Only visually accessible areas of the heating unit were evaluated (without disassembly of the unit).

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

ERC Relocation Property Assessment Images



Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958



Garage



Attic



Attic



Attic



Attic



Electric Panel



Electric Panel



AC Unit



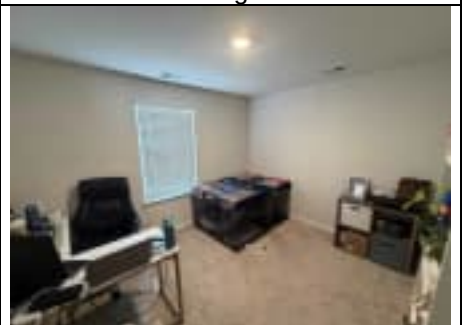
Heating Unit



Electric Meter



Gas Meter



Interior

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958



Interior



Interior



Interior



Interior



Loose Toilet



Water Heater

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

RELOCATION PROPERTY ASSESSMENT

THIS DOCUMENT IS NOT INTENDED FOR USE NOR IS IT TO BE RELIED UPON BY ANY PARTY OTHER THAN THE CLIENT

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Stewart Title Guaranty Company – Relocation Services
1360 Post Oak Blvd., Suite 100, MC # 11-16
Houston, TX 77056

CLOSING AGENT INFORMATION

Kelly House
Plus Relocation Services, LLC
600 Hwy 169 South, Suite 400
Minneapolis, MN 55426

RE: Your File No.: TAR-4665
Transferee: Bryce Nelson
Property Address: 31719 Impetus Rd
Lewes, DE 19958-9129

**LISTED BELOW IS THE CLOSING AGENT INFORMATION FOR THE ABOVE
REFERENCED FILE.**

Agent ID No.	3824363
Company or Firm	Brennan Title Company 3261 Old Washington Road, Ste 3040 Waldorf, MD 20602
Contact:	Lynda Hernandez
E-Mail	lynda@brennantitle.com
Phone	(301) 316-2600
Fax	(301) 316-3270
File No.	

Should you have any questions regarding the information above, please contact Dana Batie, National Relocation Coordinator at (713) 625-8115 or dana.batie@stewart.com.



RIDER TO PURCHASE AGREEMENT

PAGE 1 of 2

The undersigned parties entered into a purchase agreement dated, 20____ (the "Purchase Agreement"), on the property located at 31719 Impetus Rd, Lewes, DE 19958-9129 (the "Property") hereby mutually agree as follows:

1. **Seller's Obligation.** Seller's obligations under the Purchase Agreement are contingent upon Seller becoming the contractual owner of the Property. If Seller is not able to acquire the Property, then Seller shall have the right to terminate this Purchase Agreement by written notice to Buyer whereupon Seller and Buyer shall sign a cancellation of Purchase Agreement and Buyer then shall be entitled to a return of any earnest money paid by Buyer.
2. **Inspection Contingency.** Within 10 calendar days after the final acceptance date Buyer may, at Buyer's sole expense, have the property inspected by a properly licensed or certified person(s) of Buyer's choice to determine if there are any structural, mechanical, plumbing, electrical, or environmental deficiencies. Within the 10 calendar day inspection period, Buyer shall deliver written notice to Seller that either:
 - a. Buyer is satisfied with the inspection results and waives the inspection contingency
 - b. The inspection of the property revealed repair issues where Buyer would seek negotiation of such repair issuesFailure to do either a. or b. by the Buyer within the above noted inspection period shall be deemed a waiver of Buyer's inspection and repair rights and Buyer agrees to accept the property in its present condition.

Buyer agrees that minor repairs and maintenance costing less than \$150 shall not constitute defects covered by this section.

If within the 10 calendar day inspection period Buyer notifies Seller in writing of the identified issues and proposed remedy, and if within 5 calendar days after such notice Buyer and Seller have not agreed in writing to a remedy of the identified issues, either buyer or seller reserves the right to submit written cancellation of the contract. Upon receipt of such notice this agreement shall be void and all monies deposited by the buyer shall be returned. Seller carries no obligation for reimbursement of expenses incurred.
3. **As Is.** Buyer understands that Seller is a relocation management company and has never lived in or on the Property and therefore Seller has no knowledge of the condition of the Property other than those matters disclosed (i) in the Property inspections, if any, reviewed by Seller or (ii) in writing by the previous owner, copies of which Seller has delivered to Buyer. Neither Seller nor anyone on its behalf makes any representations or warranties as to the condition of the Property or the improvements and fixtures thereon. Buyer acknowledges that the Property is being sold "as is" at the time of closing of the sale contemplated by the Purchase Agreement, including defects known or unknown to Buyer and that Seller has no responsibility for the condition of the Property. The closing of the transaction contemplated by the Purchase Agreement and the acceptance of the deed by Buyer constitute Buyer's acknowledgment that the condition of the Property and the fixtures, equipment, appliances and other tangible personal property on the Property are acceptable to Buyer. Buyer acknowledges that (i) Buyer has been advised to obtain inspections of the Property and (ii) there has been no representation by the Seller, real estate broker, its agents or subagents, regarding the condition of the Property.
4. **Disclosures and Inspections.** Seller has provided the Buyer with a copy of Seller's Disclosure Statement completed by the most recent owner/occupant of the Property from whom the Seller acquired or will acquire the Property. Buyer acknowledges receipt of same by initialing below. Seller makes no representations as to the accuracy or the conclusiveness of this statement. Seller makes no representation of repair(s) completed by the previous owner(s).

Tests or inspections may have been conducted on the Property. Buyer acknowledges receipt of the reports by initialing below. Seller makes no representations as to the accuracy or the conclusiveness of the reports.

