Welcome To 465 Haystack Drive Hunters Ridge















Wow, super sharp brick and vinyl 3/4 bedroom, 2 1/2 bath Cape Cod with 2 car garage and first floor primary suite! Conveniently located to major routes, shopping, dining and great parks and trail systems in the heart of Pike Creek! Enter the light filled great room with soaring ceilings, gas fireplace and gorgeous engineered hardwood floors. Spacious eat-in kitchen with pantry, granite countertops, tile backsplash, tile flooring and new stove and refrigerator. Slider from the kitchen leads to the composite deck and stone patio plus separate detached elevated deck overlooking the newly fenced property and new shed with loft. Owner's suite with vaulted ceilings, engineered hardwood floors, walk-in closet with organizers and private bathroom. Convenient first floor laundry room with new washer and dryer plus mud room. Upstairs you will find 2 additional large bedrooms, a full bath and loft overlooking the great room. Tons of great flexible finished space in the basement with egress. The areas in the finished space include family room, office and possible 4th bedroom or rec room with large closet. Updated roof.

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



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





465 Haystack	Drive, Nev	wark, DE, 197	'11	Act	ive	\$499,900
		MLS #:	DENC2066458		Beds:	3
		Туре:	Residential		Baths:	2 / 1
		Struct Type:	Detached		YearBuilt:	1996 / Estimated
		Style:	Cape Cod		NewConstr:	No
		Lvls/Stories:	2		Basement:	Yes
AL LA		Ownership:	Fee Simple		Central Air:	Yes
		Garage:	Yes			
		OpenHouse:	Sun, Sep 8, 1:0	0PM-3:00PM		
LOCATION						
County:	NEW CA	STLE		School District:	Christir	a
MLS Area:	Newark/0	Glasgow (30905)		High School:	Newark	(
Subdiv/Neigh:	Hunters F	Ridge		Middle School:	Shue-N	ledill
In City Limits:	Ν			Elementary Scho	ol: Wilson	

ASSOCIATION / COMMUNITY INFO

Senior Community: No HOA: Yes HOA Fee: \$300 / Annually Condo/Coop: No Assoc Fee Incl: Common Area Maintenance Assoc Amenities: Common Grounds

TAXES AND ASSESSMENT

Tax ID#: 08-036.10-222 Tax Annual/Year: \$4,288 / 2023 Tax Assessment: \$100,200

ROOMS					BED	BATH
Great Room:	Main	21 x 12	Fireplace - Gas, Flooring - HardWood	Main:	1	1 full 1 part
Kitchen:	Main	19 x 12	Countertop(s) - Granite, Flooring -	Upper 1:	2	1 full
	Tile/Brick, P	antry				
Dining Room:	Main	17 x 9	Flooring - HardWood			
Family Room:	Lower 1	27 x 16	Flooring - Concrete			
Primary Bedroom:	Main	15 x 13	Attached Bathroom, Cathedral/Vaulted			
	Ceiling, Wa	k-In Closet(s)				
Laundry:	Main	7 x 6	Flooring - Tile/Brick			
Bedroom 2:	Upper 1	13 x 11	Flooring - Carpet			
Bedroom 3:	Upper 1	13 x 11				
Loft:	Upper 1	16 x 9	Flooring - Carpet			
Den:	Lower 1	10 x 7	Flooring - Concrete			
Game Room:	Lower 1	18 x 13				

BUILDING INFORMATION

AboveGrFinSF: 1,750 / Assessor BelowGrFinSF: 950 / Estimated BelowGrFinSF: 950 / Estimated Total Finished SF: 2,700 / Total SF: 2,700 / Wall & Ceiling: Vaulted Ceilings Foundation: Concrete Perimeter Basement: Fully Finished, Outside Entrance Constr Materials: Brick, Vinyl Siding Flooring Type: Carpet, Concrete, Hardwood, Tile/Brick

LOT AND PARKING

Lot Acres/SQFT: 0.35a / 15,246sf / Estimated Zoning: NC21 Federal Flood Zone: No Ground Rent: No Parking: Attached Garage, Driveway | Paved Parking | Garage - Front Entry | Attached Garage Spaces: 2 | Driveway Spaces: 4

