

Welcome To

436 Haystack Drive
Hunters Ridge



Welcome to Hunter's Ridge in Northern Newark's popular Pike Creek area! This stunning Cape Cod style home offers a desirable combination of luxury, functionality, and charm. With 3 bedrooms and 2 full and 2 half bathrooms, a finished basement with a kitchenette, wrap-around deck, several additions including a family room and sunroom, this inviting residence provides ample space for comfortable living with modern upgrades. As you step inside, you are greeted by an airy and spacious interior. The main level features a living room with wood floors with a border inlay and custom window treatments, a remodeled kitchen with granite countertops, an island with built-in microwave, peninsula, gas cooktop, and double wall oven. The custom cabinets, modern appliances, and expansive counter space offer a perfect environment for entertaining guests. In the addition, there are vaulted ceilings and tiled floors in both the family room and sunroom, creating a grand and open atmosphere. The primary bedroom with a beautifully remodeled ensuite bathroom and walk-in closet completes the main level. Upstairs you will find two spacious bedrooms with two closets each and an updated full bathroom. The finished basement includes a living area, rec room, kitchenette, half bath, and plenty of unfinished storage area. If you enjoy outdoor living, you will be impressed by the exterior features of this home. The backyard offers a well-lit extensive hardscape, providing a low-maintenance and visually appealing outdoor space. Enjoy pleasant evenings on the deck, perfect for outdoor dining, entertaining, or simply relaxing. Don't miss out on the opportunity to make this incredible residence your own.



Team Landon
Patterson-Schwartz Real Estate

Patterson-Schwartz Real Estate
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Team Landon
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**436 Haystack Drive, Newark, DE, 19711-8316****Coming Soon****\$525,000**

MLS #: DENC2056636
 Type: Residential
 Struct Type: Detached
 Style: Cape Cod
 Lvl(s)/Story: 2
 Ownership: Fee Simple
 Garage: Yes

Beds: 3
 Baths: 2 / 2
 TotalRooms: 12
 YearBuilt: 1991 / Estimated
 NewConstr: No
 Basement: Yes
 Central Air: Yes

LOCATION

County:	NEW CASTLE	School District:	Christina
MLS Area:	Newark/Glasgow (30905)	High School:	Newark
Subdiv/Neigh:	Hunters Ridge	Middle School:	Shue-Medill
In City Limits:	N	Elementary School:	Wilson

ASSOCIATION / COMMUNITY INFO

Senior Community: No **HOA:** Yes **HOA Fee:** \$300 / Annually **Condo/Coop:** No **Assoc Fee Incl:** Common Area Maintenance **HOA Name:** Hunters Ridge Maint. Assoc. **Assoc Amenities:** Common Grounds

TAXES AND ASSESSMENT

Tax ID#: 08-036.102-04 **Tax Annual/Year:** \$4,417 / 2023 **Tax Assessment:** \$103,200

ROOMS

Living Room:	Main	18 x 14	Flooring - HardWood
Kitchen:	Main	14 x 13	Countertop(s) - Granite, Flooring - HardWood, Island, Kitchen - Eat-in
Dining Room:	Main	13 x 11	Flooring - HardWood
Family Room:	Main	15 x 14	Cathedral/Vaulted Ceiling, Ceiling Fan(s), Flooring - HardWood
Primary Bedroom:	Main	17 x 14	Attached Bathroom, Flooring - HardWood, Walk-In Closet(s)
Laundry:	Main	6 x 5	Flooring - Vinyl
Sun/Florida Room:	Main	15 x 11	Cathedral/Vaulted Ceiling, Ceiling Fan(s), Flooring - Tile/Brick
Bedroom 2:	Upper 1	14 x 16	Ceiling Fan(s), Flooring - HardWood
Bedroom 3:	Upper 1	16 x 13	Flooring - HardWood
Recreation Room:	Lower 1	18 x 26	Flooring - Carpet
Den:	Lower 1	12 x 13	Flooring - Tile/Brick
Kitchen:	Lower 1	14 x 13	Flooring - Tile/Brick

