

Welcome To

963 Devon Drive
Devon



Super clean 4 bedroom, 3 full bath split level with park like fenced yard in sought after community of Devon within the 5 mile radius of Newark Charter and convenient to major routes, shopping, dining, the University of Delaware and easy access to the James Hall Trail! Foyer entry opens to expanded family room with custom concrete flooring, ground level bedroom and remodeled full bathroom. Gleaming hardwood floors throughout the main level including a gorgeous kitchen with custom cabinets, granite countertops and tile backslash, living room with bay window and dining room with sliding glass door leading to private deck overlooking the patio with hot tub and beautiful yard with shed. Luxury Vinyl Plank flooring throughout the upper level with primary bedroom and en-suite bathroom plus 2 additional spacious bedrooms with shared hall bathroom. Additional features and recent updates include: custom blinds, newer washer and dryer, updated roof and updated AC unit. Hurry to schedule your private tour today, you won't be disappointed!



Team Landon
Patterson-Schwartz Real Estate

Patterson-Schwartz Real Estate
Team Landon
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This information is provided as a courtesy only, it is not a warranty and should be independently investigated by buyers.



963 Devon Drive, Newark, DE, 19711

Coming Soon **\$395,000**



MLS #: DENC2060448
 Type: Residential
 Struct Type: Detached
 Style: Split Level, Traditional
 Lvl/Story: 3
 Ownership: Fee Simple
 Garage: No

Beds: 4
 Baths: 3 / 0
 YearBuilt: 1971 / 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: Devon Middle School: Shue-Medill
 In City Limits: Y Elementary School: West Park Place

ASSOCIATION / COMMUNITY INFO

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

TAXES AND ASSESSMENT

Tax ID#: 18-034.00-042 Tax Annual/Year: \$2,994 / 2023 City/Town Tax: \$532 School Tax: \$2,274 County Tax: \$188 Tax Assessment: \$68,800

ROOMS

				BED	BATH	
Living Room:	Main	16 x 13	Flooring - HardWood	Upper 1:	3	2 full
Kitchen:	Main	12 x 11	Countertop(s) - Granite, Flooring - HardWood	Lower 1:	1	1 full
Dining Room:	Main	12 x 10	Flooring - HardWood			
Family Room:	Lower 1	20 x 22	Flooring - Concrete			
Bedroom 4:	Lower 1	9 x 11	Flooring - Concrete			
Primary Bedroom:	Upper 1	14 x 11	Ceiling Fan(s), Flooring - Luxury Vinyl Plank			
Bedroom 2:	Upper 1	13 x 11	Ceiling Fan(s), Flooring - Luxury Vinyl Plank			
Bedroom 3:	Upper 1	12 x 11	Flooring - Luxury Vinyl Plank			

BUILDING INFORMATION

AboveGrFinSF: 1,950 / Assessor Total Finished SF: 1,950 / Total SF: 1,950 / Foundation: Concrete Perimeter Basement: Unfinished Constr Materials: Brick, Vinyl Siding

LOT AND PARKING

Lot Acres/SQFT: 0.26a / 11,326sf / Estimated Zoning: 18RS Federal Flood Zone: No Fencing: Privacy, Rear Ground Rent: No Parking: Driveway | Paved Parking | Driveway Spaces: 2

INTERIOR FEATURES

Entry Level Bedroom, Formal/Separate Dining Room, Upgraded Countertops, Wood Floors | No fireplace | Built-In Microwave, Dishwasher, Disposal, Dryer, Oven/Range - Electric, Refrigerator, Washer, Water Heater | Accessibility Features: None

EXTERIOR FEATURES

Exterior Lighting

UTILITIES

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

REMARKS

Expected On Market Date: May 2, 2024

Public: Super clean 4 bedroom, 3 full bath split level with park like fenced yard in sought after community of Devon within the 5 mile radius of Newark Charter and convenient to major routes, shopping, dining, the University of Delaware and easy access to the James Hall Trail! Foyer entry opens to expanded family room with custom concrete flooring, ground level bedroom and remodeled full bathroom. Gleaming hardwood floors throughout the main level including a gorgeous kitchen with custom cabinets, granite countertops and tile backslash, living room with bay window and dining room with sliding glass door leading to private deck overlooking the patio with hot tub and beautiful yard with shed. Luxury Vinyl Plank flooring throughout the upper level with primary bedroom and en-suite bathroom plus 2 additional spacious bedrooms with shared hall bathroom. Additional features and recent updates include: custom blinds, newer washer and dryer, updated roof and updated AC unit. Hurry to schedule your private tour today, you won't be disappointed!