INTERIOR FEATURES

Carpet, Entry Level Bedroom, Formal/Separate Dining Room, Kitchen - Eat-In, Pantry, Upgraded Countertops, Walk-in Closet(s), Wood Floors | Dishwasher, Disposal, Dryer, Microwave, Oven/Range - Electric, Refrigerator, Washer, Water Heater | *Laundry:* Main Floor | *Accessibility Features:* None

UTILITIES

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

REMARKS

Public: Wow, super sharp brick and vinyl 3/4 bedroom, 2 1/2 bath Cape Cod with 2 car garage and first floor primary suite! Conveniently located to major routes, shopping, dining and great parks and trail systems in the heart of Pike Creek! Enter the light filled great room with soaring ceilings, gas fireplace and gorgeous engineered hardwood floors. Spacious eat-in kitchen with pantry, granite countertops, tile backsplash, tile flooring and new stove and refrigerator. Slider from the kitchen leads to the composite deck and stone patio plus separate detached elevated deck overlooking the newly fenced property and new shed with loft. Owner's suite with vaulted ceilings, engineered hardwood floors, walk-in closet with organizers and private bathroom. Convenient first floor laundry room with new washer and dryer plus mud room. Upstairs you will find 2 additional large bedrooms, a full bath and loft overlooking the great room. Tons of great flexible finished space in the basement with egress. The areas in the finished space include family room, office and possible 4th bedroom or rec room with large closet. Updated roof. Hurry to schedule your private tour today!

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			

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MLS#: DENC2066458

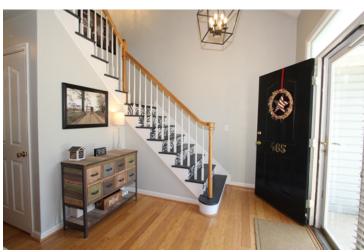


465 Haystack Drive

465 Haystack Drive, Newark



Entry



Foyer



Great Room



Great Room



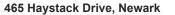
Kitchen

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Kitchen





Kitchen



Kitchen



Powder Room





Family Room

Laundry

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Den/Office in Basement





Finished Basement



Finished Basement



Finished Basement



Primary Bedroom on main floor



Primary Full Bath

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Loft

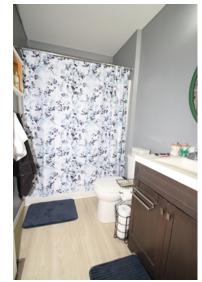




Bedroom



Bedroom



Full Bath





Large Shed

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Aeriel View

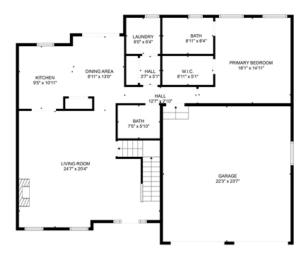
465 Haystack Drive, Newark

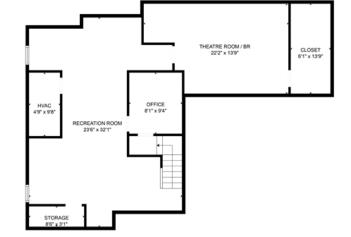


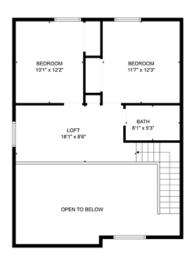
Rear of home



Upper Yard Deck and Shed







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Seller(s) Name: Thomas C East and KaBrinna Li East

Property Address: 465 Haystack Drive, Newark, DE 19711

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

Chapter 25, Title 6 of the Delaware Code, requires a Seller of residential property to disclose in writing all material defects of the property that are known at the time the property is offered for sale or that are known prior to the time of final settlement. Residential property means any interest in a property or manufactured housing lot, improved by dwelling units for 1-4 families. The disclosure must be made on this Report, which has been approved by the Delaware Real Estate Commission and shall be updated as necessary for any material changes occurring in the property before final settlement. This Report shall be given to all prospective Buyers prior to the time the Buyer makes an offer to purchase. This Report, signed by Buyer and Seller, shall become a part of the Agreement of Sale. This Report is a good faith effort by the Seller to make the disclosures required by Delaware law and is not a warranty of any kind by the Seller or any Agents or Sub-Agents representing Seller or Buyer in the transfer and is not a substitute for any inspections or warranties that the Seller or Buyer may wish to obtain. The Buyer has no cause of action against the Seller or Real Estate Agent for material defects in the property disclosed to the Buyer prior to the Buyer making an offer; material defects developed after the offer was made but disclosed in an update of this Report prior to settlement, provided Seller has complied with the Agreement of Sale; or material defects which occur after settlement. 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 U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI. Seller shall answer the following questions based on Seller's knowledge of the property.
			I. OCCUPANCY
$\boldsymbol{\lambda}$			1. How do you currently use this property? As a: (Primary Residence) (Second/Vacation Home) (
	$\boldsymbol{\chi}$		 2. Is the property encumbered by a (rental/lease), (option to purchase), or (first right of refusal)? If yes, describe in XVI. Seller agrees to provide a copy of the rental/lease agreement to Buyer upon request.
	\times		3. If the property is a rental/lease, have all necessary permits and/or licenses been obtained?
	\times		4. If the property is a rental/lease, is the property subject to a rental/lease management agreement?
	X		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.
	\times		6. Is the property new construction?
	\times		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 .