BED BATH

Main:	1	1 full 1 part
Upper 1:	2	1 full
Lower 1:		1 part

BUILDING INFORMATION

AboveGrFinSF: 2,025 / Assessor **BelowGrFinSF:** 806 / Estimated **BelowGrFinSF:** 806 / Estimated **Total Finished SF:** 2,831 / **Total SF:** 2,831 / **Wall & Ceiling:** Vaulted Ceilings **Foundation:** Block **Basement:** Fully Finished **Constr Materials:** Stucco, Vinyl Siding **Flooring Type:** Carpet, Ceramic Tile, Hardwood

LOT AND PARKING

Lot Acres/SQFT: 0.36a / 15,682sf / Estimated **Zoning:** NC21 **Lot Dimensions:** 182.90 x 49.40 / Estimated **Federal Flood Zone:** No **Parking:** Attached Garage, Driveway | Paved Parking | Garage - Front Entry | Attached Garage Spaces: 2 | Driveway Spaces: 4

INTERIOR FEATURES

2nd Kitchen, Carpet, Ceiling Fan(s), Formal/Separate Dining Room, Kitchen - Eat-In, Kitchen - Island, Upgraded Countertops, Walk-in Closet(s), Wood Floors | Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Oven - Double, Oven - Wall, Refrigerator, Washer, Water Heater | **Laundry:** Main Floor | **Accessibility Features:** None

EXTERIOR FEATURES

Extensive Hardscape, Exterior Lighting, Sidewalks, Street Lights | *Patio/Porch:* Deck(s)

UTILITIES

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

REMARKS

Expected On Market Date: February 23, 2024

Public: Welcome to Hunter's Ridge in Northern Newark's popular Pike Creek area! This stunning Cape Cod-style home offers a desirable combination of luxury, functionality, and charm. With 3 bedrooms and 2 full and 2 half bathrooms, a finished basement with a kitchenette, wrap-around deck, several additions including a family room and sunroom, this inviting residence provides ample space for comfortable living with modern upgrades. As you step inside, you are greeted by an airy and spacious interior. The main level features a living room with wood floors with a border inlay and custom window treatments, a remodeled kitchen with granite countertops, an island with built-in microwave, peninsula, gas cooktop, and double wall oven. The custom cabinets, modern appliances, and expansive counter space offer a perfect environment for entertaining guests. In the addition, there are vaulted ceilings and tiled floors in both the family room and sunroom, creating a grand and open atmosphere. The primary bedroom with a beautifully remodeled ensuite bathroom and walk-in closet completes the main level. Upstairs you will find two spacious bedrooms with two closets each and an updated full bathroom. The finished basement includes a living area, rec room, kitchenette, half bath, and plenty of unfinished storage area. If you enjoy outdoor living, you will be impressed by the exterior features of this home. The backyard offers a well-lit extensive hardscape, providing a low-maintenance and visually appealing outdoor space. Enjoy pleasant evenings on the deck, perfect for outdoor dining, entertaining, or simply relaxing. Don't miss out on the opportunity to make this incredible residence your own. Schedule a showing today and experience the beauty and comfort this home has to offer!

