

Welcome To

1026 Old Forge Road
Wilton



2 bedroom, 1 1/2 bath townhome convenient to major routes, shopping and dining! Eat-in kitchen with new stove and large pantry. Spacious living room with new carpet and sliders leading to deck overlooking the fenced yard. Owner's suite with walk-in closet and direct access to bath, plus 2nd large bedroom with office nook. 23×14 finished area in the basement with new flooring adds flexible living space! Roof updated in 2018. Appliances included! Hurry to schedule your private tour today!



Team Landon
Patterson-Schwartz Real Estate

Patterson-Schwartz Real Estate
Team Landon
302-218-8473 direct
302-733-7000 office
davelandon@gmail.com
landon.psre.com



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



1026 Old Forge Road, New Castle, DE, 19720

Coming Soon \$245,000



MLS #:	DENC2060618	Beds:	2
Type:	Residential	Baths:	1 / 1
Struct Type:	Interior Row/Townhouse	YearBuilt:	1988 / Estimated
Style:	Colonial	NewConstr:	No
Lvls/Stories:	2	Basement:	Yes
Ownership:	Fee Simple	Central Air:	Yes
Garage:	No		

LOCATION

County:	NEW CASTLE	School District:	Colonial
MLS Area:	New Castle/Red Lion/Del.City (30904)	High School:	William Penn
Subdiv/Neigh:	Meadows Of Wilton	Middle School:	Gunning Bedford
In City Limits:	N	Elementary School:	Kathleen H. Wilbur

ASSOCIATION / COMMUNITY INFO

Senior Community: No **HOA:** Yes **HOA Fee:** \$400 / Annually **Condo/Coop:** No **Assoc Fee Incl:** Common Area Maintenance **Assoc Amenities:** Common Grounds

TAXES AND ASSESSMENT

Tax ID#: 10-034.10-173 **Tax Annual/Year:** \$1,585 / 2023 **Tax Assessment:** \$50,000

ROOMS

				BED	BATH
Living Room:	Main	18 x 15	Flooring - Carpet	Main:	1 part
Kitchen:	Main	12 x 11	Ceiling Fan(s), Pantry	Upper 1:	2
Family Room:	Lower 1	23 x 14			1 full
Primary Bedroom:	Upper 1	16 x 10	Flooring - Carpet, Walk-In Closet(s)		
Bedroom 2:	Upper 1	17 x 10	Flooring - Carpet		

BUILDING INFORMATION

AboveGrFinSF: 1,275 / Assessor **BelowGrFinSF:** 322 / Estimated **BelowGrFinSF:** 322 / Estimated **Total Finished SF:** 1,597 / **Total SF:** 1,597 / **Foundation:** Block **Basement:** Partially Finished **Constr Materials:** Vinyl Siding

LOT AND PARKING

Lot Acres/SQFT: 0.05a / 2,178sf / Estimated **Zoning:** NCTH **Federal Flood Zone:** No **Fencing:** Privacy, Rear **Parking:** Driveway | Paved Parking | Driveway Spaces: 2

INTERIOR FEATURES

Carpet, Ceiling Fan(s), Kitchen - Eat-In, Walk-in Closet(s) | No fireplace | Dishwasher, Disposal, Dryer, Oven/Range - Electric, Refrigerator, Washer, Water Heater | *Laundry:* Main Floor | *Accessibility Features:* None

EXTERIOR FEATURES

Exterior Lighting | *Patio/Porch:* Deck(s)

UTILITIES

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

REMARKS

Expected On Market Date: May 3, 2024
Public: 2 bedroom, 1 1/2 bath townhome convenient to major routes, shopping and dining! Eat-in kitchen with new stove and large pantry. Spacious living room with new carpet and sliders leading to deck overlooking the fenced yard. Owner's suite with walk-in closet and direct

access to bath, plus 2nd large bedroom with office nook. 23×14 finished area in the basement with new flooring adds flexible living space!
Roof updated in 2018. Appliances included! Hurry to schedule your private tour today!

Inclusions: Refrigerator, Washer, Dryer, Dehumidifier and Shed "AS IS"

For More Information Contact:

Dave Landon

Direct: 302-218-8473

Office: 302-733-7000

Toll-free: 800-220-7028

Fax: 302-733-7046

e-mail: dlandon@psre.com

Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made.