Inclusions: Refrigerator, Washer and Dryer

For More Information Contact:

Dave Landon

Direct: 302-218-8473

Fax: 302-733-7046

Office: 302-733-7000

e-mail: dlandon@psre.com

Toll-free: 800-220-7028

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

Printed on 4/29/2024 by Dave Landon



963 Devon Drive



Living Room



Kitchen



Kitchen



Dining Room



Expanded Family Room



Expanded Family Room



Primary Bedroom



Primary Bath



Bedroom



Bedroom



Full Bath



Bedroom



Ground Level Full Bath



Rear of home



Deck



Patio with hot tub



Fenced Yard



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: MARK J CASAGRANDE AND ALEXANDER K B TUNNELL

Property Address: 963 DEVON DRIVE, NEWARK, DE 19711

Approximate Age of Building(s): 52 years old **Date Purchased:** 2/26/18

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) (<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? _____.
	✓		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.
		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 MJC Seller's Initials AT Buyer's Initials _____ Buyer's Initials _____
 Seller's Initials _____ Seller's Initials _____ Buyer's Initials _____ Buyer's Initials _____

			<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>
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			<p>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.</p>
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II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS / CONDOMINIUMS AND CO-OPS

	✓		9. Is the property subject to any deed restrictions? (e.g., rental restrictions, pet restrictions, fence requirements, etc.) If yes, describe in XVI.
	✓		10. Are you in violation of any deed restrictions at this time? If yes, describe in XVI.
	✓		11. Is the property subject to any agreements concerning affordable housing or workforce/inclusionary housing? If yes, describe in XVI.
	✓		12. Is the property subject to any private, public, or historic architectural review control other than building codes? If yes, describe in XVI.
	✓		13. Is the property part of a condominium or cooperative (Co-op) ownership?
	✓		14. Is there a (___ Homeowners Association), (___ Condominium Association), (___ Cooperative (Co-op), (___ Civic Association), or (___ Maintenance Corporation)?
		NA	15. If #14 is yes, are there any (___ Fees), (___ Dues), or (___ Assessments) involved? If yes, how much? _____; Frequency of payments: (___ Monthly), (___ Quarterly), (___ Yearly), (___ Other: _____); Are they (___ Mandatory) or (___ Voluntary)?
		NA	16. Is there a capital contribution fee due by a new owner to the Association? If yes, how much _____?
		NA	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.
		NA	18. Has there been a special assessment in the past 12 months? If yes, describe in XVI.
		NA	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.
	✓		29. Are there any variance, zoning, conditional use, non-conforming use, or setback violations? If yes, describe in XVI.
		NA	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	*	<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>
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IV. ADDITIONAL INFORMATION			
✓			34. Have you received notice from any local, state, or federal agency requiring repairs, alterations, or corrections of any existing conditions? If yes, describe in XVI.
✓			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? cat and two dogs
✓			42. Is there now or has there ever been a (✓ Swimming pool), (✓ Hot tub), (___ Spa), or (___ Whirlpool) on the property? If yes and there are any defects, describe in XVI.
		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? (___ Private), (✓ Municipal), (___ County), (___ Community) or (___ Other City of Newark).
			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>2 in double driveway</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 # _____
		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.
	<input checked="" type="checkbox"/>		61. Have you made any insurance claims on the property in the past 5 years? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		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.
	<input checked="" type="checkbox"/>		63. Are there encroachments or boundary line disputes affecting the property? If yes, describe in XVI?
	<input checked="" type="checkbox"/>		64. Are there any ditches crossing or bordering the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		65. Are there any swales crossing the property that are under the control of a Soil and Conservation District? If yes, describe in XVI.
<input checked="" type="checkbox"/>			66. Have you ever had the property surveyed?
	<input checked="" type="checkbox"/>		67. Are the boundaries of the property marked in any way? If yes, describe in XVI.
			VII. STRUCTURAL ITEMS
	<input checked="" type="checkbox"/>		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?
	<input checked="" type="checkbox"/>		71. Is there now or has there ever been any movement, shifting, or other problems with walls or foundations? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		72. Has the property, or any improvements thereon, ever been damaged by (<input type="checkbox"/> Fire), (<input type="checkbox"/> Smoke), (<input type="checkbox"/> Wind), or (<input type="checkbox"/> Flood)? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		73. Was the structure moved to this site? (<input type="checkbox"/> Double Wide), (<input type="checkbox"/> Modular), (<input type="checkbox"/> Other: _____)