Inclusions: Refrigerator, Washer & Dryer

Exclusions: Humidifier, Wine Refrigerator and Garage Refrigerator



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e-mail: m Spencer@psre.com



436 Haystack Drive



436 Haystack Drive



Foyer



Foyer



Living Room



Living Room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen Eating Area

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

Printed on 2/21/2024 by Melissa Goode Spencer



Family Room



Primary Bedroom



Primary Bedroom



Primary Bath



Primary Bath



Laundry



Sunroom



Bedroom



Bedroom



Full Bath



Lower Level Recreation Room



Lower Level Recreation Room



Lower Level Kitchenette



Lower Level Den



Lower Level Powder Room



Rear of home with deck



Aerial View



Owner(s): WARREN JOANNE M REVOCABLE TRUST

YES	NO		YES	NO		YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range with oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draperies/Curtains	<input type="checkbox"/>	<input type="checkbox"/> Wall Mounted Flat Screen TV # _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range Hood-exhaust fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drapery/Curtain rods	<input type="checkbox"/>	<input type="checkbox"/> Wall brackets for TV # _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cooktop-stand alone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shades/Blinds	<input type="checkbox"/>	<input type="checkbox"/> Surround sound system & controls
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wall Oven(s) # <u>2</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cornices/Valances	<input type="checkbox"/>	<input type="checkbox"/> Solar Equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kitchen Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/> Attached Antenna/Rotor
<input checked="" type="checkbox"/>	<input type="checkbox"/>	with icemaker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke Detectors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Garage Opener(s) # <u>1</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Refrigerator(s)-additional # _____	<input type="checkbox"/>	<input type="checkbox"/>	Carbon Monoxide Detectors	<input checked="" type="checkbox"/>	with remote(s) # <u>1</u>
<input type="checkbox"/>	<input type="checkbox"/>	Freezer -free standing	<input type="checkbox"/>	<input type="checkbox"/>	Wood Stove	<input type="checkbox"/>	<input type="checkbox"/> Pool Equipment
<input type="checkbox"/>	<input type="checkbox"/>	Ice Maker-free standing	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Equipment	<input type="checkbox"/>	<input type="checkbox"/> Pool cover
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Screen/Doors	<input type="checkbox"/>	<input type="checkbox"/> Hot Tub, Equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Disposal	<input type="checkbox"/>	<input type="checkbox"/>	Electronic Air Filter	<input type="checkbox"/>	with cover
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	<input type="checkbox"/>	Window A/C Units # _____	<input type="checkbox"/>	<input type="checkbox"/> Sheds/Outbuildings # _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer	<input type="checkbox"/>	<input type="checkbox"/>	Attic fan	<input type="checkbox"/>	<input type="checkbox"/> Playground Equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dryer	<input type="checkbox"/>	<input type="checkbox"/>	Whole house fan	<input type="checkbox"/>	<input type="checkbox"/> Irrigation System
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bathroom Vents/Fans	<input type="checkbox"/>	<input type="checkbox"/> Water Conditioner (owned)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Filter	<input type="checkbox"/>	<input type="checkbox"/>	Window Fan(s) # _____	<input type="checkbox"/>	<input type="checkbox"/> Water Conditioner (leased)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s) # <u>2</u>	<input type="checkbox"/>	<input type="checkbox"/> Fuel Storage Tank(s) (owned)
<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/> Fuel Storage Tank(s) (leased)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm Doors	<input type="checkbox"/>	<input type="checkbox"/>	with attachments	<input type="checkbox"/>	<input type="checkbox"/> Security/Monitoring Systems (owned)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Screens (where present)	<input type="checkbox"/>	<input type="checkbox"/>	Intercoms	<input type="checkbox"/>	<input type="checkbox"/> Security/Monitoring Systems (leased)
			<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	<input type="checkbox"/> Solar Equipment (owned)
			<input type="checkbox"/>	<input type="checkbox"/>	with controls & Remote(s)	<input type="checkbox"/>	<input type="checkbox"/> Solar Equipment (leased)

Elizabeth Kurka 2/21/2024
Owner Date



EQUAL HOUSING
OPPORTUNITY

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: WARREN JOANNE M REVOCABLE TRUST

Property Address: 436 Haystack Drive, Newark, DE 19711

Approximate Age of Building(s): 33 **Date Purchased:** 06/24/1991

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	*
		<p>* 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.</p> <p>Seller shall answer the following questions based on Seller's knowledge of the property.</p>
		I. OCCUPANCY
<input checked="" type="checkbox"/>		1. How do you currently use this property? As a: (<input checked="" type="checkbox"/> Primary Residence) (<input type="checkbox"/> Second/Vacation Home) (<input type="checkbox"/> Rental Property) (<input type="checkbox"/> Inherited Property) (<input type="checkbox"/> Other: _____).
		If not your Primary Residence, how long has it been since you occupied the property? _____.
	<input checked="" type="checkbox"/>	2. Is the property encumbered by a (<input type="checkbox"/> rental/lease), (<input type="checkbox"/> option to purchase), or (<input type="checkbox"/> first right of refusal)? If yes, describe in XVI. Seller agrees to provide a copy of the rental/lease agreement to Buyer upon request.
	<input checked="" type="checkbox"/>	3. If the property is a rental/lease, have all necessary permits and/or licenses been obtained?
	<input checked="" type="checkbox"/>	4. If the property is a rental/lease, is the property subject to a rental/lease management agreement?
		5. If #4 is yes, is the agreement binding upon the purchaser? If yes, describe in XVI. Seller agrees to provide a copy of the management agreement to Buyer upon request.
	<input checked="" type="checkbox"/>	6. Is the property new construction?
		7. If #6 is yes, has a certificate of occupancy been issued? If yes, when? _____.
		If no, STOP USING THIS FORM and complete the Seller's Disclosure of Real Property Condition Report New Construction Only .