Printed on 5/1/2024 by Dave Landon



1026 Old Forge Road



Living Room



Kitchen



Kitchen



Primary Bedroom



Bedroom with Office Nook



Bedroom



Full Bath



Finished Basement



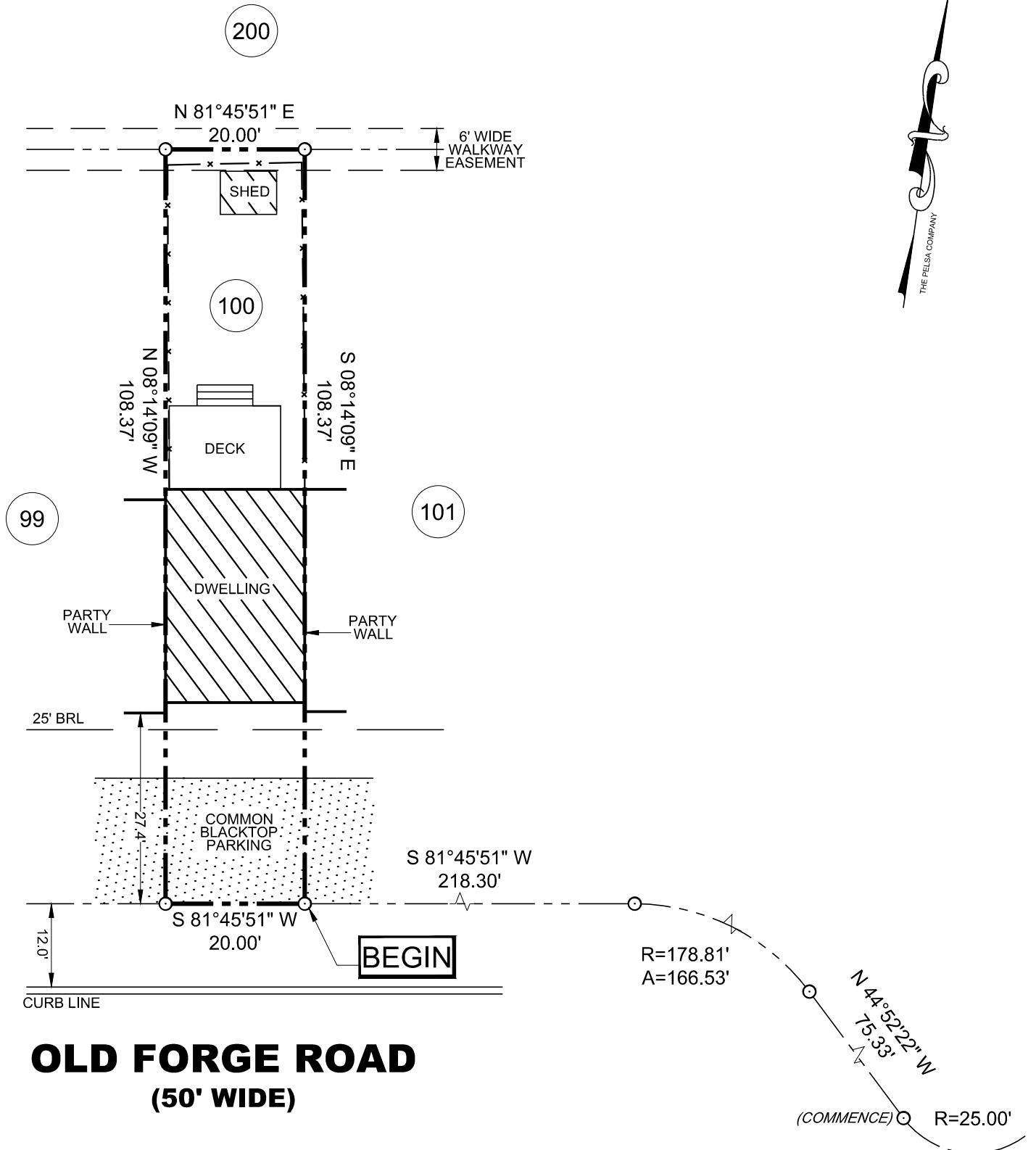
Finished Basement



Deck and Yard



Deck and Yard



**OLD FORGE ROAD
(50' WIDE)**

**OLD FORGE ROAD
(50' WIDE)**

SOURCE OF TITLE: DR 20070712-0062259
 TAX PARCEL NO. 10-034.10-173
 SOURCE OF BEARING SYSTEM: MF# 8845

Mortgage Survey Plan

for
Julie Rose Elliott
 1026 Old Forge Road
 Lot 100, Wilton, Sec 10, Phase 2
 New Castle Hundred
 New Castle County, Delaware

ZONING: NCTH
 (PER NEW CASTLE COUNTY PARCEL VIEW)
 SETBACKS:
 FRONT 25'
 REAR 40'
 SIDES 6'

ZONING INFORMATION, IF SHOWN, IS TO THE BEST OF OUR KNOWLEDGE AND INFORMATION AVAILABLE. THE PELSA COMPANY CERTIFIES ONLY TO BOUNDARY INFORMATION.

with the Settlement office of :
THE KIRSH LAW FIRM
 KIRSH TITLE SERVICES
 903 S. COLLEGE AVE.
 NEWARK, DE 19713
 302-454-1510

Index Sheet 1 of 2

THE PELSA COMPANY

ANY ENCROACHMENTS SHOWN OR NOT SHOWN ON THIS PLAN ARE BASED UPON FOUND CONTROL POINTS. CHANGES COULD OCCUR IF A BOUNDARY SURVEY IS COMPLETED.
 IN ACCORDANCE TO THE DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS' REGULATION 12.7, A WAIVER NOT TO SET CORNER MARKERS HAS BEEN OBTAINED

Engineering, Surveying, Environmental Sciences

610 PEOPLES PLAZA NEWARK, DE 19702
 (302) 834-3771 (410) 398-3800

THIS PLAN IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER, TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING, REFINANCING. THIS PLAN IS NOT A PROPERTY SURVEY, NO FURTHER IMPROVEMENTS SHOULD BE MADE FROM IT.

IF THIS DRAWING DOES NOT CONTAIN AN ORIGINAL SIGNATURE AND RAISED IMPRESSION SEAL IT IS NOT IN COMPLIANCE WITH REGULATIONS AND IS A PRELIMINARY DRAFT ONLY. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS & RESERVATIONS OF RECORD.

DEGREE OF ACCURACY ± MARSH _ RURAL _ SUBURBAN **X** URBAN _ Date 04/04/2022 Scale 1" = 20' Project Number Mo22-0420



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

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

Seller(s) Name: Julie Rose Elliott

Property Address: 1026 Old Forge Road, New Castle, DE 19720

Approximate Age of Building(s): 36 years **Date Purchased:** 2022

Chapter 25, Title 6 of the Delaware Code, requires a Seller of residential property to disclose in writing all material defects of the property that are known at the time the property is offered for sale or that are known prior to the time of final settlement. Residential property means any interest in a property or manufactured housing lot, improved by dwelling units for 1-4 families. The disclosure must be made on this Report, which has been approved by the Delaware Real Estate Commission and shall be updated as necessary for any material changes occurring in the property before final settlement. This Report shall be given to all prospective Buyers prior to the time the Buyer makes an offer to purchase. This Report, signed by Buyer and Seller, shall become a part of the Agreement of Sale. This Report is a good faith effort by the Seller to make the disclosures required by Delaware law and is not a warranty of any kind by the Seller or any Agents or Sub-Agents representing Seller or Buyer in the transfer and is not a substitute for any inspections or warranties that the Seller or Buyer may wish to obtain. The Buyer has no cause of action against the Seller or Real Estate Agent for material defects in the property disclosed to the Buyer prior to the Buyer making an offer; material defects developed after the offer was made but disclosed in an update of this Report prior to settlement, provided Seller has complied with the Agreement of Sale; or material defects which occur after settlement. Government websites containing helpful information include: Office of State Planning Coordination www.stateplanning.delaware.gov, Delaware Department of Natural Resources and Environmental Control dnrec.alpha.delaware.gov, Delaware Division of Public Health www.dhss.delaware.gov/dhss/dph, Delaware State Police Sex Offender Registry www.sexoffender.dsp.delaware.gov, Federal Community Flood Maps <https://msc.fema.gov/portal/home>, and other agencies listed on www.delaware.gov.

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

Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			I. OCCUPANCY
✓			1. How do you currently use this property? As a: (<input checked="" type="checkbox"/> Primary Residence) (___ 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.
		NA	3. If the property is a rental/lease, have all necessary permits and/or licenses been obtained?
		NA	4. If the property is a rental/lease, is the property subject to a rental/lease management agreement?
		NA	5. If #4 is yes, is the agreement binding upon the purchaser? If yes, describe in XVI. Seller agrees to provide a copy of the management agreement to Buyer upon request.
	✓		6. Is the property new construction?
			7. If #6 is yes, has a certificate of occupancy been issued? If yes, when? _____. If no, STOP USING THIS FORM and complete the Seller's Disclosure of Real Property Condition Report New Construction Only .