Disclosures	Document Date	Buyer's Initials
Plus Relocation Services, LLC Property Disclosure (2 pages)		
Local Disclosures completed by Transferee		
Local Disclosures stamped and initialed by Plus Relocation Services, LLC		
Tests/Inspections	Document Date	Buyer's Initials
General Home Assessment		
Termite/Pest		
Septic		
Well		
Roof		
Structural		
Pool/Spa		

plus relocation®

	Siding ID		
	Mold		



RIDER TO PURCHASE AGREEMENT
PAGE 2 of 2

5. Termination. Buyer shall have no obligation to close this sale if there is any unsatisfied encumbrance or lien that renders the title unmarketable. If such a defect exists, Buyer may terminate the Purchase Agreement by sending written notice to Seller no later than the date of closing. If Buyer elects to terminate the Purchase Agreement because of such a title defect, Buyer shall receive a refund of all earnest money upon signing a cancellation of the Purchase Agreement. Notwithstanding anything to the contrary contained elsewhere in the Purchase Agreement or in law, if there is any encumbrance, lien or other cloud on the title of the Property, Seller shall have no obligation to clear such encumbrance or make the title marketable in any way.
6. Time is of the essence. If through the result of the Buyer(s) or Buyer(s) lender, the sale contemplated by the Purchase Agreement does not close within five (5) calendar days of the scheduled closing date, one percent (1%) of the purchase price shall be charged to the Buyer(s) per month on a prorated daily basis for each day the closing is delayed beyond the initial 5 day grace period. Time is of the essence clause will not apply to delays required by the TILA-RESPA Integrated Disclosure Rule. It is further agreed that in the event the Buyer defaults in the performance of the Purchase Agreement, the earnest money deposit herein shall be paid the Seller as liquidated damages.
7. Prorations. Notwithstanding anything to the contrary elsewhere in the Purchase Agreement, all prorations of expenses including, without limitation, taxes, utility charges, homeowner's association fees and the like, shall be calculated as of the date of closing of the Purchase Agreement.
8. Title Insurance and Closing. Title insurance fees and other title charges will be paid according to the terms of the purchase agreement. A title examination or commitment has been or will be obtained by the Seller through its title insurance company and Seller will provide such to Buyer. The parties agree that the title insurance shall be provided and closing services will be scheduled through this title insurance company, or its assigns. If the Buyer chooses not to use the Seller's title insurance company, any additional costs not referenced in the purchase agreement incurred for title insurance, title search, abstracting, recording or closing will be paid by the Buyer.
9. Arbitration or Mediation. Seller declines any dispute settlement through arbitration or mediation.
10. Conflict. If there is any conflict between the provisions in this Rider and the provisions of any other portion of the Purchase Agreement, the provisions of this Addendum shall control.

Dated: _____
Buyer

Dated: _____
Buyer

Dated: _____
Seller: **Plus Relocation Services, LLC**

By _____

Its _____

RE: _____

Disclosure: Plus Relocation Services has never resided in the property and makes no warranties or representations about the property.



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

Approved by the Delaware Real Estate Commission (Effective Date: August 1, 2025)

Seller(s) Name: Plus Relocation

Property Address: 31719 Impetus Rd, Lewes DE 19958-9129

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.

Disclosure: Plus Relocation Services has never resided in the property and makes no warranties or representations about the property.

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

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.
		I. OCCUPANCY 1. How do you currently use this property? As a: (___ Primary Residence) (___ Second/Vacation Home) (___ Rental Property) (___ Inherited Property) (___ Other: _____). If not your Primary Residence, how long has it been since you occupied the property? _____. 2. Is the property encumbered by a (___ rental/lease), (___ option to purchase), or (___ first right of refusal)? If yes, describe in XVI. Seller agrees to provide a copy of the rental/lease agreement to Buyer upon request. 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? _____. If no, STOP USING THIS FORM and complete the Seller’s Disclosure of Real Property Condition Report New Construction Only. 8. If #6 is yes, Seller warrants that the property (___ is) or (___ is not) exempt from providing the Buyer with a Public Offering Statement as described in §81-401 or §81-403(b) of Chapter 81, Title 25 of the Delaware Code, The Delaware Uniform Common Interest Ownership Act. If exempt from providing the Public Offering Statement or Resale Certificate, in compliance with §317A of Chapter 3, Title 25, Seller has attached a copy of all documents in the chain of title that create any financial obligation for the buyer, and a written summary of all financial obligations created by documents in the chain of title. As evidenced by signature below, Buyer has received a copy of these documents.

Page 1 of 10 Property Address: 31719 Impetus Rd, Lewes DE 19958-9129

Seller’s Initials Plus Relocation Seller’s Initials Buyer’s Initials Buyer’s Initials
Seller’s Initials Seller’s Initials Buyer’s Initials Buyer’s Initials

Disclosure: Plus Relocation Services has never resided in the property and makes no warranties or representations about the property.

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.
			II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS AND CO-OPS
			9. Is the property subject to any deed restrictions? (e.g., HOA/condominium restrictions, rental restrictions, pet restrictions, fence requirements, etc.) If yes, describe in XVI.
			10. Are you in violation of any deed restrictions at this time? If yes, describe in XVI.
			11. Is the property subject to any agreements concerning affordable housing or workforce/inclusionary housing? If yes, describe in XVI.
			12. Is the property subject to any private, public, or historic architectural review control other than building codes? If yes, describe in XVI.
			13. Is the property part of a condominium or cooperative (Co-op) ownership?
			14. Is there a (___ Homeowners Association), (___ Condominium Association), (___ Cooperative (Co-op)), (___ Civic Association), or (___ Maintenance Corporation)?
			15. If #14 is yes, are there any (___ Fees), (___ Dues), or (___ Assessments) involved? If yes, how much? _____; Frequency of payments: (___ Monthly), (___ Quarterly), (___ Yearly), (___ Other: _____); Are they (___ Mandatory) or (___ Voluntary)?
			16. Is there a capital contribution fee due by a new owner to the Association? If yes, how much _____?
			17. Are there any unpaid assessments including but not limited to deferred water and sewer charges for your property? If yes, how much? _____. If yes, describe in XVI.
			18. Has there been a special assessment in the past 12 months? If yes, describe in XVI.
			19. Have you received written notice of any new, proposed, or board discussed increases in fees, dues, assessments, or capital contributions? If yes, describe in XVI.
			III. TITLE / ZONING INFORMATION
			23. Does the amount owed on your mortgage(s) and any other lien(s) exceed the estimated value of the property? If yes, are additional funds available from Seller for settlement? _____.
			24. Is your property owned (___ In fee simple) or (___ Leasehold/Ground Lease) or (___ Cooperative)?
			25. If a Leasehold/Ground Lease, what is the current lease amount? \$ _____; Frequency of payments: (___ Weekly), (___ Monthly), (___ Quarterly), (___ Yearly), (___ Other: _____) Note to Buyer: May be subject to change.
			26. If a Leasehold/Ground Lease, when does it expire? _____.
			27. Are there any rights-of-way, easements, or similar matters that affect the property? If yes, describe in XVI.
			28. Are there any shared maintenance agreements affecting the property? If yes, describe in XVI.
			29. Are there any variance, zoning, conditional use, non-conforming use, or setback violations? If yes, describe in XVI.
			30. If #29 is yes, has the variance, conditional use, or non-conforming use expired or has otherwise become non-transferable? If yes, describe in XVI.
			31. 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.
			32. Did you participate in any mortgage forbearance programs such as the CARES Act from COVID-19? If yes, describe in XVI.
			IV. ADDITIONAL INFORMATION
			33. 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.
			34. Is there any existing legal action affecting this property? If yes, describe in XVI.
			35. Are there any violations of local, state, or federal laws or regulations relating to this property? If yes, describe in XVI.
			36. Does your current real estate tax amount reflect any non-transferrable exemptions or discounts? If yes, describe in XVI.
			37. Have you received formal notice from any local, state, or federal agency of any changes that may materially or adversely affect the property? e.g., threat of condemnation, noise, bright lights, odors, other nuisances, zoning changes, road changes, proposed utility changes, etc. If yes to any, describe in XVI.