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

Yes	No	*	
			<p>* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI.</p> <p>Seller shall answer the following questions based on Seller's knowledge of the property.</p>
			<p>8. If #6 is yes, Seller warrants that the property (<input type="checkbox"/> is) or (<input type="checkbox"/> is not) exempt from providing the Buyer with a Public Offering Statement as described in §81-401 or §81-403(b) of Chapter 81, Title 25 of the Delaware Code, The Delaware Uniform Common Interest Ownership Act. If exempt from providing the Public Offering Statement or Resale Certificate, in compliance with §317A of Chapter 3, Title 25, Seller has attached a copy of all documents in the chain of title that create any financial obligation for the buyer, and a written summary of all financial obligations created by documents in the chain of title. As evidenced by signature below, Buyer has received a copy of these documents.</p>
			<p>II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS / CONDOMINIUMS AND CO-OPS</p>
<input checked="" type="checkbox"/>			<p>9. Is the property subject to any deed restrictions? (e.g., rental restrictions, pet restrictions, fence requirements, etc.) If yes, describe in XVI.</p>
	<input checked="" type="checkbox"/>		<p>10. Are you in violation of any deed restrictions at this time? If yes, describe in XVI.</p>
	<input checked="" type="checkbox"/>		<p>11. Is the property subject to any agreements concerning affordable housing or workforce/inclusionary housing? If yes, describe in XVI.</p>
	<input checked="" type="checkbox"/>		<p>12. Is the property subject to any private, public, or historic architectural review control other than building codes? If yes, describe in XVI.</p>
	<input checked="" type="checkbox"/>		<p>13. Is the property part of a condominium or cooperative (Co-op) ownership?</p>
<input checked="" type="checkbox"/>			<p>14. Is there a (<input checked="" type="checkbox"/> Homeowners Association), (<input type="checkbox"/> Condominium Association), (<input type="checkbox"/> Cooperative (Co-op), (<input type="checkbox"/> Civic Association), or (<input type="checkbox"/> Maintenance Corporation)?</p>
<input checked="" type="checkbox"/>			<p>15. If #14 is yes, are there any (<input checked="" type="checkbox"/> Fees), (<input type="checkbox"/> Dues), or (<input type="checkbox"/> Assessments) involved? If yes, how much? <u>\$300</u>; Frequency of payments: (<input type="checkbox"/> Monthly), (<input type="checkbox"/> Quarterly), (<input checked="" type="checkbox"/> Yearly), (<input type="checkbox"/> Other: _____); Are they (<input type="checkbox"/> Mandatory) or (<input type="checkbox"/> Voluntary)?</p>
	<input checked="" type="checkbox"/>		<p>16. Is there a capital contribution fee due by a new owner to the Association? If yes, how much _____?</p>
	<input checked="" type="checkbox"/>		<p>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.</p>
	<input checked="" type="checkbox"/>		<p>18. Has there been a special assessment in the past 12 months? If yes, describe in XVI.</p>
	<input checked="" type="checkbox"/>		<p>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.</p>
			<p>20. Management Company Name: _____</p>
			<p>21. Representative Name: _____ Phone # _____</p>
			<p>22. Representative E-mail Address: _____</p>
			<p>III. TITLE / ZONING INFORMATION</p>
	<input checked="" type="checkbox"/>		<p>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? _____</p>
<input checked="" type="checkbox"/>			<p>24. Is your property owned (<input checked="" type="checkbox"/> In fee simple) or (<input type="checkbox"/> Leasehold/Ground Lease) or (<input type="checkbox"/> Cooperative)?</p>
			<p>25. If a Leasehold/Ground Lease, what is the current lease amount? \$ _____; Frequency of payments: (<input type="checkbox"/> Weekly), (<input type="checkbox"/> Monthly), (<input type="checkbox"/> Quarterly), (<input type="checkbox"/> Yearly), (<input type="checkbox"/> Other: _____) Note to Buyer: May be subject to change.</p>
			<p>26. If a Leasehold/Ground Lease, when does it expire? _____</p>
	<input checked="" type="checkbox"/>		<p>27. Are there any rights-of-way, easements, or similar matters that affect the property? If yes, describe in XVI.</p>
	<input checked="" type="checkbox"/>		<p>28. Are there any shared maintenance agreements affecting the property? If yes, describe in XVI.</p>
	<input checked="" type="checkbox"/>		<p>29. Are there any variance, zoning, conditional use, non-conforming use, or setback violations? If yes, describe in XVI.</p>
			<p>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.</p>
<input checked="" type="checkbox"/>			<p>31. Is your property currently covered by a title insurance policy?</p>
	<input checked="" type="checkbox"/>		<p>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.</p>
	<input checked="" type="checkbox"/>		<p>33. Did you participate in any mortgage forbearance programs such as the CARES Act from COVID-19? If yes, describe in XVI.</p>