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

Yes	No	*	* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			8. If #6 is yes, Seller warrants that the property (___ is) or (___ is not) exempt from providing the Buyer with a Public Offering Statement as described in §81-401 or §81-403(b) of Chapter 81, Title 25 of the Delaware Code, The Delaware Uniform Common Interest Ownership Act. If exempt from providing the Public Offering Statement or Resale Certificate, in compliance with §317A of Chapter 3, Title 25, Seller has attached a copy of all documents in the chain of title that create any financial obligation for the buyer, and a written summary of all financial obligations created by documents in the chain of title. As evidenced by signature below, Buyer has received a copy of these documents.
			II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS / CONDOMINIUMS AND CO-OPS
	✓		9. Is the property subject to any deed restrictions? (e.g., rental restrictions, pet restrictions, fence requirements, etc.) If yes, describe in XVI.
		NA	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? \$ 400; Frequency of payments: (___ Monthly), (___ Quarterly), (✓ Yearly), (___ Other: _____); Are they (✓ Mandatory) or (___ Voluntary)?
	✓		16. Is there a capital contribution fee due by a new owner to the Association? If yes, how much _____?
	✓		17. Are there any unpaid assessments including but not limited to deferred water and sewer charges for your property? If yes, how much? _____. If yes, describe in XVI.
	✓		18. Has there been a special assessment in the past 12 months? If yes, describe in XVI.
	✓		19. Have you received written notice of any new, proposed, or board discussed increases in fees, dues, assessments, or capital contributions? If yes, describe in XVI.
		NA	20. Management Company Name: _____
		NA	21. Representative Name: _____ Phone # _____
		NA	22. Representative E-mail Address: _____
			III. TITLE / ZONING INFORMATION
	✓		23. Does the amount owed on your mortgage(s) and any other lien(s) exceed the estimated value of the property? If yes, are additional funds available from Seller for settlement? _____.
✓			24. Is your property owned (✓ In fee simple) or (___ Leasehold/Ground Lease) or (___ Cooperative)?
		NA	25. If a Leasehold/Ground Lease, what is the current lease amount? \$ _____; Frequency of payments: (___ Weekly), (___ Monthly), (___ Quarterly), (___ Yearly), (___ Other: _____) Note to Buyer: May be subject to change.
✓		NA	26. If a Leasehold/Ground Lease, when does it expire? _____.
	✓		27. Are there any rights-of-way, easements, or similar matters that affect the property? If yes, describe in XVI.
	✓		28. Are there any shared maintenance agreements affecting the property? If yes, describe in XVI.
		U	29. Are there any variance, zoning, conditional use, non-conforming use, or setback violations? If yes, describe in XVI.
		U	30. If #29 is yes, has the variance, conditional use, or non-conforming use expired or has otherwise become non-transferable? If yes, describe in XVI.
✓			31. Is your property currently covered by a title insurance policy?
	✓		32. Did you participate in any mortgage/closing cost assistance program that must be paid back at the time of the transfer of the property? If yes, describe in XVI.
	✓		33. Did you participate in any mortgage forbearance programs such as the CARES Act from COVID-19? If yes, describe in XVI.

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Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			IV. ADDITIONAL INFORMATION
	✓		34. Have you received notice from any local, state, or federal agency requiring repairs, alterations, or corrections of any existing conditions? If yes, describe in XVI.
	✓		35. Is there any existing legal action affecting this property? If yes, describe in XVI.
	✓		36. Are there any violations of local, state or federal laws or regulations relating to this property? If yes, describe in XVI.
	✓		37. Does your current real estate tax amount reflect any non-transferrable exemptions or discounts? If yes, describe in XVI.
	✓		38. Have you received formal notice of any changes that may materially or adversely affect the property? e.g., zoning changes, road changes, proposed utility changes, etc. If yes to any, describe in XVI.
✓			39. Are all the exterior door locks in the house in working condition? If no, describe in XVI.
✓			40. Will keys be provided for each lock?
✓			41. During your ownership, are there now or have there been animals (pets) living in the house? If yes, what type? <i>2 indoor cats</i>
	✓		42. Is there now or has there ever been a (___Swimming pool), (___Hot tub), (___Spa), or (___Whirlpool) on the property? If yes and there are any defects, describe in XVI.
		NA	43. If there is a pool, does it conform to all local ordinances? If no, describe in XVI.
			44. What is the type of trash disposal? (<input checked="" type="checkbox"/> Private), (___Municipal), (___County), (___Community) or (___Other <i>GFL</i>).
			45. The cost of repairing and repaving the streets adjacent to the property is paid for by: <input type="checkbox"/> The property owner(s), estimated fees: \$ _____ <input checked="" type="checkbox"/> Delaware Department of Transportation or the State of Delaware <input type="checkbox"/> Municipal <input type="checkbox"/> Community/HOA <input type="checkbox"/> Other <input type="checkbox"/> Unknown Note to Buyer: Repairing and repaving of the streets can be very costly. (6 Delaware Code§ 2578) Note to Buyer: Please check HOA/local requirements concerning responsibility for sidewalk installation, replacement, repair, and snow removal.
✓			46. Is off street parking available for this property? If yes, number of spaces available: <u>2</u>
			V. ENVIRONMENTAL CONCERNS
	✓		47. Are there now or have there been any underground storage tanks on the property? (___ Heating fuel), (___ Propane), (___ Septic), or (___ Other: _____). If yes, describe locations in XVI.
		NA	48. If the tank was abandoned, was it done with all necessary permits and properly abandoned?
	✓		49. Are asbestos-containing materials present? If yes, describe in XVI.
	✓		50. Are there any lead hazards? (e.g., lead paint, lead pipes, lead in soil.) If yes, describe in XVI.
	✓		51. Has the property been tested for toxic or hazardous substances? If yes, describe in XVI and provide the test results.
	✓		52. Has the property ever been tested for mold? If yes, provide the test results.
	✓		53. Has the illegal manufacture, storage, or use of methamphetamines occurred in the property? If yes, describe in XVI.
	✓		54. Is there a wastewater spray irrigation system (human or agricultural) installed on or adjacent to the property?
			VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)
	✓		55. Is there fill soil or other fill material on the property?
	✓		56. Are there sliding, settling, earth movement, upheaval, earth stability, or methane gas release problems that have occurred on the property or in the immediate neighborhood? If yes, describe in XVI.
	✓		57. Is any part of the property located in (___ a flood zone) and/or (___ a wetlands area)?
✓			58. Are there drainage or flood problems affecting the property? If yes, describe in XVI.
	✓		59. Do you carry flood insurance? Agent: _____ Policy # _____
		NA	60. If #59 is yes, what is the annual cost of this policy? _____
			Note to Buyer: Public and/or private flood insurance options exist for most properties regardless if property is located in a flood zone. Inquire about options with a qualified insurance agent.