Page 2 of 10 Property Address: 31719 Impetus Rd, Lewes DE 19958-9129

Seller's Initials Plus Relocation Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Disclosure: Plus Relocation Services has never resided in the property and makes no warranties or representations about the property.

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.
			38. Are all the exterior door locks in the house in working condition? If no, describe in XVI.
			39. Will keys be provided for each lock?
			40. During your ownership, are there now or have there been animals (pets) living in the house? If yes, what type?
			41. 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.
			42. If there is a pool, does it conform to all local ordinances? If no, describe in XVI.
			43. What is the type of trash disposal? (___ Private), (___ Municipal), (___ County), (___ Community) or (___ Other _____).
			44. 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)
			45. Is off street parking available for this property? If yes, number of spaces available: _____
			V. ENVIRONMENTAL CONCERNS
			46. Are there now or have there been any underground storage tanks on the property? (___ Heating fuel), (___ Propane), (___ Septic), or (___ Other: _____). If yes, describe locations in XVI.
			47. If the tank was abandoned, was it done with all necessary permits and properly abandoned?
			48. Are asbestos-containing materials present? If yes, describe in XVI.
			49. Are there any lead hazards? (e.g., lead paint, lead pipes, lead in soil.) If yes, describe in XVI.
			50. Has the property been tested for toxic or hazardous substances? If yes, describe in XVI and provide the test results.
			51. Has the property ever been tested for mold? If yes, provide the test results.
			52. Has the illegal manufacture, storage, or use of methamphetamines occurred in the property? If yes, describe in XVI.
			53. Is there a wastewater spray irrigation system (human or agricultural) installed on or adjacent to the property?
			VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)
			54. Is there fill soil or other fill material on the property?
			55. 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.
			56. Is any part of the property located in (___ a flood zone) and/or (___ a wetlands area)?
			57. Are there drainage or flood problems affecting the property? If yes, describe in XVI.
			58. Do you carry flood insurance? Agent: _____ Policy # _____
			59. If #58 is yes, what is the annual cost of this policy? _____
			60. Have you made any insurance claims on the property in the past 5 years? If yes, describe in XVI.
			61. Does the property have standing water in front, rear, or side yards for more than 48 hours after raining? If yes, describe in XVI.
			Disclosure: Plus Relocation Services has never resided in the property and makes no warranties or representations about the property.
			62. Are there encroachments or boundary line disputes affecting the property? If yes, describe in XVI.
			63. Are there any ditches crossing or bordering the property? If yes, describe in XVI.
			64. Are there any swales crossing the property that are under the control of a Soil and Conservation District? If yes, describe in XVI.
			65. Have you ever had the property surveyed?
			66. Are the boundaries of the property marked in any way? If yes, describe in XVI.
			VII. STRUCTURAL ITEMS
			67. Have you made any additions or structural changes? If yes, describe in XVI.
			68. If #67 is yes, was all work done with all necessary permits and approvals in compliance with building codes?
			69. If #68 is yes, are the permits closed?
			70. Is there now or has there ever been any movement, shifting, or other problems with walls or foundations? If yes, describe in XVI.

Seller's Initials Plus Relocation Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

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

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Yes	No	*	* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			71. Has the property, or any improvements thereon, ever been damaged by (___ Fire), (___ Smoke), (___ Wind), or (___ Flood)? If yes, describe in XVI.
			72. Was the structure moved to this site? (___ Double Wide), (___ Modular), (___ Other: _____)
			73. Is there now or has there ever been any non-plumbing water leakage in the house? If yes, describe in XVI.
			74. Are there any problems with (___ Exterior walls), (___ Driveways), (___ Walkways), (___ Patios), (___ Decks), (___ Porches) or (___ Retaining walls) on the property? If yes, describe in XVI.
			75. Are there any problems with (___ Interior walls), (___ Ceilings), (___ Floors), or (___ Windows) on the property? If yes, describe in XVI.
			76. Have there been any repairs or other attempts to control the cause or effect of problems described in questions 73, 74, and 75? If yes, describe in XVI.
			77. Is there insulation in the: (___ Ceiling/attic), (___ Exterior walls), (___ Crawlspace/basement), or (___ Other: _____)
			<i>Disclosure: Plus Relocation Services has never resided in the property and makes no warranties or representations about the property.</i> What type(s) of insulation does your property have? _____
			VIII. TERMITES, INSECTS, AND WILDLIFE
			78. Is there now or has there ever been any infestation by termites or other wood destroying insects? If yes, describe
			79. During your ownership, have there been any termite or other wood destroying insect inspections made on the property? If yes, describe in XVI.
			80. 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.
			81. Have there ever been any termite or wood destroying insect treatments made on the property? If yes, describe in XVI.
			82. Is there or has there ever been an infestation of insects? If yes, describe in XVI.
			83. During your ownership, have there been any insect control inspections made on the property. If yes, describe in XVI.
			84. Are you aware of any insect control treatments made on the property? If yes, describe in XVI.
			85. Are there now or have there ever been any bat colonies present on the property? If yes, describe in XVI.
			86. 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
			87. Does the property have a sump pump? If yes, where does it drain? _____
			88. 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.
			89. 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.
			90. Are there any cracks or bulges in the floors or foundation walls? If yes, describe in XVI.
			X. ROOF
			91. Date last roof surface installed: _____. If all roof surfaces not the same age, explain in XVI.
			92. How many layers of roof material are there (e.g., new shingles over old shingles)? _____
			93. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI.
			94. If under warranty, is warranty transferable?
			95. Where do your gutters drain? (___ Surface), (___ Drywell), (___ Storm Sewers), (___ Other: _____)
			XI. PLUMBING-RELATED ITEMS
			96. What is the drinking water source? (___ Municipal), (___ County), (___ Public Utility), (___ Private Well), (___ Other: _____)
			97. If drinking water is supplied by public utility, name of utility: _____
			98. Is there a water treatment system? If yes, (___ Leased) or (___ Owned)?
			99. If water source is a well, when was it installed? _____ Location of well? _____ Depth of well? _____. If more than one well, describe in XVI.