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Seller's Initials [Signature] Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

Yes	No	*	
			<p>* 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.</p> <p>Seller shall answer the following questions based on Seller's knowledge of the property.</p>
			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? <u>Dog</u>
	✓		42. Is there now or has there ever been a (___ Swimming pool), (___ Hot tub), (___ Spa), or (___ Whirlpool) on the property? If yes and there are any defects, describe in XVI.
			43. If there is a pool, does it conform to all local ordinances? If no, describe in XVI.
			44. What is the type of trash disposal? (___ Private), (___ Municipal), (___ County), (___ Community) or (___ Other _____).
			45. The cost of repairing and repaving the streets adjacent to the property is paid for by: ___ The property owner(s), estimated fees: \$ _____ ___ Delaware Department of Transportation or the State of Delaware ___ Municipal ___ Community/HOA ___ Other ___ Unknown
			Note to Buyer: Repairing and repaving of the streets can be very costly. (6 Delaware Code§ 2578)
			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>Neighborhood parking pad</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.
	✓		48. If the tank was abandoned, was it done with all necessary permits and properly abandoned?
	✓		49. Are asbestos-containing materials present? If yes, describe in XVI.
	✓		50. Are there any lead hazards? (e.g., lead paint, lead pipes, lead in soil.) If yes, describe in XVI.
	✓		51. Has the property been tested for toxic or hazardous substances? If yes, describe in XVI and provide the test results.
	✓		52. Has the property ever been tested for mold? If yes, provide the test results.
	✓		53. Has the illegal manufacture, storage, or use of methamphetamines occurred in the property? If yes, describe in XVI.
	✓		54. Is there a wastewater spray irrigation system (human or agricultural) installed on or adjacent to the property?
			VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)
	✓		55. Is there fill soil or other fill material on the property?
	✓		56. Are there sliding, settling, earth movement, upheaval, earth stability, or methane gas release problems that have occurred on the property or in the immediate neighborhood? If yes, describe in XVI.
	✓		57. Is any part of the property located in (___ a flood zone) and/or (___ a wetlands area)?
	✓		58. Are there drainage or flood problems affecting the property? If yes, describe in XVI.
	✓		59. Do you carry flood insurance? Agent: _____ Policy # _____
			60. If #59 is yes, what is the annual cost of this policy? _____
			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	*	
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			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.
		✓	69. If #68 is yes, was all work done with all necessary permits and approvals in compliance with building codes?
		✓	70. If #69 is yes, are the permits closed?
	✓		71. Is there now or has there ever been any movement, shifting, or other problems with walls or foundations? If yes, describe in XVI.
	✓		72. Has the property, or any improvements thereon, ever been damaged by (___ Fire), (___ Smoke), (___ Wind), or (___ Flood)? If yes, describe in XVI.
	✓		73. Was the structure moved to this site? (___ Double Wide), (___ Modular), (___ Other: _____)
	✓		74. Is there now or has there ever been any non-plumbing water leakage in the house? If yes, describe in XVI.
	✓		75. Are there any problems with (___ Exterior walls), (___ Driveways), (___ Walkways), (___ Patios), (___ Decks), (___ Porches) or (___ Retaining walls) on the property? If yes, describe in XVI.
	✓		76. Are there any problems with (___ Interior walls), (___ Ceilings), (___ Floors), or (___ Windows) on the property? If yes, describe in XVI.
			77. Have there been any repairs or other attempts to control the cause or effect of problems described in questions 74, 75, and 76? If yes, describe in XVI.
			78. Is there insulation in the: (___ Ceiling/attic), (___ Exterior walls), (___ Crawlspace/basement), or (___ Other: _____)
			What type(s) of insulation does your property have? _____
			VIII. TERMITES, INSECTS, AND WILDLIFE
		✓	79. Is there now or has there ever been any infestation by termites or other wood destroying insects? If yes, describe 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? _____
	✓		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.