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Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
✓			61. Have you made any insurance claims on the property in the past 5 years? If yes, describe in XVI.
	✓		62. Does the property have standing water in front, rear, or side yards for more than 48 hours after raining? If yes, describe in XVI.
	✓		63. Are there encroachments or boundary line disputes affecting the property? If yes, describe in XVI?
	✓		64. Are there any ditches crossing or bordering the property? If yes, describe in XVI.
	✓		65. Are there any swales crossing the property that are under the control of a Soil and Conservation District? If yes, describe in XVI.
✓			66. Have you ever had the property surveyed?
	✓		67. Are the boundaries of the property marked in any way? If yes, describe in XVI.
			VII. STRUCTURAL ITEMS
	✓		68. Have you made any additions or structural changes? If yes, describe in XVI.
		NA	69. If #68 is yes, was all work done with all necessary permits and approvals in compliance with building codes?
		NA	70. If #69 is yes, are the permits closed?
	✓	U	71. Is there now or has there ever been any movement, shifting, or other problems with walls or foundations? If yes, describe in XVI.
✓			72. Has the property, or any improvements thereon, ever been damaged by (___ Fire), (___ Smoke), (___ Wind), or (___ Flood)? If yes, describe in XVI.
	✓		73. Was the structure moved to this site? (___ Double Wide), (___ Modular), (___ Other: _____)
✓			74. Is there now or has there ever been any non-plumbing water leakage in the house? If yes, describe in XVI.
	✓		75. Are there any problems with (___ Exterior walls), (___ Driveways), (___ Walkways), (___ Patios), (___ Decks), (___ Porches) or (___ Retaining walls) on the property? If yes, describe in XVI.
	✓		76. Are there any problems with (___ Interior walls), (___ Ceilings), (___ Floors), or (___ Windows) on the property? If yes, describe in XVI.
✓			77. Have there been any repairs or other attempts to control the cause or effect of problems described in questions 74, 75, and 76? If yes, describe in XVI.
NA		U	78. Is there insulation in the: (___ Ceiling/attic), (___ Exterior walls), (___ Crawlspace/basement), or (___ Other: _____) What type(s) of insulation does your property have? <u>Unknown</u>
			VIII. TERMITES, INSECTS, AND WILDLIFE
	✓		79. Is there now or has there ever been any infestation by termites or other wood destroying insects? If yes, describe in XVI.
	✓		80. During your ownership, have there been any termite or other wood destroying insect inspections made on the property? If yes, describe in XVI.
	✓		81. Is there now or has there ever been any damage to the property caused by (___ Termites), (___ Other wood destroying insects), or (___ Wildlife)? If yes, describe in XVI.
	✓		82. Have there ever been any termite or wood destroying insect treatments made on the property? If yes, describe in XVI.
	✓		83. Is there or has there ever been an infestation of insects? If yes, describe in XVI.
	✓		84. During your ownership, have there been any insect control inspections made on the property. If yes, describe in XVI.
	✓		85. Are you aware of any insect control treatments made on the property? If yes, describe in XVI.
	✓		86. Are there now or have there ever been any bat colonies present on the property? If yes, describe in XVI.
	✓		87. Is your property currently under warranty, or other coverage, by a professional pest control company? If yes, name of exterminating company: _____
			IX. BASEMENT AND CRAWL SPACES
✓			88. Does the property have a sump pump? If yes, where does it drain? <u>backyard, back edge of deck</u>
✓			89. Is there now or has there ever been any water leakage, accumulation, or dampness within the basement, crawlspace, or other interior areas of the structure? If yes, describe in XVI.
✓			90. Have there been any repairs or other attempts to control any water or dampness problem in the basement, crawlspace, or other interior areas of the structure? If yes, describe in XVI.
	✓		91. Are there any cracks or bulges in the floors or foundation walls? If yes, describe in XVI.

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Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			X. ROOF
			92. Date last roof surface installed: <u>2021</u> . If all roof surfaces not the same age, explain in XVI.
			93. How many layers of roof material are there (e.g., new shingles over old shingles)? <u>Unknown</u>
	✓		94. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI.
		✓	95. If under warranty, is warranty transferable?
			96. Where do your gutters drain? (✓ Surface), (___ Drywell), (___ Storm Sewers), (___ Other: _____)
			XI. PLUMBING-RELATED ITEMS
			97. What is the drinking water source? (___ Municipal), (___ County), (✓ Public Utility), (___ Private Well), (___ Other: _____)
	✓		98. If drinking water is supplied by public utility, name of utility: <u>Artesian</u>
			99. Is there a water treatment system? If yes, (___ Leased) or (___ Owned)?
		NA	100. If water source is a well, when was it installed? _____ Location of well? _____ Depth of well? _____. If more than one well, describe in XVI.
			101. What type of plumbing is used for the Water Supply? (___ Copper), (___ Lead), (___ Cast Iron), (___ PVC), (✓ PEX), (___ Polybutylene), (___ Galvanized), (___ Other/Unknown: _____)
			102. What type of plumbing is used for Drainage? (___ Copper), (___ Lead), (___ Cast Iron), (✓ PVC), (___ Galvanized), (___ Other/Unknown: _____)
			103. Age of Water Heater? <u>1 year</u> Water heater type: (✓ Tank), (___ Tankless), (___ Other: _____)
			104. Water Heater Fuel: (✓ Electric), (___ Oil), (___ Propane Gas), (___ Natural Gas) or (___ Other: _____)
	✓		105. Are there now or have there ever been any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related items? If yes, describe in XVI.
			106. Are there any additions and/or upgrades to the original service? If yes, describe in XVI.
		NA	107. If #106 is yes, was the work done by a licensed contractor?
		NA	108. If #106 is yes, were the required permits obtained?
		NA	109. If #108 is yes, are the permits closed?
			110. If your drinking water is from a well, when was your water last tested and what were the results of the test? Tested on: _____ Results: _____
			111. What is the type of sewage system? (✓ Public Sewer), (___ Community Sewer), (___ Septic System), (___ Cesspool), (___ Other: _____)
			112. If a septic system, type: (___ Gravity Fed), (___ Capping Fill), (___ LPP), (___ Mound), (___ Holding Tank), (___ Other: _____)
			113. If a septic system, when was it last pumped? _____
			114. If a septic system, has it been inspected by a Class H inspector within the last 36 months, as required by DNREC regulations? If yes, describe in XVI and provide the test results.
			115. If a septic system, how many bedrooms is the septic permitted to service? _____
		✓	116. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI.
			117. If #116 is yes, were they abandoned with all necessary permits and properly abandoned?
			XII. HEATING AND AIR CONDITIONING
			118. How many heating and/or air conditioning systems are on the property? <u>1</u> . If more than 2, explain in XVI.
			119. Type of heating system for system #1 (✓ Forced air), (✓ Heat pump), (___ Mini-Split), (___ Baseboard), (___ Radiator), (___ Other: _____) Type of heating system for system #2 (___ Forced air), (___ Heat pump), (___ Mini-Split), (___ Baseboard), (___ Radiator), (___ Other: _____)
			120. Type of heating fuel for system #1 (___ Oil), (___ Propane Gas), (___ Natural Gas), (✓ Electric), (___ Solar), (___ Other: _____) Type of heating fuel for system #2 (___ Oil), (___ Propane Gas), (___ Natural Gas), (___ Electric), (___ Solar), (___ Other: _____)