	<input checked="" type="checkbox"/>		74. Is there now or has there ever been any non-plumbing water leakage in the house? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		75. Are there any problems with (<input type="checkbox"/> Exterior walls), (<input type="checkbox"/> Driveways), (<input type="checkbox"/> Walkways), (<input type="checkbox"/> Patios), (<input type="checkbox"/> Decks), (<input type="checkbox"/> Porches) or (<input type="checkbox"/> Retaining walls) on the property? If yes, describe in XVI.
<input checked="" type="checkbox"/>			76. Are there any problems with (<input type="checkbox"/> Interior walls), (<input type="checkbox"/> Ceilings), (<input checked="" type="checkbox"/> Floors), or (<input checked="" type="checkbox"/> Windows) on the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		77. Have there been any repairs or other attempts to control the cause or effect of problems described in questions 74, 75, and 76? If yes, describe in XVI.
			78. Is there insulation in the: (<input checked="" type="checkbox"/> Ceiling/attic), (<input checked="" type="checkbox"/> Exterior walls), (<input type="checkbox"/> Crawlspace/basement), or (<input type="checkbox"/> Other: _____) What type(s) of insulation does your property have? <u>unknown</u>
			VIII. TERMITES, INSECTS, AND WILDLIFE
	<input checked="" type="checkbox"/>		79. Is there now or has there ever been any infestation by termites or other wood destroying insects? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		80. During your ownership, have there been any termite or other wood destroying insect inspections made on the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		81. Is there now or has there ever been any damage to the property caused by (<input type="checkbox"/> Termites), (<input type="checkbox"/> Other wood destroying insects), or (<input type="checkbox"/> Wildlife)? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		82. Have there ever been any termite or wood destroying insect treatments made on the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		83. Is there or has there ever been an infestation of insects? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		84. During your ownership, have there been any insect control inspections made on the property. If yes, describe in XVI.
	<input checked="" type="checkbox"/>		85. Are you aware of any insect control treatments made on the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		86. Are there now or have there ever been any bat colonies present on the property? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		87. Is your property currently under warranty, or other coverage, by a professional pest control company? If yes, name of exterminating company: _____
			IX. BASEMENT AND CRAWL SPACES
<input checked="" type="checkbox"/>			88. Does the property have a sump pump? If yes, where does it drain? <u>sewer line</u>
<input checked="" type="checkbox"/>			89. Is there now or has there ever been any water leakage, accumulation, or dampness within the basement, crawlspace, or other interior areas of the structure? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		90. Have there been any repairs or other attempts to control any water or dampness problem in the basement, crawlspace, or other interior areas of the structure? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		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>2020</u> . If all roof surfaces not the same age, explain in XVI.
		<u>U</u>	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?
			96. Where do your gutters drain? (<input checked="" type="checkbox"/> Surface), (___ Drywell), (___ Storm Sewers), (___ Other: _____)
			XI. PLUMBING-RELATED ITEMS
			97. What is the drinking water source? (<input checked="" type="checkbox"/> Municipal), (___ County), (___ Public Utility), (___ Private Well), (___ Other: <u>City of Newark</u>)
			98. If drinking water is supplied by public utility, name of utility: _____
	<input checked="" type="checkbox"/>		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? (<input checked="" type="checkbox"/> Copper), (___ Lead), (___ Cast Iron), (<input checked="" type="checkbox"/> PVC), (___ PEX), (___ Polybutylene), (___ Galvanized), (___ Other/Unknown: _____)
			102. What type of plumbing is used for Drainage? (___ Copper), (___ Lead), (___ Cast Iron), (___ PVC), (___ Galvanized), (<input checked="" type="checkbox"/> Other/Unknown: <u>mixed</u>)
			103. Age of Water Heater? <u>Unknown</u> Water heater type: (<input checked="" type="checkbox"/> Tank), (___ Tankless), (___ Other: _____)
			104. Water Heater Fuel: (___ Electric), (___ Oil), (___ Propane Gas), (<input checked="" type="checkbox"/> Natural Gas) or (___ Other: _____)
<input checked="" type="checkbox"/>			105. Are there now or have there ever been any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related items? If yes, describe in XVI.
<input checked="" type="checkbox"/>			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?
		NA	110. If your drinking water is from a well, when was your water last tested and what were the results of the test? Tested on: _____ Results: _____
			111. What is the type of sewage system? (<input checked="" type="checkbox"/> Public Sewer), (___ Community Sewer), (___ Septic System), (___ Cesspool), (___ Other: _____)
		NA	112. If a septic system, type: (___ Gravity Fed), (___ Capping Fill), (___ LPP), (___ Mound), (___ Holding Tank), (___ Other: _____)
		NA	113. If a septic system, when was it last pumped? _____
		NA	114. If a septic system, has it been inspected by a Class H inspector within the last 36 months, as required by DNREC regulations? If yes, describe in XVI and provide the test results.
		NA	115. If a septic system, how many bedrooms is the septic permitted to service? _____
	<input checked="" type="checkbox"/>		116. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI.
		NA	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>2</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: _____)