Page 1 of 9 Property Addres	s: 465 Haystack Drive Wark, D	E 19/11	
Seller's Initials	Seller's Initials	Buyer's Initials	Buyer's Initials
Seller's Initials	Seller's Initials	Buyer's Initials	Buyer's Initials

4

	1		* Write in U if Unknown or NA if Not Applicable, otherwise mark either the Yes or No column. Where selections are
Yes	No	*	requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI.
			Seller shall answer the following questions based on Seller's knowledge of the property.
			8. If #6 is yes, Seller warrants that the property (is) or (is not) exempt from providing the Buyer with a Public Offering Statement as described in §81-401 or §81-403(b) of Chapter 81, Title 25 of the Delaware Code The Delaware Uniform Common Interest Ownership Act. If exempt from providing the Public Offering Statement or Resale Certificate, in compliance with §317A of Chapter 3, Title 25, Seller has attached a copy of a documents in the chain of title that create any financial obligation for the buyer, and a written summary of all financial obligations created by documents in the chain of title. As evidenced by signature below, Buyer has received a copy of these documents.
			II. DEED RESTRICTIONS, HOMEOWNERS ASSOCIATIONS / CONDOMINIUMS AND CO-OPS
S	1		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 .
	X		11. Is the property subject to any agreements concerning affordable housing or workforce/inclusionary housing? If yes, describe in XVI.
	$\left X \right $	1	12. Is the property subject to any private, public, or historic architectural review control other than building codes? If yes, describe in XVI.
	X		13. Is the property part of a condominium or cooperative (Co-op) ownership?
X	,		14. Is there a (Homeowners Association), (Condominium Association), (Cooperative (Co-op), (Civic Association), or (Maintenance Corporation)?
X			15. If #14 is yes, are there any (Fees), (Dues), or (Assessments) involved? If yes, how much? 300 ; Frequency of payments: (Monthly), (Quarterly), (X Yearly), (Other:); Are they (Mandatory) or (Voluntary)?
	V		16. Is there a capital contribution fee due by a new owner to the Association? If yes, how much
	V		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.
	X		18. Has there been a special assessment in the past 12 months? If yes, describe in XVI.
	X		19. Have you received written notice of any new, proposed, or board discussed increases in fees, dues, assessments, or capital contributions? If yes, describe in XVI.
			20. Management Company Name: <u>Hutes Ridge HoA</u> 21. Representative Name: <u>Phone #</u> 22. Representative E-mail Address: <u>Huntersridge @@@gmail.com</u>
			21. Representative Name: Phone #
			22. Representative E-mail Address: Huntersridge op agnail.com
			III. <u>TITLE / ZONING INFORMATION</u>
	X		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?
	X		24. Is your property owned (In fee simple) or (Leasehold/Ground Lease) or (Cooperative)? 25. If a Leasehold/Ground Lease, what is the current lease amount? \$;
			Frequency of payments: (Weekly), (Monthly), (Quarterly), (Yearly), (Other:)
			Note to Buyer: May be subject to change.
1.17			26. If a Leasehold/Ground Lease, when does it expire?
	X		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
	X		in XVI.
	N		30. If #29 is yes, has the variance, conditional use, or non-conforming use expired or has otherwise become