Page 5 of 9 Property Address: 1026 Old Forge Road, New Castle, DE 19720

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

Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			121. Fuel provider for: Heating system #1 <u>Delmarva</u> Heating System #2: _____
			122. Age of furnace #1: <u>Unknown</u> Date of last service: _____ Age of furnace #2: _____ Date of last service: _____
	✓		123. Are there any contractual obligations affecting the fuel supply, tanks, or system(s)? If yes, describe in XVI.
			124. Type of air conditioning for system #1 (<input checked="" type="checkbox"/> Central), (<input type="checkbox"/> Window Units), (<input type="checkbox"/> Mini-Split), (<input type="checkbox"/> Other: _____) Type of air conditioning for system #2 (<input type="checkbox"/> Central), (<input type="checkbox"/> Window Units), (<input type="checkbox"/> Mini-Split), (<input type="checkbox"/> Other: _____)
	<i>N</i>		125. Are there any contractual obligations affecting the heating/air conditioning system(s)? If yes, describe in XVI.
			126. Age of air conditioning system #1: <u>2008 5 years</u> Date of last service: <u>2022</u> Age of air conditioning system #2: _____ Date of last service: _____
		<i>U</i>	127. Have there been any additions and/or upgrades to the original heating or air conditioning? If yes, describe in XVI.
		<i>U</i>	128. If #127 is yes, was the work done by a licensed contractor?
		<i>U</i>	129. If #127 is yes, were the required permits obtained?
		<i>U</i>	130. If #129 is yes, are the permits closed?
	<i>N</i>		131. Are there any problems with the heating or air conditioning systems? If yes, describe in XVI.
			XIII. ELECTRICAL SYSTEM
			132. Who is the electric provider for the property? <u>Delmarva Power</u>
			133. What type of wiring is in the house? (copper, aluminum, other, etc.) <u>esp copper</u>
			134. What is the amp service? (<input type="checkbox"/> 60), (<input type="checkbox"/> 100), (<input checked="" type="checkbox"/> 150), (<input type="checkbox"/> 200), (<input type="checkbox"/> Other: _____)
			135. Does the property have (<input checked="" type="checkbox"/> Circuit Breakers) or (<input type="checkbox"/> Fuses)? If more than one electrical panel, describe in XVI.
✓			136. Are there any 220/240 volt circuits? (Other: _____)
	✓		137. Do fuses blow or circuit breakers trip when two or more appliances are being used at the same time? If yes, describe in XVI.
<i>N</i>			138. Are there wall switches, light fixtures, or electrical outlets in need of repair? If yes, explain in XVI.
	✓		139. Is there a permanently affixed generator on the property? What is the fuel source? _____
		<i>U</i>	140. Have there been any additions to the original service?
	<i>N</i>		141. Have any (<input type="checkbox"/> solar) and/or (<input type="checkbox"/> wind powered) enhancements been made to supplement service? If yes, describe in XVI. Name of solar company? _____; If leased, what is the term? _____ Note to Buyer: Transfer of lease is subject to approval by: _____. Buyer must register with the Public Service Commission.
		<i>U</i>	142. If #139, #140, or #141 is yes, was work done by a licensed electrician?
		<i>U</i>	143. If #139, #140, or #141 is yes, were the required permits obtained?
		<i>U</i>	144. If #143 is yes, is the permit closed?
			XIV. FIREPLACE OR HEATING STOVE
			145. How many fireplaces and/or heating stoves are on the property? <u>0</u> . If more than 2, explain in XVI.
		<i>NA</i>	146. Type of fuel for fireplace 1: (<input type="checkbox"/> Wood Burning), (<input type="checkbox"/> Propane Gas), (<input type="checkbox"/> Natural Gas), (<input type="checkbox"/> Other: _____)? Type of fuel for fireplace 2: (<input type="checkbox"/> Wood Burning), (<input type="checkbox"/> Propane Gas), (<input type="checkbox"/> Natural Gas), (<input type="checkbox"/> Other: _____)?
		<i>NA</i>	147. Type of fuel for heating stove 1: (<input type="checkbox"/> Wood Burning), (<input type="checkbox"/> Pellet), (<input type="checkbox"/> Other: _____)? Type of fuel for heating stove 2: (<input type="checkbox"/> Wood Burning), (<input type="checkbox"/> Pellet), (<input type="checkbox"/> Other: _____)?
		<i>NA</i>	148. Was the fireplace or heating stove part of the original house design?
		<i>NA</i>	149. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
		<i>NA</i>	150. Are there any problems? If yes, explain in XVI.
		<i>NA</i>	151. When were the flues/chimneys last cleaned, serviced, or repaired? _____. Explain nature of service or repair in XVI.

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

XVI. ADDITIONAL INFORMATION

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

Question Number	Additional Information
27	Fence and shed encroach into the 6-foot wide walkway easement.
58	Some water stands in the backyard during heavy rainfall.
61, 72, 74	Sump pump failed during rainstorm.
61, 77	New sump pump and check valve installed. New flooring and doors professionally installed in the basement.
138	Light switch in guest room is loose – works fine, just doesn't click/flip completely into the upright/ON position.
Basement	A previous owner finished the basement; New Castle County does not reflect the basement finish. No permits wil be provided.
Basement	Doors are tight because they are new (installed 04/2024).
Basement	Light that is 6 tiles from the north side of the house is not fully mounted (center of the room).
Basement	Dehumidifier hose keeps closet door from closing fully.
Basement	Ceiling tiles are very old.
Kitchen	Floor vinyl has shift some under oven creating a small gap near the kitchen entry.
Kitchen	Oven is not equipped with the anti-tip/tilt attachment.
Kitchen	Upper cabinet doors are in the basement (storage to the right of the washer/dryer)
LivingRoom	When the sump pump empties, it makes a noise audible in the living room - sounds like a small door opening and closing.
Front Bdrm	No cover on the ethernet plug.
Front Bdrm	Small hole in the carpet near the desk nook – desk nook used to be an extra closet.
Front Bdrm	Wallpaper in the desk nook is experiencing some peeling. Extra wallpaper will be left in the basement.
Front Bdrm	Closet doors are tight. Left side door may not be fully on the track.
Full Bath	Toilet has a delayed flush and sometimes handle has to be wiggled to make it seal.
Full Bath	Drain plug in the sink is not installed.
Full Bath	Caulk is coming up in part of the shower.