Yes	No	*	
			<p>* 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.</p> <p>Seller shall answer the following questions based on Seller's knowledge of the property.</p>
			X. ROOF
		<input checked="" type="checkbox"/>	92. Date last roof surface installed: _____. If all roof surfaces not the same age, explain in XVI.
		<input checked="" type="checkbox"/>	93. How many layers of roof material are there (e.g., new shingles over old shingles)? _____
		<input checked="" type="checkbox"/>	94. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI.
		<input checked="" type="checkbox"/>	95. If under warranty, is warranty transferable?
		<input checked="" type="checkbox"/>	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: <u>Artesian</u>)
			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)?
		<input checked="" type="checkbox"/>	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.
		<input checked="" type="checkbox"/>	101. What type of plumbing is used for the Water Supply? (___ Copper), (___ Lead), (___ Cast Iron), (___ PVC), (___ PEX), (___ Polybutylene), (___ Galvanized), (___ Other/Unknown: _____)
		<input checked="" type="checkbox"/>	102. What type of plumbing is used for Drainage? (___ Copper), (___ Lead), (___ Cast Iron), (___ PVC), (___ Galvanized), (___ Other/Unknown: _____)
		<input checked="" type="checkbox"/>	103. Age of Water Heater? _____ Water heater type: (___ Tank), (___ Tankless), (___ Other: _____)
			104. Water Heater Fuel: (___ Electric), (___ Oil), (___ Propane Gas), (<input checked="" type="checkbox"/> Natural Gas) or (___ Other: _____)
	<input checked="" type="checkbox"/>		105. Are there now or have there ever been any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related items? If yes, describe in XVI.
			106. Are there any additions and/or upgrades to the original service? If yes, describe in XVI.
		<input checked="" type="checkbox"/>	107. If #106 is yes, was the work done by a licensed contractor?
		<input checked="" type="checkbox"/>	108. If #106 is yes, were the required permits obtained?
		<input checked="" type="checkbox"/>	109. If #108 is yes, are the permits closed?
		<input checked="" type="checkbox"/>	110. If your drinking water is from a well, when was your water last tested and what were the results of the test? Tested on: _____ Results: _____
			111. What is the type of sewage system? (<input checked="" type="checkbox"/> Public Sewer), (___ Community Sewer), (___ Septic System), (___ Cesspool), (___ Other: _____)
		<input checked="" type="checkbox"/>	112. If a septic system, type: (___ Gravity Fed), (___ Capping Fill), (___ LPP), (___ Mound), (___ Holding Tank), (___ Other: _____)
		<input checked="" type="checkbox"/>	113. If a septic system, when was it last pumped? _____
		<input checked="" type="checkbox"/>	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.
		<input checked="" type="checkbox"/>	115. If a septic system, how many bedrooms is the septic permitted to service? _____
	<input checked="" type="checkbox"/>		116. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI.
		<input checked="" type="checkbox"/>	117. If #116 is yes, were they abandoned with all necessary permits and properly abandoned?
			XII. HEATING AND AIR CONDITIONING
			118. How many heating and/or air conditioning systems are on the property? <u>1</u> . If more than 2, explain in XVI.
			119. Type of heating system for system #1 (<input checked="" type="checkbox"/> Forced air), (___ Heat pump), (___ Mini-Split), (___ Baseboard), (___ Radiator), (___ Other: _____) Type of heating system for system #2 (___ Forced air), (___ Heat pump), (___ Mini-Split), (___ Baseboard), (___ Radiator), (___ Other: _____)
			120. Type of heating fuel for system #1 (___ Oil), (___ Propane Gas), (<input checked="" type="checkbox"/> Natural Gas), (___ Electric), (___ Solar), (___ Other: _____) Type of heating fuel for system #2 (___ Oil), (___ Propane Gas), (___ Natural Gas), (___ Electric), (___ Solar), (___ Other: _____)