	X		non-transferable? If yes, describe in XVI. 31. Is your property currently covered by a title insurance policy?
	9		32. Did you participate in any mortgage/closing cost assistance program that must be paid back at the time of the
	X		transfer of the property? If yes, describe in XVI.
	K		33. Did you participate in any mortgage forbearance programs such as the CARES Act from COVID-19? If yes, describe in XVI.
ze 2	of 9	Pror	beres Address: 465 Haystack Drive, Niewark, DE 19711
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Yes	No	*	* Write in <i>U</i> if Unknown or <i>NA</i> if Not Applicable, otherwise mark either the Yes or No column. Where selections are requested, place a check mark next to each correct answer or fill in the correct answer. Certain answers require a further explanation in Section XVI.
			Seller shall answer the following questions based on Seller's knowledge of the property.
			IV. ADDITIONAL INFORMATION
	X	-	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.
	X		35. Is there any existing legal action affecting this property? If yes, describe in XVI.
	X		36. Are there any violations of local, state or federal laws or regulations relating to this property? If yes, describe in XVI.
	X		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.
X			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?
X	-		X DOAS
	X	_	42. Is there how 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.
	X		43. If there is a pool, does it conform to all local ordinances? If no, describe in XVI.
X			44. What is the type of trash disposal? (Private), (Municipal), (County), (Community) or (Other).
			45. The cost of repairing and repaying 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 repaying of the streets can be very costly. (6 Delaware Code§ 2578)
			Note to Buyer: Please check HOA/local requirements concerning responsibility for sidewalk installation,
	- 1		replacement, repair, and snow removal.
F			46. Is off street parking available for this property? If yes, number of spaces available: <u>throughout</u> V. <u>ENVIRONMENTAL CONCERNS</u>
	5		47. Are there now or have there been any underground storage tanks on the property? (Heating fuel),
	X		(Propane), (Septic), or (Other:). If yes, describe locations in XVI.
	X		48. If the tank was abandoned, was it done with all necessary permits and properly abandoned?
	$\overline{\mathbf{x}}$		 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.
	1		51. Has the property been tested for toxic or hazardous substances? If yes, describe in XVI and provide the test
			results.
	X		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.
	X		54. Is there a wastewater spray irrigation system (human or agricultural) installed on or adjacent to the property? VI. LAND (SOILS, DRAINAGE, AND BOUNDARIES)
	X		55. Is there fill soil or other fill material on the property?
	4		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.
	Z		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.
	X		59. Do you carry flood insurance? Agent: Policy #
			60. If #59 is yes, what is the annual cost of this policy?
	$\boldsymbol{\times}$		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.
Page 3	of 9	Pron	Ert PSA ddress 465 Haystack Drive Initiativark DF 19711
Seller's	Initial	s	TE Seller's Initials Rever's Initials Buyer's Initials Buyer's Initials
Seller's	Initial	s	Seller's Initials Buyer's Initials Buyer's Initials