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

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

ACKNOWLEDGMENT OF SELLER

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

SELLER Julie Rose Elliott Date 01/30/2024 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 of Information on Lead-Based Paint and Lead-Based Paint Hazards
Sale of Residential Property

Property: 1026 Old Forge Road, New Castle, DE 19720

Julie Rose Elliott
Seller's Name:

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

JRE

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

Year Dwelling Was Constructed:

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

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

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

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

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

Select answer and initial
- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller. (CHECK ONE BOX AND INITIAL):

- Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. (list documents below):

Select answer and initial
- Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

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

- (c) _____ Purchaser(s) has read the Lead Warning Statement above.
- (d) _____ Purchaser(s) has received copies of all information listed above.
- (e) _____ Purchaser(s) has received the pamphlet *Protect Your Family From Lead In Your Home*.
- (f) _____ Purchaser(s) has (check one below):
 - Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement - Initial below

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

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

Julie Rose Elliott Seller	4/30/2024 Date	_____	_____
_____	_____	_____	_____
_____	4/30/24 Date	_____	_____
_____	_____	_____	_____



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

Property Address: 1026 Old Forge Road, New Castle, DE 19720

Seller's Disclosure

Delaware law requires that the seller of any interest in residential real property that includes a dwelling must provide the buyer with any information about any known radon. Sellers also must disclose any tests or inspections for radon in the seller's possession.

The seller(s) must answer the following questions and provide the required information:

1. Are you aware of the presence of radon in the property identified above?
 Yes No
2. Are you aware of any radon tests or inspections that have been performed on the property identified above?
 Yes No
3. If you responded "yes" to Question 2 above, have you provided the buyer(s) with copies of all radon tests and/or inspection reports in your possession? Yes No
4. Identify each report referred to in Question 3, including the date of each report:

Tested when purchased and PASSED

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

I/we have been informed of my/our obligation and am/are aware of my/our responsibility to comply with Delaware law regarding radon disclosure, as provided in Title 6, Chapter 25, Section 2572A of the Delaware Code.

Julie Rose Elliott
Seller

4/30/24
Date

Seller

Date

Buyer's Acknowledgement

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

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

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

Buyer

Date

Buyer

Date



CERTIFIED RADON REPORT

March 11, 2022

Test Number: 2237-275

Property Inspected: 1026 Old Forge Rd, New Castle, DE 19720

Licensed Radalink Radon Inspector:
D.B.A. A-Pro Home Inspection Service
Todd Tuvell
206 Bohemia Mill Pond Drive
Middletown, DE 19709
Phone: 302-507-3794
Fax: 302-213-0046

Test performed for:
Julie Rose Elliott

Calibrated: 11/05/2021 - 11/05/2022	Placed By: Thomas Solarino (+)	Temp. Pressure R.H.
Test Started: 03/08/2022 3:58 PM	Retrieved By: Thomas Solarino (+)	Min: 68.0 30.6 40
Test Ended: 03/11/2022 1:02 PM	Test Site: Finished Basement	Avg: 68.1 30.8 46
	Test Duration: 69 hours	Max: 71.0 30.9 47

(+)State license or certification number unavailable

AVERAGE RADON CONCENTRATION: 1.3 pCi/l

Test has met minimum EPA sampling duration. Uncertainty: ± 2.04%

Time	03/08/2022		03/09/2022		03/10/2022		03/11/2022	
	pCi/l	Flags	pCi/l	Flags	pCi/l	Flags	pCi/l	Flags
00:58 am			1.6		1.0		1.3	
01:58			2.9		1.1		1.1	
02:58			1.1		1.2		1.1	
03:58			2.0		1.4		1.1	
04:58			1.4		1.1		1.2	
05:58			1.5		0.6		1.0	
06:58			1.4		0.6		1.4	
07:58			2.1		0.3		1.1	
08:58			1.5		1.1		0.6	
09:58			0.9		0.9		1.6	
10:58			1.5		1.2		1.7	
11:58			2.0		0.8		1.0	
12:58 pm			1.4		0.8		2.2	
01:58			1.2		0.4			
02:58			0.8		1.0			
03:58			2.8		1.2			
04:58	Eq.		1.2		1.2			
05:58	Eq.		1.1		0.9			
06:58	Eq.		1.4		1.7			
07:58	Eq.		0.8		1.5			
08:58	Eq.		1.4		1.3			
09:58	Eq.		1.6		1.9			
10:58	Eq.		0.4		1.1			
11:58	Eq.		1.1		1.6			

Flags: P= AC Power Disruption; T=Tilt
Eq. = Equilization Period

While every effort was made to maintain optimum quality control and EPA Protocol during the testing period, neither Radalink, Inc. or its licensed agents provide any warranty, expressed or implied, for the consequences of erroneous test results. There can be some uncertainty with any measurement due to statistical variations, extreme weather changes, operation of the building, and other factors, Radalink, Inc. and its licensed operators shall not be liable under any charge or claim for losses, claims, charges, fees, demands, expenses, or damages resulting from a radon test. This report is subject to the terms on the last page of the document.