Page 5 of 9 Property Address: 436 Haystack Drive, Newark, DE 19711

Seller's Initials [Signature] 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.
		MA	121. Fuel provider for: Heating system #1 _____ Heating System #2: _____
		U	122. Age of furnace #1: _____ 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 (X Central), (___ Window Units), (___ Mini-Split), (___ Other: _____) Type of air conditioning for system #2 (___ Central), (___ Window Units), (___ Mini-Split), (___ Other: _____)
	✓		125. Are there any contractual obligations affecting the heating/air conditioning system(s)? If yes, describe in XVI.
		U	126. Age of air conditioning system #1: _____ Date of last service: _____ Age of air conditioning system #2: _____ Date of last service: _____
		U	127. Have there been any additions and/or upgrades to the original heating or air conditioning? If yes, describe in XVI.
		MA	128. If #127 is yes, was the work done by a licensed contractor?
		MA	129. If #127 is yes, were the required permits obtained?
		MA	130. If #129 is yes, are the permits closed?
		U	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>DISUNALUT</u>
			133. What type of wiring is in the house? (copper, aluminum, other, etc.) <u>copper</u>
		U	134. What is the amp service? (___ 60), (___ 100), (___ 150), (___ 200), (___ Other: _____)
			135. Does the property have (X Circuit Breakers) or (___ Fuses)? If more than one electrical panel, describe in XVI.
		U	136. Are there any 220/240 volt circuits? (Other: _____)
		U	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.
	✓	U	138. Are there wall switches, light fixtures, or electrical outlets in need of repair? If yes, explain in XVI.
		U	139. Is there a permanently affixed generator on the property? What is the fuel source? _____
		U	140. Have there been any additions to the original service?
	✓		141. 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.
		MA	142. If #139, #140, or #141 is yes, was work done by a licensed electrician?
		MA	143. If #139, #140, or #141 is yes, were the required permits obtained?
		MA	144. If #143 is yes, is the permit closed?
			XIV. FIREPLACE OR HEATING STOVE
		MA	145. How many fireplaces and/or heating stoves are on the property? _____. If more than 2, explain in XVI.
		MA	146. 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: _____)?
		MA	147. Type of fuel for heating stove 1: (___ Wood Burning), (___ Pellet), (___ Other: _____)? Type of fuel for heating stove 2: (___ Wood Burning), (___ Pellet), (___ Other: _____)?
		MA	148. Was the fireplace or heating stove part of the original house design?
		MA	149. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
		MA	150. Are there any problems? If yes, explain in XVI.
		MA	151. When were the flues/chimneys last cleaned, serviced, or repaired? _____. Explain nature of service or repair in XVI.