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Yes	No	*	* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			100. What type of plumbing is used for the Water Supply? (☐ Copper), (☐ Lead), (☐ Cast Iron), (☐ PVC), (☐ PEX), (☐ Polybutylene), (☐ Galvanized), (☐ Other/Unknown: _____)
			101. What type of plumbing is used for Drainage? (☐ Copper), (☐ Lead), (☐ Cast Iron), (☐ PVC), (☐ Galvanized), (☐ Other/Unknown: _____)
			102. Age of Water Heater? _____ Water heater type: (☐ Tank), (☐ Tankless), (☐ Other: _____)
			103. Water Heater Fuel: (☐ Electric), (☐ Oil), (☐ Propane Gas), (☐ Natural Gas) or (☐ Other: _____)
			104. 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.
			105. Are there any additions and/or upgrades to the original service? If yes, describe in XVI.
			106. If #105 is yes, was the work done by a licensed contractor?
			107. If #105 is yes, were the required permits obtained?
			108. If #107 is yes, are the permits closed?
			109. 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: _____.
			110. What is the type of sewage system? (☐ Public Sewer), (☐ Community Sewer), (☐ Septic System), (☐ Cesspool), (☐ Other _____)
			111. If a septic system, type: (☐ Gravity Fed), (☐ Capping Fill), (☐ LPP), (☐ Mound), (☐ Holding Tank), (☐ Other: _____)
			112. If a septic system, when was it last pumped? _____
			113. 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.
			114. If a septic system, how many bedrooms is the septic permitted to service? _____
			115. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI.
			116. If #115 is yes, were they abandoned with all necessary permits and properly abandoned?
			XII. HEATING AND AIR CONDITIONING
			117. How many heating and/or air conditioning systems are on the property? _____. If more than 2, explain in XVI.
			118. 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: _____)
			119. 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: _____)
			120. Fuel provider for: Heating system #1 _____ Heating System #2: _____
			121. Age of furnace #1: _____ Date of last service: _____ Age of furnace #2: _____ Date of last service: _____
			122. Are there any contractual obligations affecting the fuel supply, tanks, or system(s)? If yes, describe in XVI.
			123. Type of air conditioning for system #1 (☐ Central), (☐ Window Units), (☐ Mini-Split), (☐ Other: _____) Type of air conditioning for system #2 (☐ Central), (☐ Window Units), (☐ Mini-Split), (☐ Other: _____)
			124. Are there any contractual obligations affecting the heating/air conditioning system(s)? If yes, describe in XVI.
			125. Age of air conditioning system #1: _____ Date of last service: _____ Age of air conditioning system #2: _____ Date of last service: _____
			126. Have there been any additions and/or upgrades to the original heating or air conditioning? If yes, describe in XVI.
			127. If #126 is yes, was the work done by a licensed contractor?
			128. If #126 is yes, were the required permits obtained?

Seller's Initials Plus Relocation Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

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

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Yes	No	*	* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			129. If #128 is yes, are the permits closed?
			130. Are there any problems with the heating or air conditioning systems? If yes, describe in XVI.
			XIII. ELECTRICAL SYSTEM
			131. Who is the electric provider for the property? _____
			132. What type of wiring is in the house? (copper, aluminum, other, etc.) _____
			133. What is the amp service? (___ 60), (___ 100), (___ 150), (___ 200), (___ Other: _____)
			134. Does the property have (___ Circuit Breakers) or (___ Fuses)? If more than one electrical panel, describe in XVI.
			135. Are there any 220/240 volt circuits? (Other: _____)
			136. Do fuses blow or circuit breakers trip when two or more appliances are being used at the same time? If yes, describe in XVI.
			137. Are there wall switches, light fixtures, or electrical outlets in need of repair? If yes, explain in XVI.
			138. Is there a permanently affixed generator on the property? What is the fuel source? _____
			139. Have there been any additions to the original service?
			140. Have any (___ solar) and/or (___ 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.
			141. If #138, #139, or #140 is yes, was work done by a licensed electrician?
			142. If #138, #139, or #140 is yes, were the required permits obtained?
			143. If #142 is yes, is the permit closed?
			XIV. FIREPLACE OR HEATING STOVE
			144. How many fireplaces and/or heating stoves are on the property? _____. If more than 2, explain in XVI.
			145. Type of fuel for fireplace 1: (___ Wood Burning), (___ Propane Gas), (___ Natural Gas), (___ Other: _____)? Type of fuel for fireplace 2: (___ Wood Burning), (___ Propane Gas), (___ Natural Gas), (___ Other: _____)?
			146. Type of fuel for heating stove 1: (___ Wood Burning), (___ Pellet), (___ Other: _____)? Type of fuel for heating stove 2: (___ Wood Burning), (___ Pellet), (___ Other: _____)?
			147. Was the fireplace or heating stove part of the original house design?
			148. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
			149. Are there any problems? If yes, explain in XVI.
			150. 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

Disclosure: Plus Relocation Services has never resided in the property and makes no warranties or representations about the property.

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

Disclosure: Plus Relocation Services has never resided in the property and makes no warranties or representations about the property.

Disclosure: Plus Relocation Services has never resided in the property and makes no warranties or representations about the property.

Page **7** of **10** Property Address: 31719 Impetus Rd, Lewes DE 19958-9129

Seller's Initials Plus Relocation Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

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

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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
Disclosure: Plus Relocation Services has never resided in the property and makes no warranties or representations about the property.	
Disclosure: Plus Relocation Services has never resided in the property and makes no warranties or representations about the property.	