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.	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.
C2. Does the property have standing water in front, rear, or side yards for more than 48 hours after raining? If you describe in XVI. C3. Are there any ditches crossing or bodrding the property? If yes, describe in XVI. C4. Are there any ditches crossing or bodrding the property? If yes, describe in XVI. C5. Are there any ditches crossing the property that are under the control of a Soil and Conservation District? If yes, describe in XVI. C5. Are there any ditches crossing the property arreyed? C6. Have you even had the property surveyed? C7. Are the boundaries of the property surveyed? C6. Have you made any additions or structural changes? If yes, describe in XVI. C5. Breit Proventies and the property arreyed? C6. Have you made any additions or structural changes? If yes, describe in XVI. C5. Breit Proventies and the property arreyed? C6. Have you made any additions or structural changes? If yes, describe in XVI. C5. Breit Proventies and Proventies and provement, shifting, or other problems with building codes? C6. If Proof is yes, are the permits closed? C7. Is there now or has there ever been any movement, shifting, or other problems with walls or foundations? If yes, describe in XVI. C7. Are there any problems with		X	61. Have you made any insurance claims on the property in the past 5 years? If yes, describe in XVI
 3. Are there enroradments or boundary line disputes affecting the property? If yes, describe in XVI? 64. Are there any stales 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 surveyed? 68. Have you made any additions or structural changes? If yes, describe in XVI. 69. If #68 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), (Fload)? If yes, describe in XVI. 73. Was the structure moved to this site? (Duble Wide), (Modular), (Other:			62. Does the property have standing water in front, rear, or side yards for more than 48 hours after raining? If yes
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VII. STRUCTURAL ITEMS 68. Have you made any additions or structural changes? If yes, describe in XVI. 68. Have you made any additions or structural changes? If yes, describe in XVI. 69. If 968 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 byFrie,Smoke),Wind), (Flood?)? If yes, describe in XVI. 73. Was the structure moved to this site? (Double Wide), (Modular), (Wilkways), (Patios), (Flood?)? If yes, describe in XVI. 74. Is there now or has there ever been any mon-plumbing water leakage in the house? If yes, describe in XVI. 75. Are there any problems withExtrior walls), (Driveways), (Walkways), (Patios), (X	65. Are there any swales crossing the property that are under the control of a Soil and Conservation District? If yes, describe in XVI.
VII. STRUCTURAL ITEMS 68. Have you made any additions or structural changes? If yes, describe in XVI. 68. Have you made any additions or structural changes? If yes, describe in XVI. 69. If 968 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 byFrie,Smoke),Wind), (Flood?)? If yes, describe in XVI. 73. Was the structure moved to this site? (Double Wide), (Modular), (Wilkways), (Patios), (Flood?)? If yes, describe in XVI. 74. Is there now or has there ever been any mon-plumbing water leakage in the house? If yes, describe in XVI. 75. Are there any problems withExtrior walls), (Driveways), (Walkways), (Patios), (×		66. Have you ever had the property surveyed?
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 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. e4 of 9 Property Address: 465 Haystack Drive, Wewark, DE 19711 	X		88. Does the property have a sump pump? If yes, where does it drain? Side of house
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91. Are there any cracks or bulges in the floors or foundation walls? If yes, describe in XVI.		V	
4 of 9 Property Address: 465 Haystack Drive, Wewark, DE 19711		X	
		\times	91. Are there any cracks or bulges in the floors or foundation walls? If yes, describe in XVI.
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X. BCOPF 92. Date is troof surface installed: y2. Date is troof surface installed: y3. How many layers of foof material are there (e.g., new shingles) over old shingles)? 94. Are there any problems with the roof, flashing, rain gutlers, or skylights? If yes or repaired under your ownership, explain in XVI. 95. If under warmary, its waranty transferable? 96. Where do your guiters drain? (<	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.
explain in XVI. 93. How many layers of roof material are there (e.g., new shingles over old shingles)? 94. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI. 95. How many is warranty transferable? 96. Where do your gutters drain? (
95. How many layers of roof material are there (e.g., new shingles over old shingles)? 94. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI. 95. If under warranty, is warranty transferable? 96. Where do your gutters dam? (≤ Surface). [92. Date last roof surface installed: If all roof surfaces not the same age,
94. Are there any problems with the roof, flashing, rain gutters, or skylights? If yes or repaired under your ownership, explain in XVI. 95. If under warranty, is warranty transferable? 96. Where do your gutters drain? (97. What is the drinking water source? (
N ownership, explain in XVI. YS. If under warranty, is warranty transferable? Soft Maree do your gutters drain? (5		94. Are there any problems with the roof flashing, rain gutters, or skylights? If yes or repaired under your