Seller's Initials MJC Seller's Initials AT 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>Gas</u> Heating System #2: _____
			122. Age of furnace #1: <u>7 years old</u> Date of last service: <u>unknown</u> Age of furnace #2: _____ Date of last service: _____
	<input checked="" type="checkbox"/>		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), (___ Window Units), (___ Mini-Split), (___ Other: _____) Type of air conditioning for system #2 (___ Central), (___ Window Units), (___ Mini-Split), (___ Other: _____)
	<input checked="" type="checkbox"/>		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>4 years old</u> Date of last service: <u>unknown</u> Age of air conditioning system #2: _____ Date of last service: _____
<input checked="" type="checkbox"/>			127. Have there been any additions and/or upgrades to the original heating or air conditioning? If yes, describe in XVI.
<input checked="" type="checkbox"/>			128. If #127 is yes, was the work done by a licensed contractor?
<input checked="" type="checkbox"/>			129. If #127 is yes, were the required permits obtained?
<input checked="" type="checkbox"/>			130. If #129 is yes, are the permits closed?
	<input checked="" type="checkbox"/>		131. Are there any problems with the heating or air conditioning systems? If yes, describe in XVI.
			XIII. ELECTRICAL SYSTEM
			132. Who is the electric provider for the property? <u>City of Newark</u>
			133. What type of wiring is in the house? (copper, aluminum, other, etc.) <u>Copper and aluminum</u>
			134. What is the amp service? (___ 60), (___ 100), (___ 150), (___ 200), (<input checked="" type="checkbox"/> Other: <u>220</u>)
			135. Does the property have (<input checked="" type="checkbox"/> Circuit Breakers) or (___ Fuses)? If more than one electrical panel, describe in XVI.
<input checked="" type="checkbox"/>			136. Are there any 220/240 volt circuits? (Other: _____)
	<input checked="" type="checkbox"/>		137. Do fuses blow or circuit breakers trip when two or more appliances are being used at the same time? If yes, describe in XVI.
	<input checked="" type="checkbox"/>		138. Are there wall switches, light fixtures, or electrical outlets in need of repair? If yes, explain in XVI.
	<input checked="" type="checkbox"/>		139. Is there a permanently affixed generator on the property? What is the fuel source? _____
<input checked="" type="checkbox"/>			140. Have there been any additions to the original service?
	<input checked="" type="checkbox"/>		141. Have any (___ 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.
<input checked="" type="checkbox"/>			142. If #139, #140, or #141 is yes, was work done by a licensed electrician?
<input checked="" type="checkbox"/>			143. If #139, #140, or #141 is yes, were the required permits obtained?
<input checked="" type="checkbox"/>			144. If #143 is yes, is the permit closed?
			XIV. FIREPLACE OR HEATING STOVE
		NA	145. How many fireplaces and/or heating stoves are on the property? <u>0</u> . If more than 2, explain in XVI.
			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: _____)?
		NA	147. Type of fuel for heating stove 1: (___ Wood Burning), (___ Pellet), (___ Other: _____)? Type of fuel for heating stove 2: (___ Wood Burning), (___ Pellet), (___ Other: _____)?
		NA	148. Was the fireplace or heating stove part of the original house design?
		NA	149. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
		NA	150. Are there any problems? If yes, explain in XVI.
		NA	151. When were the flues/chimneys last cleaned, serviced, or repaired? _____. Explain nature of service or repair in XVI.