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

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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, Delaware State Police Sex Offender Registry <https://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.

Square Footage: There are different methods of measuring used for different purposes. Acreage of the land and square footage of the buildings quoted on the real estate tax information, marketing materials, advertisements, brochures, MLS data, or appraisal, is only approximate, is not guaranteed, and should not be relied upon.

Tax System Data: Property data, square footage, characteristics, and building permit information in government real estate tax systems may not be accurate and should not be relied upon by sellers and buyers. It can be very difficult to research building permit information.

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.
- Delaware requires each county to reassess the value of real property on a regular basis. Learn more from the county tax office where the property is located.

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.

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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.

Page 9 of 10 Property Address: 31719 Impetus Rd, Lewes DE 19958-9129

Seller’s Initials <u>Plus Relocation</u>	Seller’s Initials _____	Buyer’s Initials _____	Buyer’s Initials _____
Seller’s Initials _____	Seller’s Initials _____	Buyer’s Initials _____	Buyer’s Initials _____

Disclosure: Plus Relocation Services has never resided in the property and makes no warranties or representations about the property.

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 Plus Relocation Date 7/14/2026 SELLER _____ Date _____

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 _____

Disclosure: Plus Relocation Services has never resided in the property and makes no warranties or representations about the property.

Worldwide ERC® Relocation Property Assessment

IMPORTANT INFORMATION: Please Read Carefully

This document is a Property Assessment. It is not a buyer's home inspection.

This document should not be used in place of nor be mistaken for a general home inspection or specialty type inspection performed by a licensed or trades professional (e.g., professional home inspector, engineer, pest control operator, electrician, plumber, roofer or HVAC specialist, pool/spa specialist, etc.). This Property Assessment was prepared exclusively and for the sole use of the Client identified below (the "Client") under an established business-to-business relationship for the specific purposes of assisting with the relocation of an employee. It is not intended for use, nor is it to be relied upon, by any party other than the Client, including, but not limited to, buyers, sellers, lenders, real estate brokers/agents, and/or appraisers.

The Client may be required to provide this Property Assessment to other parties in order to comply with disclosure obligations under applicable federal, state and/or local law(s); however, no disclosure of this Property Assessment to other parties, including prospective buyers, shall be deemed to create or give rise to a duty of care or performance on the part of the Property Assessment Provider identified below or the Client toward such other parties. Accordingly, no party other than the Client may rely upon or be influenced by this Property Assessment when considering the property. The Property Assessment Provider prepared this Property Assessment in accordance with Client directives and based it on findings gathered at the property address identified below and other property information sources.

1. GENERAL INFORMATION

File # TAR-4665

Client: Plus Relocation Services
LLC

Contact:

Phone: Fax:

E-mail address:

Client Address: 600 Highway 169 South Suite 400

City/State/Postal Code: Minneapolis, MN 55426

Transferee(s): Bryce Nelson

Transferee Property Address: 31719 Impetus Road

City/State/Postal Code: Lewes, DE 19958

Property Assessment Provider: Fidelity Inspection & Consulting Services Job/File #: 3063892

Provider Address: 2003 South Easton Road, Suite 208

City/State/Postal Code: Doylestown, PA 18901

Contact:

Phone: Fax:

E-mail address:

Date: 06/26/2026 Time: 4:00 PM Weather: Clear Temp: 80 Estimated Age of Main Dwelling (yrs.): 3

Parties Present at Time of Assessment: Homeowner

Occupied: ☒ Yes ☐ No



RELOCATION PROPERTY ASSESSMENT

THIS DOCUMENT IS NOT INTENDED FOR USE NOR IS IT TO BE RELIED UPON BY ANY PARTY OTHER THAN THE CLIENT

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2. PURPOSE AND SCOPE OF THE RELOCATION PROPERTY ASSESSMENT

To provide a professional opinion of a relocating employee's main dwelling and its immediate surrounding area in its "as is" condition, as of the date of assessment, limited to the definitions and guidelines as established by the Client and within this Property Assessment document.

3. OBJECTIVE OF THE RELOCATION PROPERTY ASSESSMENT

To provide the Client with data about a relocating employee's main dwelling and its immediate surrounding area based on a visual assessment of items identified by category in this Property Assessment document.

4. DEFINITION OF THE RELOCATION PROPERTY ASSESSMENT

A visual, non-invasive evaluation and status of the items identified by category on the ensuing pages. The reporting of apparent defects (not cosmetic deficiencies) that call for corrective action is limited to three categories: 1) structure; 2) unsafe or hazardous conditions; and 3) inoperative systems or appliances.

1. Structure: A load-bearing member of a building (including, but not limited to, footings, foundation walls, posts, beams, floor joists, bearing walls, or roof framings) is to be reported as defective if it has one or more of these characteristics:

- Abnormal cracking or splitting;
- Unusual settlement;
- Deterioration such as rot or pest infestation damage;
- Improper alignment or structural integrity compromised by modification or abuse; or
- Other characteristics that affect the building's structural integrity.

2. Unsafe or Hazardous Conditions: Any item that is identified as a safety defect or a hazard, the presence or absence of which would be dangerous. Unless directed by the Client, the reporting of the possible presence of lead based paint, asbestos, urea- formaldehyde foam insulation, radon, electromagnetic radiation, toxic wastes, molds or fungus, and other environmental or indoor air pollutants are outside the scope of this Property Assessment.

3. Inoperative Systems and Appliances: Any installed systems or built-in appliances that do not operate properly or perform their intended function in response to normal use.

Unless directed by the Client, the following areas are outside the scope of this assessment: (i) cosmetic deficiencies; (ii) deferred maintenance items; (iii) the condition of on-site waste and water systems; (iv) the condition of underground fuel storage tanks; (v) the quality of the water supply; (vi) geological hazards such as floods, erosion, earthquakes, landslides, mudslides and volcanoes; and (vii) governmental or lender requirements. Furthermore, this Property Assessment is not a representation of compliance or noncompliance with federal, state, or local government regulations and codes (e.g., building codes, zoning ordinances, energy efficiency ratings, addition or remodeling permits, etc.).