ENVIRONMENTAL DATA

MONITOR-TEST NUMBER: 2237-275

**Property Inspected: 1026 Old Forge Rd
New Castle, DE 19720**

Time	03/08/2022			03/09/2022			03/10/2022			03/11/2022		
	Temp	InHg	RH	Temp	InHg	RH	Temp	InHg	RH	Temp	InHg	RH
00:58 am				68.0	30.9	43	68.0	30.8	47	68.0	30.9	47
01:58				68.0	30.9	43	68.0	30.9	47	68.0	30.9	47
02:58				68.0	30.8	43	68.0	30.9	47	68.0	30.9	47
03:58				68.0	30.8	43	68.0	30.9	47	68.0	30.9	47
04:58				68.0	30.8	43	68.0	30.9	47	68.0	30.9	47
05:58				68.0	30.8	43	68.0	30.9	47	68.0	30.9	47
06:58				68.0	30.8	43	68.0	30.9	47	68.0	30.9	47
07:58				68.0	30.8	43	68.0	30.9	47	68.0	30.9	47
08:58				68.0	30.8	43	68.0	30.9	47	68.0	30.9	47
09:58				68.0	30.7	43	68.0	30.9	47	68.0	30.9	47
10:58				68.0	30.7	43	68.0	30.9	47	68.0	30.9	47
11:58				68.0	30.7	43	68.0	30.9	47	68.0	30.9	47
12:58 pm				68.0	30.7	43	68.0	30.9	47	68.0	30.8	47
01:58				68.0	30.6	43	68.0	30.9	47			
02:58				68.0	30.6	47	68.0	30.9	47			
03:58				68.0	30.7	47	68.0	30.9	47			
04:58	69.0	30.9	44	68.0	30.7	47	68.0	30.9	47			
05:58	71.0	30.9	40	68.0	30.7	47	68.0	30.9	47			
06:58	69.0	30.9	44	68.0	30.7	47	68.0	30.9	47			
07:58	68.0	30.9	43	68.0	30.7	47	68.0	30.9	47			
08:58	68.0	30.9	43	68.0	30.8	47	69.0	30.9	47			
09:58	68.0	30.9	43	68.0	30.8	47	68.0	30.9	47			
10:58	68.0	30.9	43	68.0	30.8	47	68.0	30.9	47			
11:58	68.0	30.9	43	68.0	30.8	47	68.0	30.9	47			

AVERAGE RADON CONCENTRATION: 1.3 pCi/l



Reviewed and certified by

Terry Howell, Quality Assurance Mgr.
Radalink, Inc. NRPP 135791T

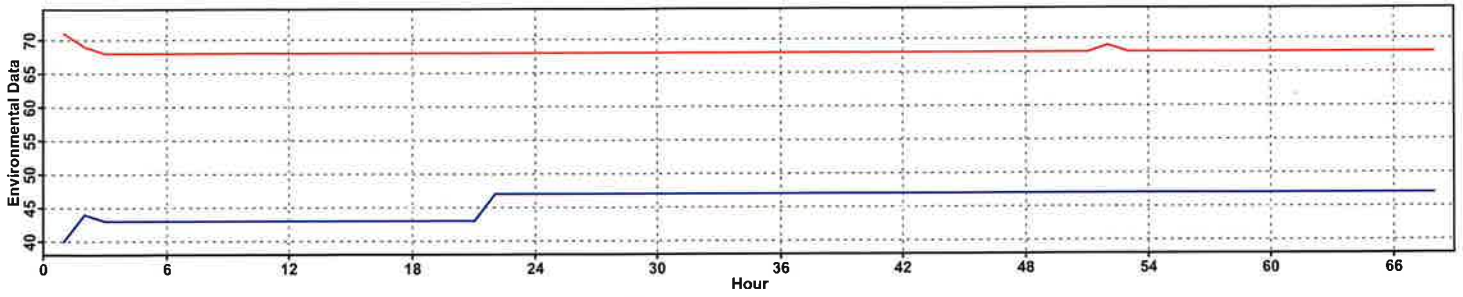
	Minimum	Average	Maximum	Variance
Temperature:	68.0	68.1	71.0	0.16
Barometric Pressure:	30.6	30.8	30.9	0.01
Relative Humidity:	40	46	47	3.73

NOTE: The first hour's environmental data is excluded from the table above.

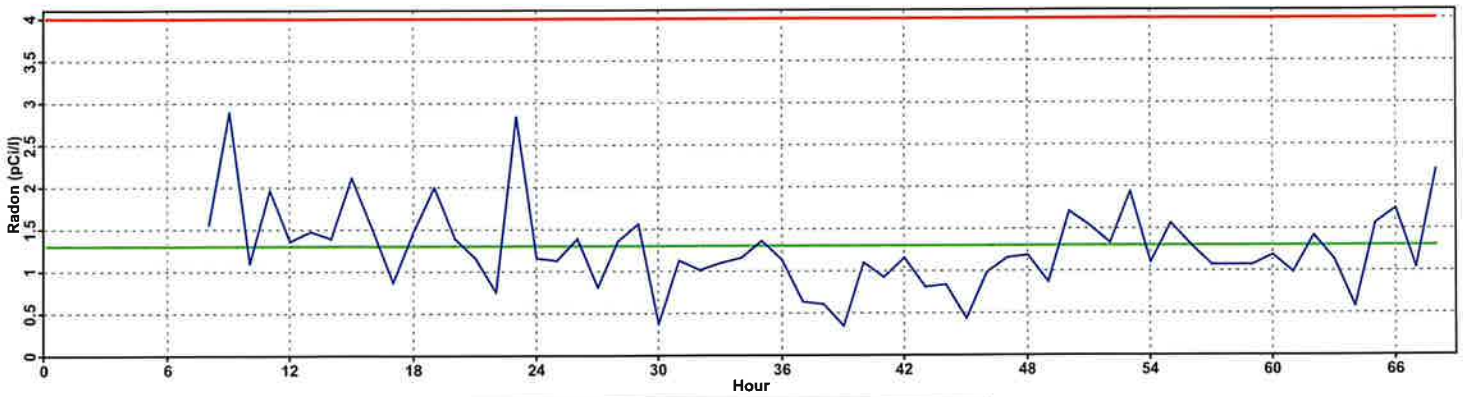
Radalink, Inc. 5599 Peachtree Road Atlanta, GA 30341 Phone: (800)295-4655

GRAPHICAL DATA VIEW

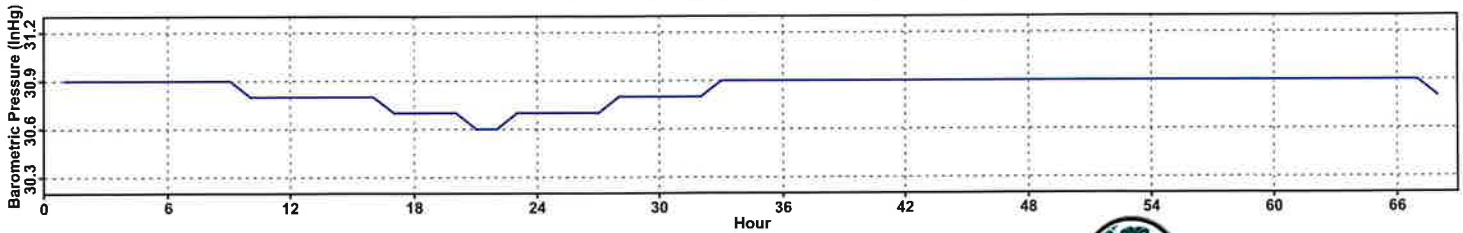
MONITOR-TEST NUMBER: 2237-275



— Temp. (F) — Hum. (%)



— Radon (pCi/l) — Avg Radon (pCi/l) — Action Level (pCi/l)



— Press. (InHg)

Property Inspected: 1026 Old Forge Rd, New Castle, DE 19720
AVERAGE RADON CONCENTRATION: 1.3 pCi/l

HOW TO INTERPRET YOUR TEST RESULTS

THIS REPORT RELATES ONLY TO THE LOCATION(S) TESTED DURING THE MEASUREMENT PERIOD
These results should be interpreted in accordance with the EPA's guidance as published in EPA Publication No. 402-K-008 "Home Buyer's and Seller's Guide to Radon" and EPA Publication No. 402-K92-001, "Citizen's Guide to Radon".