Seller's Initials MJC Seller's Initials AT 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
76	imperfections in concrete floor on lower level; 2 windows with failed balancers, 1 crank not functional on bay window in LR
89	Condensate line from HVAC empties into the gap between floor and foundation- area holds moisture
105	Sewer backed up twice in 2021 when clogged by flushing large quantities of sanitary napkins
106	New air conditioner installed 2020; galvanized pipes replaced with PVC piping except for a 4 foot segment
	pool was filled in by previous owner in 2003
	several deck boards need repair and/or replacement
additional	
info	luxury vinyl flooring installed upstairs hallway and bedrooms 2023
	washer and dryer purchased in January 2022
	remodeled bathroom on lower level in 2023
	hot tub purchased/installed in February 2021; dedicated electrical line installed for hot tub in February 2021

Are there additional problem, clarification, or document sheets attached? No Yes.
 Number of Sheets Attached 0.

Page 8 of 9 Property Address: 963 DEVON DRIVE NEWARK, DE 19711
 Seller's Initials MJC Seller's Initials AT 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.

DocuSigned by:
SELLER Mark J. Casagrande Date 4/29/2024 | 12:12:55 PM EDT SELLER _____ Date _____
599CBE8360AC4EF...

DocuSigned by:
SELLER Alex Turnell Date 4/29/2024 | 12:47:37 PM EDT SELLER _____ Date _____
CE5F5BE84DA14E2...

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: 963 DEVON DRIVE, NEWARK, DE 19711

MARK J CASAGRANDE AND
Seller's Name: ALEXANDER K B TUNNELL

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.

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

MJC AT
Select answer and initial

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

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

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

MJC AT
Select answer and initial

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

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

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

- (c) _____
- (d) _____
- (e) _____
- (f) _____

Purchaser(s) has read the Lead Warning Statement above.

Purchaser(s) has received copies of all information listed above.

Purchaser(s) has received the pamphlet *Protect Your Family From Lead In Your Home*.

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.

DS
Agent's Acknowledgement - Initial below

(g) DL

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.

DocuSigned by:
Mark J. Casagrande 4/29/2024 | 1:05:08 PM EDT
Seller 9CBE8360AC4EF... Date

DocuSigned by:
Alex Tunnell 4/29/2024 | 1:10:03 PM EDT
Seller 5BE84DA14E2... Date

DocuSigned by:
David Landon 4/29/2024 | 1:22:49 PM EDT
Purchaser 58C95930498... Date

Purchaser Date
Agent Date



RADON DISCLOSURE

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

Property Address: 963 DEVON 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:

Radon tested and passed in 2018

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.

DocuSigned by:
Mark J. Casagrande 4/29/2024 | 1:05:08 PM EDT
Seller ID: BE8360AC4EF... Date

DocuSigned by:
Alex Tunnell 4/29/2024 | 1:10:03 PM EDT
Seller ID: F5BE84DA14E2... 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

January 15, 2018

Test Number: 1249-348

Property Inspected: 963 Devon Dr, Newark, DE 19711

Licensed Radalink Radon Inspector:
D.B.A. A-Pro Home Inspection Service
Todd Tuvell

Test performed for:
Mark Casagrande and Alex

206 Bohemia Mill Pond Drive
Middletown, DE 19709

Phone: 302-507-3794

Fax: 302-213-0046

Calibrated: 07/10/2017 - 07/10/2018	Placed By: Thomas Solarino (+)	Temp.	Pressure	R.H.
Test Started: 01/12/2018 4:12 PM	Retrieved By: Thomas Solarino (+)	Min: 57.0	30.0	23
Test Ended: 01/15/2018 12:36 PM	Test Site: Unfinished Basement	Avg: 60.9	30.8	32
	Test Duration: 68 hours	Max: 64.0	31.2	53