95. If under warranty, is warranty transferable? 96. Where do your gutters drain? (\scalar Surface), (Drywell), (Storm Sewers), (Other:		X		
XI. PLUMBING-RELATED ITEMS 97. What is the drinking water source? (K		95. If under warranty, is warranty transferable?
97. What is the drinking water source? (X	96. Where do your gutters drain? (🟒 Surface), (Drywell), (Storm Sewers), (Other:)
Private Welli,Other:				XI. <u>PLUMBING-RELATED ITEMS</u>
98. If drinking water is supplied by public utility, name of utility: <i>Mew Costle</i> 99. If drinking water is supplied by public utility, name of utility: <i>Mew Costle</i> 99. If drinking water is supplied by public utility, name of utility: <i>Mew Costle</i> 99. If drinking water is supplied by public utility, name of utility: <i>Mew Costle</i> 99. If drinking water is supplied by public utility, name of utility: <i>Mew Costle</i> 99. If drinking water is supplied by public utility, name of utility: <i>Mew Costle</i> 100. If water source is a supplied by public utility, name of utility: <i>Mew Costle</i> 101. What type of plumbing is used for the Water Supply? <i>Costle</i> 102. What type of plumbing is used for the Water Supply: <i>Castle</i> 103. Age of Water Heater? <i>Water Castlessing</i> 104. Water Heater Puel: <i>Clecker Castlessing Other</i> 105. Are there any additions and/or upgrades to the original service? If yes, describe in XVI. <i>Other Other</i> 106. Are there any additions and/or upgrades to the original service? If yes, describe in XVI. <i>IOr. If Rilo is yes, ware the required permits obtained?</i>				97. What is the drinking water source? (Municipal), (\searrow County), (Public Utility),
99. Is there a water treatment system? If yes, Leased) or (\$ Owned)? 100. If water source is a well, when was it installed?			-	(Private Well). (Other:
100. If water source is a well, when was it installed?	0		- Fr	
Depth of well? If more than one well, describe in XVI. 101. What type of plumbing is used for the Water Supply? Copper), (
101. What type of plumbing is used for the Water Supply? (Copper), (Lead), (Cast Iron), (PVC), (PEX), (Polybutylene), (Galvanized), (Other/Unknown:) 102. What type of plumbing is used for Drainage? (Copper), (Lead), (Cast Iron), (PVC), (Galvanized), (Other/Unknown:) 103. Age of Water Heater? Water heater type: (Tank), (Tankles), (Other:) 104. Water Heater Fuel: (Electric), (Oil), (Propane Gas), (Natural Gas) or (Other:) 105. Are there now on have there ever been any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related items? If yes, describe in XVI. 106. Are there any additions and/or upgrades to the original service? If yes, describe in XVI. 107. If #106 is yes, was the work done by a licensed contractor? 108. If #106 is yes, were the required permits obtained? 109. If #108 is yes, are the permits closed? 110. If your drinking water is from a well, when was your water last tested and what were the results of the test? Tested on:				Depth of well? . If more than one well, describe in XVI.
Image: Construction of the second system of the second system of the system second system system second system second system second system second system				101. What type of plumbing is used for the Water Supply? (Copper), (Lead), (Cast Iron), (PVC),
Image: Construction of the second				(PEX), (Polybutylene), (Galvanized), (Other/Unknown:)
103. Age of Water Heater?				102. What type of plumbing is used for Drainage? (Copper), (Lead), (Cast Iron), (PVC),
104. Water Heater Fuel: (Electric), (Oil), (Propane Gas), (Natural Gas) or (Other:				(Galvanized), (Other/Unknown:)
or (Other:) 105. Are there now or have there ever been any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related items? If yes, describe in XVI. 106. Are there any additions and/or upgrades to the original service? If yes, describe in XVI. 107. If #106 is yes, was the work done by a licensed contractor? 108. If #106 is yes, are the permits closed? 109. If #108 is yes, are the permits closed? 101. If your drinking water is from a well, when was your water last tested and what were the results of the test? Tested on:				104. Water Heater Fuel: (Electric) (Oil) (Propage Gas) (Natural Gas)
105. Are there now or have there ever been any leaks, backups, or other problems relating to any of the plumbing, water, and sewage related items? If yes, describe in XVI. 106. Are there any additions and/or upgrades to the original service? If yes, describe in XVI. 107. If #106 is yes, was the work done by a licensed contractor? 108. If #106 is yes, are the permits closed? 109. If #108 is yes, are the permits closed? 101. If your drinking water is from a well, when was your water last tested and what were the results of the test? Tested on:				or (Other:)
Water, and sewage related items? If yes, describe in XVI. 106. Are there any additions and/or upgrades to the original service? If yes, describe in XVI. 107. If #106 is yes, was the work done by a licensed contractor? 108. If #106 is yes, was the permits obtained? 109. If #108 is yes, are the permits closed? 110. If your drinking water is from a well, when was your water last tested and what were the results of the test? Tested on:		V	ŕ	105. Are there now or have there ever been any leaks, backups, or other problems relating to any of the plumbing,