Because radon is the second leading cause of lung cancer, the World Health Organization (WHO) and the U.S. Surgeon General recommend testing all homes for radon and mitigating those with an average concentration above the U.S. EPA action level of 4 picocuries per Liter (4 pCi/L) or higher. Even if your test result is below 4 pCi/L, mitigation may provide additional reduction of the risk of lung cancer. Find more information at Radalink.com/results.

The Radalink Radon TeleMonitor (NRPP Device # 00472, NRSB Device # 31814) or **The Radalink AirCat® Monitor** (NRPP Device # 00477, NRSB Device # 31815) used to perform this test is EPA, NRSB and/or NRPP approved and meets the Single Test Option requirements (EPA 402-R-93-003, Section 3.2.3) for conducting radon measurements in the context of a real estate transaction and may be used for determining the necessity for radon mitigation.

Radon reduction systems work! Professionally installed radon mitigation systems can reduce the radon levels in your home by up to 99%. Thousands of people have reduced radon levels in their homes. Maintaining a radon reduction system takes little effort to keep the system working properly and the radon levels low. EPA recommends that you have a qualified contractor (NRPP certified or state licensed) fix your home if radon levels are confirmed to be 4 pCi/L or higher. Find a licensed mitigator at Radalink.com/mitigators. For more information on how to reduce your radon health risk, contact your state radon office:

Alabama	800-582-1866	Illinois	217-782-1325	Montana	800-546-0483	Rhode Island	401-222-7796
Alaska	907-269-8000	Indiana	800-272-9723	Nebraska	402-471-1005	South Carolina	800-768-0362
Arizona	602-255-4845	Iowa	800-383-5992	Nevada	888-723-6610	South Dakota	800-438-3367
Arkansas	501-661-2301	Kansas	800-693-5343	New Hampshire	603-271-4052	Tennessee	800-232-1139
California	800-745-7236	Kentucky	502-564-4856	New Jersey	800-648-0394	Texas	800-293-0753
Colorado	800-846-3986	Louisiana	225-765-0160	New Mexico	505-476-8608	Utah	800-458-0145
Connecticut	860-509-7367	Maine	207-287-5743	New York	800-458-1158	Vermont	800-439-8550
Delaware	302-744-4546	Maryland	866-703-3266	North Carolina	828-712-0972	Virginia	804-864-8150
Washington DC	202-535-2999	Massachusetts	800-723-6695	North Dakota	701-328-5188	Washington	360-236-3253
Florida	800-543-8279	Michigan	517-284-1837	Ohio	800-523-4439	West Virginia	800-922-1255
Georgia	706-542-9165	Minnesota	800-798-9050	Oklahoma	405-702-5162	Wisconsin	888-569-7236
Hawaii	808-586-4700	Mississippi	800-626-7739	Oregon	971-673-0490	Wyoming	307-777-6015
Idaho	800-445-8647	Missouri	573-751-6160	Pennsylvania	800-237-2366		

USEPA Radon Program website: www.epa.gov/radon and radon hotline 800-767-7236

SURGEON GENERAL HEALTH ADVISORY: "Indoor radon is the second-leading cause of lung cancer in the U.S. and breathing it over prolonged periods can present a significant health risk to families all over the country. More than 20,000 Americans die of radon-related lung cancer every year. It's important to know that this threat is completely preventable. Radon can be detected with a simple test and fixed through well-established venting techniques."

CONSUMER FEDERATION OF AMERICA: "Consumers need to know about the health of a house they are considering purchasing, including whether there is a radon problem, and if so, how to fix it." *The EPA Home Buyer's and Sellers Guide to Radon* provides practical consumer information that every homebuyer needs to know.

FLORIDA NOTICE TO CLIENTS: An organization or individual certified by the Florida Dept. of Health to perform radon or radon progeny measurements or radon mitigation services provides this Notice to you. Any questions, comments, or complaints regarding the persons performing these measurement or mitigation services may be directed to the Florida Dept. of Health, Bureau of Facility Programs, Radon Indoor Air Quality, 4052 Bald Cypress Way, Bin #A08, Tallahassee, Florida 32399-1710.

Florida Dept. of Health contact: 800-543-8279

MAINE NOTICE TO CLIENTS: As per 22 MRSA, Sec. 771, results of this test will be reported to the Maine Dept. of Health and Human Services. Any questions, comments, or complaints concerning individuals or firms providing radon related services in Maine should be directed to: Radiation Control Program 11 State House Station Augusta, ME 04333-0010

Maine Dept. of Health contact: 207-287-5743

PENNSYLVANIA NOTICE TO CLIENTS: The Radon Certification Act requires that anyone who provides radon-related service or product to the general public must be certified by the Pennsylvania Department of Environmental Protection. You are entitled to evidence of certification from any person who provides such services or products. You are also entitled to a price list for services or products offered. All radon measurement data will be sent to the Department as required in the Act and will be kept confidential. If you have any questions, comments or complaints concerning persons who provide radon-related services, please contact the Department at the Bureau of Radiation Protection, Dept. Of Environmental Protection, P.O. Box 8469, Harrisburg, PA 17105-8469.

Department at the Bureau of Radiation Protection: 717-783-3594

RHODE ISLAND NOTICE TO CLIENTS: This notice is provided to you by an organization or individual licenses and/or certified by the Rhode Island Dept. of Health to perform radon measurements. Any questions, comments, or complaints regarding the person performing these measurements may be directed to the RI Dept. of Health, Radon Control Program, 3 Capitol Hill Room 206, Providence RI 02908-5097

Rhode Island Dept. of Health contact: 401-222-7796

SCHOOL FEEDER PATTERN

Colonial School District 2023-2024 School Year

Wilbur (Kathleen H.) Elementary
Grades: KN-05
Address: 4050 Wrangle Hill Road
City: Bear
Zip Code: 19701

Bedford (Gunning) Middle School
Grades: 06-08
Address: 801 Cox Neck Road
City: New Castle
Zip Code: 19720

Penn (William) High School
Grades: 09-12
Address: 713 East Basin Road
City: New Castle
Zip Code: 19720