(+)State license or certification number unavailable

AVERAGE RADON CONCENTRATION: 0.7 pCi/l

Test has met minimum EPA sampling duration. Uncertainty: ± 2.86%

Time	01/12/2018		01/13/2018		01/14/2018		01/15/2018	
	pCi/l	Flags	pCi/l	Flags	pCi/l	Flags	pCi/l	Flags
00:12 am			Eq.		0.7		0.6	
01:12			1.4		0.6		1.3	
02:12			1.5		0.6		0.3	
03:12			1.2		0.5		0.6	
04:12			2.6		0.4		0.5	
05:12			1.8		0.4		0.7	
06:12			1.7		0.6		1.5	
07:12			1.5		0.6		0.9	
08:12			1.1		0.7		0.4	
09:12			0.9		0.5		1.0	
10:12			0.7		0.3		0.8	
11:12			0.7		0.3		0.5	
12:12 pm			0.3		0.7		0.4	
01:12			0.3		0.2			
02:12			1.8		0.4			
03:12			0.4		0.8			
04:12			0.5		0.7			
05:12	Eq.		1.2		0.6			
06:12	Eq.		0.2		0.8			
07:12	Eq.		0.6		0.4			
08:12	Eq.		0.3		0.8			
09:12	Eq.		0.3		0.4			
10:12	Eq.		0.4		0.5			
11:12	Eq.		0.6		0.4			

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

Property Inspected: 963 Devon Dr
Newark, DE 19711

MONITOR-TEST NUMBER: 1249-348

Time	01/12/2018			01/13/2018			01/14/2018			01/15/2018		
	Temp	InHg	RH	Temp	InHg	RH	Temp	InHg	RH	Temp	InHg	RH
00:12 am				62.0	30.1	53	60.0	31.0	30	59.0	31.1	23
01:12				62.0	30.1	53	59.0	31.0	26	59.0	31.1	23
02:12				62.0	30.1	53	59.0	31.0	26	59.0	31.1	23
03:12				62.0	30.0	53	60.0	31.0	26	59.0	31.1	23
04:12				62.0	30.1	53	60.0	31.0	27	60.0	31.1	23
05:12				62.0	30.2	50	60.0	31.0	27	62.0	31.1	23
06:12				64.0	30.3	46	62.0	31.1	27	62.0	31.1	23
07:12				64.0	30.4	43	62.0	31.1	23	62.0	31.1	23
08:12				64.0	30.5	44	62.0	31.1	23	62.0	31.1	23
09:12				62.0	30.5	40	60.0	31.1	23	60.0	31.1	23
10:12				60.0	30.5	40	59.0	31.1	23	59.0	31.1	23
11:12				60.0	30.6	40	57.0	31.1	23	59.0	31.0	23
12:12 pm				59.0	30.6	37	59.0	31.1	23	59.0	31.0	23
01:12				60.0	30.6	37	59.0	31.1	23	59.0	31.1	23
02:12				59.0	30.6	37	59.0	31.1	23	59.0	31.1	23
03:12				60.0	30.7	37	60.0	31.1	23	59.0	31.1	23
04:12				60.0	30.7	33	60.0	31.1	23	59.0	31.1	23
05:12			62.0	30.3	47	62.0	30.8	33	60.0	31.1	23	
06:12			62.0	30.3	46	64.0	30.8	34	62.0	31.1	23	
07:12			62.0	30.3	50	62.0	30.8	30	62.0	31.1	23	
08:12			62.0	30.3	50	64.0	30.8	30	62.0	31.1	23	
09:12			62.0	30.3	50	62.0	30.9	30	62.0	31.2	23	
10:12			62.0	30.2	53	62.0	30.9	30	62.0	31.1	23	
11:12			62.0	30.2	53	60.0	31.0	30	60.0	31.1	23	