Estimated costs to correct items identified in this Property Assessment as defective and/or items that may require attention are not bids and do not give rise to performance obligations on the part of the Property Assessment Provider. The Property Assessment Provider is not engaged in the business of providing repair, renovation or improvement services; as such, the Property Assessment Provider has not and cannot determine the actual cost of any repairs, renovations or improvements that may be advised or desired. The cost estimates reflect national, state and/or local cost averages as derived from the review

of cost estimator manuals and other information sources by the Property Assessment Provider; all cost estimates should be followed by firm quotes or bids from qualified, reputable contractors.

5. STATUS DEFINITIONS

For each category, when applicable, rate the status of each item by checking the box as follows:

Acceptable: The item is performing its intended function as of the date of the assessment.

Not Present: The item does not exist in the structure being assessed.

Not Assessed: The item was not assessed because of inaccessibility or seasonal impediments.

Defective: The item is either: structurally unsound; unsafe or hazardous; or inoperative, as defined in Section 4 above.

**Please include comments in the corresponding “Remarks”
column for those items rated as Defective or Not Assessed.**

	Acceptable	Not Present	Not Assessed	Defective	Item	Remarks
LOTS & GROUNDS (LG)						
1	☒	☐	☐	☐	Walks:	
2	☒	☐	☐	☐	Stoops/Steps:	
3	☒	☐	☐	☐	Patio:	
4	☐	☒	☐	☐	Deck/Balcony:	
5	☐	☒	☐	☐	Porch:	
6	☐	☒	☐	☐	Retaining Walls:	
7	SURFACE WATER CONTROL					
8	☐	☐	☒	☐	Grading:	
9	☐	☐	☒	☐	Swales:	
10	☐	☒	☐	☐	Basement Stairwell Drain:	
11	☐	☒	☐	☐	Window Wells:	
12	☐	☒	☐	☐	Exterior Surface Drain:	
ROOF (R)						
1	METHOD OF ASSESSMENT: Walked					
2	☒	☐	☐	☐	#1: Asphalt Shingle Approx. Age: 3	Design Life: 20
3	☐	☒	☐	☐	#2: Approx. Age:	Design Life:
4	☐	☒	☐	☐	#3: Approx. Age:	Design Life:
5	☐	☒	☐	☐	#4: Approx. Age:	Design Life:
6	☐	☒	☐	☐	#5: Approx. Age:	
7	☒	☐	☐	☐	Flashing:	
8	☐	☒	☐	☐	Skylights:	
9	☐	☒	☐	☐	Chimney:	
10	ROOF WATER CONTROL:					
11	☐	☐	☒	☐	Gutters:	
12	☐	☐	☒	☐	Downspouts & Extension:	
EXTERIOR SURFACES (ES)						
1	☐	☐	☐	☒	#1: Vinyl Siding: Loose vinyl siding was observed at the left elevation.	
2	☐	☒	☐	☐	#2:	

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

	Acceptable	Not Present	Not Assessed	Defective	Item	Remarks
3	☐	☒	☐	☐	#3:	
4	☒	☐	☐	☐	Trim:	
5	☒	☐	☐	☐	Fascia:	
6	☒	☐	☐	☐	Soffits:	
7	☒	☐	☐	☐	Windows:	



Loose Vinyl Siding

GARAGE/CARPORTS (G/C)

1	☒ Garage ☐ Carport: ☒ Attached ☐ Detached					
2	☒	☐	☐	☐	Door Operation:	
3	☒	☐	☐	☐	Automatic Door Opener:	
4	☒	☐	☐	☐	Condition: Limited evaluation of the garage due to storage (70% visible).	

STRUCTURES (S)

1	☒	☐	☐	☐	Foundation: Limited evaluation of the structure due to finishings/furnishings (90% visible).	
2	☐	☒	☐	☐	Beams:	
3	☒	☐	☐	☐	Bearing Walls:	
4	☐	☒	☐	☐	Joists/Trusses:	
5	☐	☒	☐	☐	Piers/Posts:	
6	☐	☒	☐	☐	Floor/Slab:	
7	☐	☒	☐	☐	Hand Rails:	

ATTIC (A)

1	METHOD OF ASSESSMENT: Entered-Limited evaluation of the attic due to framing/insulation (90% visible).					
2	☒	☐	☐	☐	Roof Framing:	
3	☒	☐	☐	☐	Sheathing:	

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

	Acceptable	Not Present	Not Assessed	Defective	Item	Remarks
4	☐	☐	☒	☐	Ventilation:	
5	☐	☒	☐	☐	Attic Fan:	
6	☐	☒	☐	☐	Whole House Fan:	
7	☒	☐	☐	☐	Evidence of water penetration? ☐ Yes ☒ No If yes, describe:	
BASEMENT (B)						
1	☐	☒	☐	☐	Sump Pump:	
2	☐	☒	☐	☐	Floor:	
3	☐	☒	☐	☐	Heat:	
4	☐	☒	☐	☐	Evidence of water penetration? ☐ Yes ☐ No If yes, describe:	
CRAWL SPACE (CS)						
1	METHOD OF ASSESSMENT:					
2	☐	☒	☐	☐	Moisture:	
3	☐	☒	☐	☐	Access:	
4	☐	☒	☐	☐	Evidence of water penetration? ☐ Yes ☐ No If yes, describe:	
ELECTRICAL (E)						
1					Amps:200	Volts: 120/240
2	☒	☐	☐	☐	Service Cable:	
3	☒	☐	☐	☐	Panel:	
4	☒	☐	☐	☐	Branch Circuits:	
5	☒	☐	☐	☐	Ground:	
6	☒	☐	☐	☐	Wire Conductor:	
7	☒	☐	☐	☐	GFI:	
8	☒	☐	☐	☐	Smoke Detector:	
9	Is the size of the incoming electrical service adequate to meet the needs of the dwelling? ☒ Yes ☐ No					
HEATING SYSTEMS (HS)						
1	Primary: Forced Air		Approx. Age: 3		Design Life: 20	
2	Additional:		Approx. Age:		Design Life:	
3	Fuel(s): Natural Gas					