XV. MAJOR APPLIANCES AND OTHER ITEMS

Are the following items in working order? Note: The Agreement of Sale will specify and govern what is included or excluded. If an item does not exist, leave the yes/no fields blank.		
YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range with oven
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range Hood-exhaust fan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cooktop-stand alone
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wall Oven(s) # <u>2</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kitchen Refrigerator
<input checked="" type="checkbox"/>	<input type="checkbox"/>	with icemaker
<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator(s)-additional # _____
<input type="checkbox"/>	<input type="checkbox"/>	Freezer -free standing
<input type="checkbox"/>	<input type="checkbox"/>	Ice Maker-free standing
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dishwasher
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Disposal
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Microwave
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dryer
<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor
<input type="checkbox"/>	<input type="checkbox"/>	Water Filter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Heater
<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump
<input type="checkbox"/>	<input type="checkbox"/>	Storm Windows/Doors
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Screens
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draperies/Curtains
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drapery/Curtain rods
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shades/Blinds
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cornices/Valances
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Furnace Humidifier
<input type="checkbox"/>	<input type="checkbox"/>	Smoke Detectors
<input type="checkbox"/>	<input type="checkbox"/>	Carbon Monoxide Detectors
<input type="checkbox"/>	<input type="checkbox"/>	Wood Stove
<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Equipment
<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Screen/Doors
<input type="checkbox"/>	<input type="checkbox"/>	Electronic Air Filter
<input type="checkbox"/>	<input type="checkbox"/>	Window A/C Units # _____
<input type="checkbox"/>	<input type="checkbox"/>	Attic fan
<input type="checkbox"/>	<input type="checkbox"/>	Whole house fan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bathroom Vents/Fans
<input type="checkbox"/>	<input type="checkbox"/>	Window Fan(s) # _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s) # _____
<input type="checkbox"/>	<input type="checkbox"/>	Central Vacuum
<input type="checkbox"/>	<input type="checkbox"/>	with attachments
<input type="checkbox"/>	<input type="checkbox"/>	Intercoms
<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish
<input type="checkbox"/>	<input type="checkbox"/>	with controls & Remote(s)
<input type="checkbox"/>	<input type="checkbox"/>	Wall Mounted Flat Screen TV # _____
<input type="checkbox"/>	<input type="checkbox"/>	Wall brackets for TV # _____
<input type="checkbox"/>	<input type="checkbox"/>	Surround sound system & controls
<input type="checkbox"/>	<input type="checkbox"/>	Attached Antenna/Rotor
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garage Opener(s) # _____
<input type="checkbox"/>	<input type="checkbox"/>	with remote(s) # _____
<input type="checkbox"/>	<input type="checkbox"/>	Electronic/Smart Door Locks
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smart Cameras/Doorbells
<input type="checkbox"/>	<input type="checkbox"/>	Smart Thermostat
<input type="checkbox"/>	<input type="checkbox"/>	Pool Equipment
<input type="checkbox"/>	<input type="checkbox"/>	Pool cover
<input type="checkbox"/>	<input type="checkbox"/>	Hot Tub, Equipment
<input type="checkbox"/>	<input type="checkbox"/>	with cover
<input type="checkbox"/>	<input type="checkbox"/>	Sheds/Outbuildings # _____
<input type="checkbox"/>	<input type="checkbox"/>	Playground Equipment
<input type="checkbox"/>	<input type="checkbox"/>	Irrigation System
<input type="checkbox"/>	<input type="checkbox"/>	Backup Generator
<input type="checkbox"/>	<input type="checkbox"/>	Water Conditioner (owned)
<input type="checkbox"/>	<input type="checkbox"/>	Water Conditioner (leased)
<input type="checkbox"/>	<input type="checkbox"/>	Fuel Storage Tank(s) (owned)
<input type="checkbox"/>	<input type="checkbox"/>	Fuel Storage Tank(s) (leased)
<input type="checkbox"/>	<input type="checkbox"/>	Security/Monitoring Systems (owned)
<input type="checkbox"/>	<input type="checkbox"/>	Security/Monitoring Systems (leased)
<input type="checkbox"/>	<input type="checkbox"/>	Solar Equipment (owned)
<input type="checkbox"/>	<input type="checkbox"/>	Solar Equipment (leased)

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.

[illegible]

Are there additional problem, clarification, or document sheets attached? ☒ No ☐ Yes.

Number of Sheets Attached . . .

Seller's Initials 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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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 Elizabeth Kunka HRC Date 2/15/24 SELLER _____ Date _____

SELLER _____ Date _____ SELLER _____ Date _____

Date the contents of this Report were last updated: 2/15/24

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: 436 Haystack Drive, Newark, DE 19711

WARREN JOANNE M REVOCABLE
Seller's Name: TRUST

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


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

Year Dwelling Was Constructed:

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

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

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

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

☐ 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.

 2/21/2024
Seller Date

Seller Date

Purchaser Date
 2/21/2024
Agent Date

Purchaser Date
Agent Date



RADON DISCLOSURE

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

Property Address: 436 Haystack Drive, Newark, DE 19711

Seller's Disclosure

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

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

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

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

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

Elizabeth Kurba 2/21/2024
Seller Date

Seller Date

Buyer's Acknowledgement

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

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

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

Buyer Date

Buyer Date

SCHOOL FEEDER PATTERN

Christina School District 2023-2024 School Year

Wilson (Etta J.) Elementary School
Grades: KN-05
Address: 14 Forge Road
City: Newark
Zip Code: 19711

Shue-Medill Middle School
Grades: 06-08
Address: 1500 Capitol Trail
City: Newark
Zip Code: 19711

Newark High School
Grades: 09-12
Address: 750 East Delaware Avenue
City: Newark
Zip Code: 19711