AVERAGE RADON CONCENTRATION: 0.7 pCi/l



Reviewed and certified by

Terry Howell

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

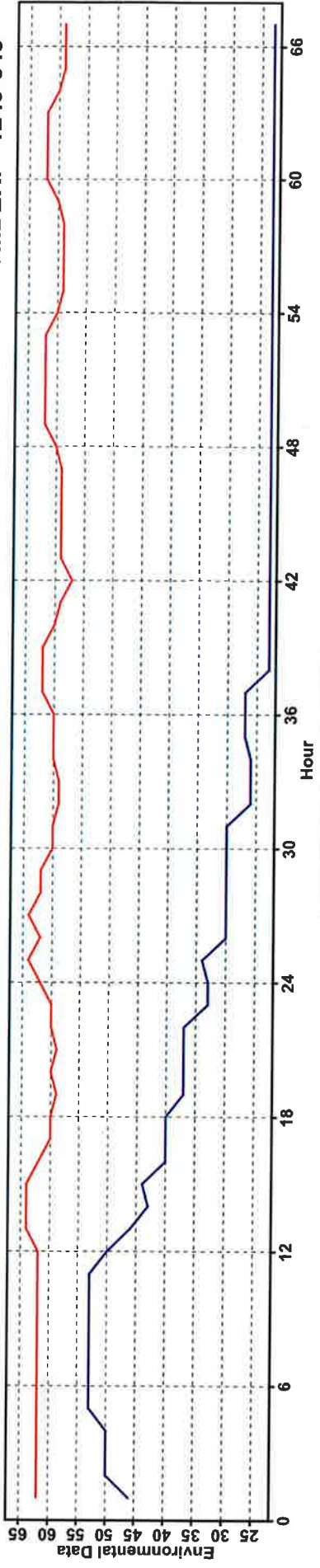
	Minimum	Average	Maximum	Variance
Temperature:	57.0	60.9	64.0	2.57
Barometric Pressure:	30.0	30.8	31.2	0.13
Relative Humidity:	23	32	53	119.03

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

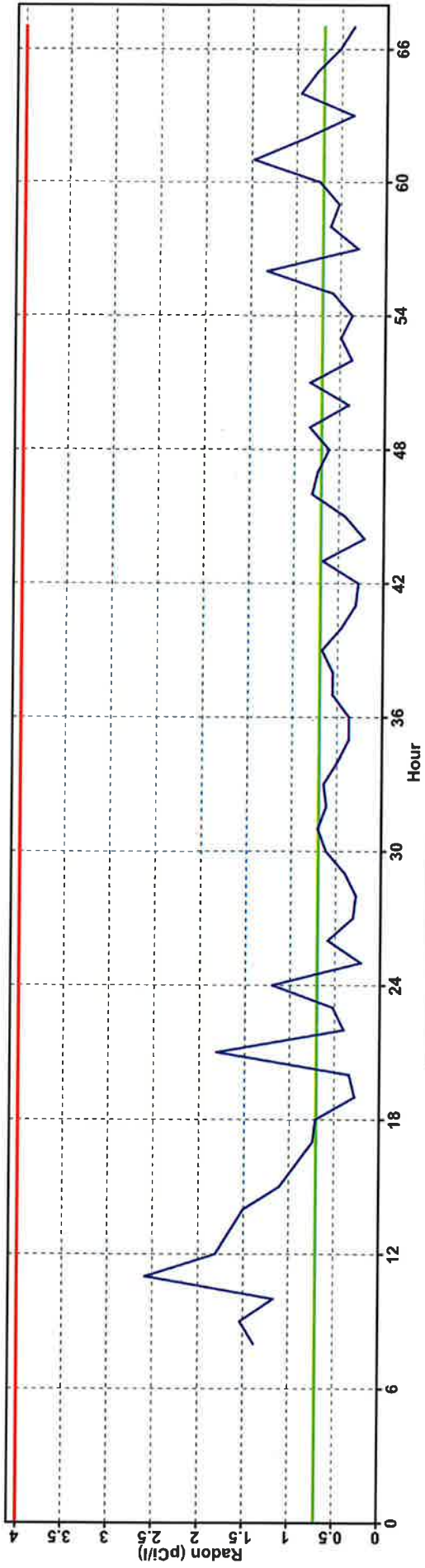
Radalink, Inc. 5599 Peachtree Road Atlanta, GA 30341 Phone: (800)295-4655