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

	Acceptable	Not Present	Not Assessed	Defective	Item	Remarks
4	☒	☐	☐	☐	Primary Operation:	
5	☐	☒	☐	☐	Additional Operation:	
6	☒	☐	☐	☐	Draft Control:	
7	☒	☐	☐	☐	Exhaust System:	
8	☒	☐	☐	☐	Distribution:	
9	☒	☐	☐	☐	Fuel Tank/Lines:	
10	☒	☐	☐	☐	Thermostat:	
11	☒	☐	☐	☐	Blower:	
12	☐	☒	☐	☐	Humidifier:	
13	☐	☐	☒	☐	Heat Exchanger:	This part of the unit could not be evaluated. Only visually accessible areas of the heating unit were evaluated (without disassembly of the unit).
14	☐	☒	☐	☐	Pressure Relief Valve(s):	
15	☐	☒	☐	☐	Circulator Pump:	

AIR CONDITIONING SYSTEM (AC)

1	Type: Central				Fuel: Electric
2	Approx. Age: 3				Design Life: 15
3	☒	☐	☐	☐	System:

PLUMBING (P)

1	Water Source:	☒	Public	☐	Private	☐	Undetermined	How Verified?	Locale
2	Sewage Service:	☒	Public	☐	Private	☐	Undetermined	How Verified?	Locale
3	Water Service On?	☒	Yes	☐	No				
4	☒	☐	☐	☐	Water Pipes:				
5	☒	☐	☐	☐	Drain Pipes:				
6	☒	☐	☐	☐	Vent Pipes:				
7	☐	☒	☐	☐	Laundry Tub:				
8	☒	☐	☐	☐	Water Pressure:				
9	☐	☐	☐	☒	Toilet:	The toilet in the master bathroom is loose.			
10	☒	☐	☐	☐	Tub/Shower:				
11	☐	☐	☒	☐	Exhaust Fan:				
12	☒	☐	☐	☐	Sink:				
13	WATER HEATER : Approx Age (yrs): 3 Approx Design Life (yrs): 10								
14	☒	☐	☐	☐	Water Heater:				
15	☒	☐	☐	☐	Exhaust System:				

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Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

	Acceptable	Not Present	Not Assessed	Defective	Item	Remarks
16	☒	☐	☐	☐	Temperature/Pressure Relief Valve:	
						
					Loose Toilet	
ON-SITE SEWAGE DISPOSAL (SD)						
1	☐	☒	☐	☐	System Operation:	
WELL (W)						
1	☐ Private ☐ Community ☒ Not Present					
2	☐	☐	☐	☐	Pump:	
3	☐	☐	☐	☐	Shower Pressure (Top Floor):	
4	Water sample sent to the lab? ☐ Yes ☐ No Date Sent:					
5	Is there minimum flow of 3 gallons per minute (gpm) after 30 minutes? ☐ Yes ☐ No					
6	If no, state the number of gallons per minute after 30 minutes: (gpm)					
POOL AND HOT TUB (P/T)						
1	Pool Type : Not Present			Hot Tub Type: Not Present		
2	☐	☒	☐	☐	Pool:	
3	☐	☒	☐	☐	Deck/Apron:	
4	☐	☒	☐	☐	Heater:	
5	☐	☒	☐	☐	Pump:	
6	☐	☒	☐	☐	Filter:	
7	☐	☒	☐	☐	Fence:	
8	☐	☒	☐	☐	Hot Tub:	
FIREPLACE (F)						
1	☐	☒	☐	☐	Fireplace:	
2	☐	☒	☐	☐	Free-standing Stove:	

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

	Acceptable	Not Present	Not Assessed	Defective	Item	Remarks
3	☐	☒	☐	☐	Fireplace Insert:	
4	☐	☒	☐	☐	Flue:	
KITCHEN (K)						
1	☒	☐	☐	☐	Cooking Appliances:	
2	☒	☐	☐	☐	Disposal:	
3	☒	☐	☐	☐	Dishwasher:	
4	☒	☐	☐	☐	Ventilator:	
5	☐	☒	☐	☐	Other Built-ins:	
FINAL COMMENTS (FC)						
Were any other unsafe or hazardous conditions observed during the assessment that are not specifically designated on this property Assessment document? ☐ Yes ☒ No If yes please explain: The Property Assessment Provider identified below hereby certifies adherence to the terms of the assignment as set forth in the Definitions.						

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

SUPPLEMENTAL DISCLOSURE

1. A representative sample of property components such as windows, doors, outlets, light and wall switches are evaluated on a “best efforts” basis to ascertain if the property components have failed. Often, such conditions cannot be determined during the assessment due to limited and/or restricted access as well as varying weather conditions and humidity. Therefore, no representations are made as to the condition of every property component. **No responsibility is assumed for items not observed or accessed during the property assessment.**
2. The assessment is a recording of conditions on the given date and time of the assessment. Future condition changes are outside the scope of the assessment.
3. **The photos sent with this report may NOT reflect all defects and/or location of needed repairs noted within the body or summary of the report. Please review the report in its entirety.**
4. Product and manufacturer recalls are beyond the scope of this assessment.
5. If this home was built prior to 1978, this could indicate the potential for the presence of lead-based paint.
6. Determination of the presence or absence of Chinese or other defective drywall materials and related conditions or risks is outside the scope of this assessment. See <http://www.cpsc.gov/info/drywall/index.html> for more information.

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

RELOCATION PROPERTY ASSESSMENT SUMMARY

Record on this summary page the corrective action(s) required for all items determined to be defective and explain any items reported as "Not Assessed."

DEFECTIVE

The findings noted below are in need of repair. It is recommended that all repairs are completed by the appropriate certified/licensed repair contractors. Detailed itemized receipts for repairs are recommended.

Report Category / Items / Remarks

EXTERIOR SURFACES (ES)

(ES) 1 #1: Vinyl Siding: Loose vinyl siding was observed at the left elevation.

Corrective Action: Siding contractor to secure the loose vinyl siding at the left elevation.

PLUMBING (P)

(P) 9 Toilet: The toilet in the master bathroom is loose.

Corrective Action: Plumber to secure the loose toilet in the master bathroom.

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

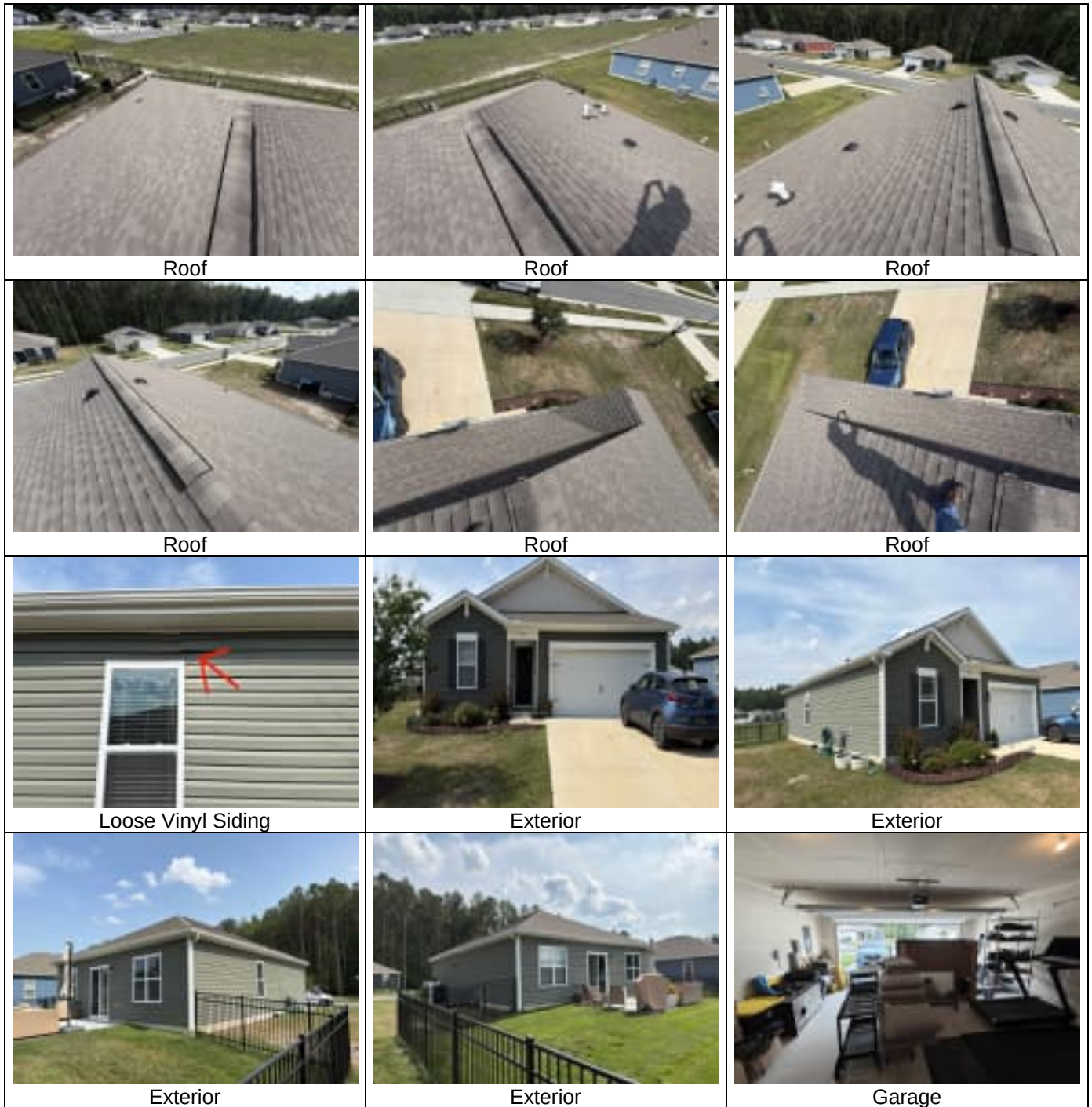
LIMITED ACCESSIBILITY/NOT ASSESSED
Variables such as construction type, conditions at the time of the assessment, safety, potential damage/liability and/or inspector discretion have limited the evaluation of this item at the time of this assessment. If applicable, further assessment should be considered.
Report Category / Items / Remarks
GARAGE/CARPORTS (G/C)
(G/C) 4 Condition: Limited evaluation of the garage due to storage (70% visible).
STRUCTURES (S)
(S) 1 Foundation: Limited evaluation of the structure due to finishings/furnishings (90% visible).
ATTIC (A)
(A) 1 Method of Assessment: Entered-Limited evaluation of the attic due to framing/insulation (90% visible).
HEATING SYSTEMS (HS)
(HS) 13 Heat Exchanger: This part of the unit could not be evaluated. Only visually accessible areas of the heating unit were evaluated (without disassembly of the unit).

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

ERC Relocation Property Assessment Images



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Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958



Garage



Attic



Attic



Attic



Attic



Electric Panel



Electric Panel



AC Unit



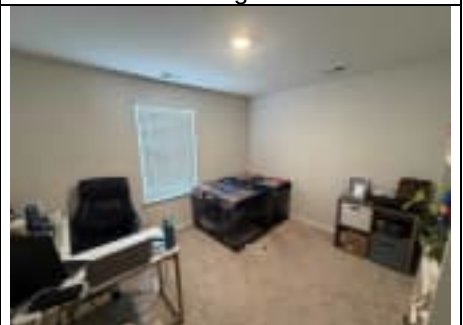
Heating Unit



Electric Meter



Gas Meter



Interior

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958



Interior



Interior



Interior



Interior



Loose Toilet



Water Heater

Client: Plus Relocation Services LLC

Client File #: TAR-4665

Property Address: 31719 Impetus Road Lewes DE 19958

RELOCATION PROPERTY ASSESSMENT

THIS DOCUMENT IS NOT INTENDED FOR USE NOR IS IT TO BE RELIED UPON BY ANY PARTY OTHER THAN THE CLIENT

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Stewart Title Guaranty Company – Relocation Services
1360 Post Oak Blvd., Suite 100, MC # 11-16
Houston, TX 77056

CLOSING AGENT INFORMATION

Kelly House
Plus Relocation Services, LLC
600 Hwy 169 South, Suite 400
Minneapolis, MN 55426

RE: Your File No.: TAR-4665
Transferee: Bryce Nelson
Property Address: 31719 Impetus Rd
Lewes, DE 19958-9129

**LISTED BELOW IS THE CLOSING AGENT INFORMATION FOR THE ABOVE
REFERENCED FILE.**

Agent ID No.	3824363
Company or Firm	Brennan Title Company 3261 Old Washington Road, Ste 3040 Waldorf, MD 20602
Contact:	Lynda Hernandez
E-Mail	lynda@brennantitle.com
Phone	(301) 316-2600
Fax	(301) 316-3270
File No.	

Should you have any questions regarding the information above, please contact Dana Batie, National Relocation Coordinator at (713) 625-8115 or dana.batie@stewart.com.