GRAPHICAL DATA VIEW

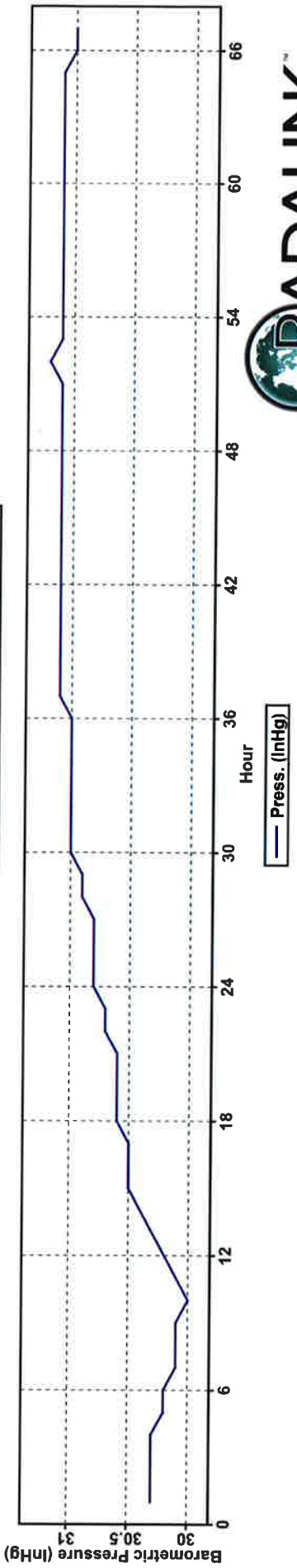
MONITOR-TEST NUMBER: 1249-348



Temp. (F) Hum. (%)



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



Press. (InHg)



Property Inspected: 963 Devon Dr, Newark, DE 19711

AVERAGE RADON CONCENTRATION: 0.7 pCi/l

HOW TO INTERPRET YOUR TEST RESULTS

THIS REPORT RELATES ONLY TO THE ITEMS TESTED FOR AND DURING THE MEASUREMENT PERIOD SHOWN.

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 Surgeon General and the US Environmental Protection Agency (EPA) recommend testing all homes for radon and mitigating those with an average concentration of 4 picoCuries per Liter (4 pCi/L) or higher. Even if your test result is below 4 pCi/L, EPA suggests testing again sometime in the future.

The Radalink Radon TeleMonitor (NRPP Device # 00472) or **The Radalink AirCat® Monitor** (NRPP Device # 00477) used to perform this test is EPA 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. For more information on how to reduce your radon health risk, contact your state radon office:

ALABAMA 800-582-1866
CALIFORNIA 916-449-5674
WASH. D.C. 202-535-2999
IDAHO 800-445-8647
KANSAS 800-693-5343
MARYLAND 215-814-2090
MISSISSIPPI 800-626-7739
NEVADA 888-723-6610
NEW YORK 800-458-1158
OKLAHOMA 405-702-5162
S. CAROLINA 800-768-0362
UTAH 800-458-0145
W.V. 800-922-1255

ALASKA 800-478-8324
COLORADO 800-846-3986
FLORIDA 800-543-8279
ILLINOIS 217-782-1325
KENTUCKY 502-564-4856
MASS. 800-723-6695
MISSOURI 573-751-6160
N.H. 800-852-3345
N.C. 919-571-4141
OREGON 971-673-0490
S.D. 800-438-3367
VERMONT 800-439-8550
WISCONSIN 888-569-7236

ARIZONA 602-255-4845
CONNECTICUT 860-509-7367
GEORGIA 800-745-0037
INDIANA 800-272-9723
LOUISIANA 866-896-5337
MICHIGAN 517-335-8037
MONTANA 800-546-0483
NEW JERSEY 800-648-0394
N. DAKOTA 800-252-6325
PENN. 800-237-2366
TENNESSEE 800-232-1139
VIRGINIA 800-468-0138
WYOMING 800-458-5847

ARKANSAS 501-661-2301
DELAWARE 800-464-4357
HAWAII 808-586-4700
IOWA 800-383-5992
MAINE 207-287-5698
MINNESOTA 800-798-9050
NEBRASKA 800-334-9491
NEW MEXICO 800-219-6157
OHIO 800-523-4439
RHODE ISLAND 401-222-2438
TEXAS 800-293-0753
WASHINGTON 360-236-3253

National Safety Council Radon Hotline: 800-644-6999

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, (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 (207-287-5698).

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, (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, Office of Occupational and Radiological Health, 3 Capitol Hill Room 206, Providence RI 0908-5097, (401-222-2438).

Rev: March 2016

SCHOOL FEEDER PATTERN

Christina School District 2023-2024 School Year

West Park Place Elementary School
Grades: KN-05
Address: 193 West Park Place
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