107. If #106 is yes, was the work done by a licensed contractor? 108. If #106 is yes, were the required permits obtained? 109. If #108 is yes, are the permits closed? 110. If your drinking water is from a well, when was your water last tested and what were the results of the test? Tested on:		K		water, and sewage related items? If yes, describe in XVI.
108. If #106 is yes, were the required permits obtained? 109. If #108 is yes, are the permits closed? 110. If your drinking water is from a well, when was your water last tested and what were the results of the test? Tested on:				106. Are there any additions and/or upgrades to the original service? If yes, describe in XVI.
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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:		X		
Tested on: Results: 111. What is the type of sewage system? (Public Sewer), (Community Sewer), (Septic System), (Cesspool), (Other: 112. If a septic system, type: (Gravity Fed), (Capping Fill), (LPP), (Mound), (Holding Tank), (Other: 113. If a septic system, when was it last pumped? 114. If a septic system, has it been inspected by a Class H inspector within the last 36 months, as required by DNREC regulations? If yes, describe in XVI and provide the test results. 115. If a septic system, how many bedrooms is the septic permitted to service? 116. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI. 117. If #116 is yes, were they abandoned with all necessary permits and properly abandoned? XII. <u>HEATING AND AIR CONDITIONING</u> 118. How many heating and/or air conditioning systems are on the property? Image: the of heating system for system #1 (Forced air), (Heat pump), (Mini-Split), (Baseboard), (Radiator), (Other:) Type of heating system for system #2 (Forced air), (Heat pump), (Mini-Split), (Baseboard), (Radiator), (Other:) 120. Type of heating fuel for system #2 (Oil), (Propane Gas), (Natural Gas), (Electric), Solar), (Other:) 120. Type of heating fuel for system #2 (Oil), (Propane Gas), (Natural Gas), (Electric), Solar), (Other:) Type of heating fuel for system #2 (_				
Image: Construct of the system of the system is the section of the system is the system of the system is the system is the section of the sectin of the system is the section of the section				Tested on: Results:
112. If a septic system, type: (Gravity Fed), (Capping Fill), (LPP), (Mound), (Holding Tank), (Other:) 113. If a septic system, when was it last pumped? 114. If a septic system, has it been inspected by a Class H inspector within the last 36 months, as required by DNREC regulations? If yes, describe in XVI and provide the test results. 115. If a septic system, how many bedrooms is the septic permitted to service?				111. What is the type of sewage system? (Public Sewer), (Community Sewer), (Septic System),
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113. If a septic system, when was it last pumped? 114. If a septic system, has it been inspected by a Class H inspector within the last 36 months, as required by DNREC regulations? If yes, describe in XVI and provide the test results. 115. If a septic system, how many bedrooms is the septic permitted to service? 116. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI. 117. If #116 is yes, were they abandoned with all necessary permits and properly abandoned? XII. <u>HEATING AND AIR CONDITIONING</u> 118. How many heating and/or air conditioning systems are on the property? In XVI. 119. Type of heating system for system #1 (Forced air), (Heat pump), (Mini-Split), (Baseboard), (Radiator), (Other:) Type of heating system for system #2 (Forced air), (Heat pump), (Mini-Split), (Baseboard), (Radiator), (Other:) 120. Type of heating fuel for system #1 (Oil), (Propane Gas), (Natural Gas), (Electric), (Solar), (Other:) Type of heating fuel for system #2 (Forced Gas), (Natural Gas), (Electric), (Solar), (Other:) Type of heating fuel for system #1 (Forced Gas), (Natural Gas), (Electric), (Solar), (Other:) Type of heating fuel for system #2 (Forced Gas), (Natural Gas), (Electric), (Solar), (Other:				(Holding Tank) (Other:
114. If a septic system, has it been inspected by a Class H inspector within the last 36 months, as required by DNREC regulations? If yes, describe in XVI and provide the test results. 115. If a septic system, how many bedrooms is the septic permitted to service? 116. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI. 117. If #116 is yes, were they abandoned with all necessary permits and properly abandoned? XII. <u>HEATING AND AIR CONDITIONING</u> 118. How many heating and/or air conditioning systems are on the property? In Y.I. 119. Type of heating system for system #1 (Forced air), (Heat pump), (Mini-Split), (Baseboard), (Radiator), (Other:				113. If a septic system, when was it last pumped?
DNREC regulations? If yes, describe in XVI and provide the test results. 115. If a septic system, how many bedrooms is the septic permitted to service? 116. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? If yes, describe locations in XVI. 117. If #116 is yes, were they abandoned with all necessary permits and properly abandoned? XII. <u>HEATING AND AIR CONDITIONING</u> 118. How many heating and/or air conditioning systems are on the property? I19. Type of heating system for system #1 (Forced air), (Heat pump), (
Image: Seller's Initials 116. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property? Image: I				DNREC regulations? If yes, describe in XVI and provide the test results.
If yes, describe locations in XVI. 117. If #116 is yes, were they abandoned with all necessary permits and properly abandoned? XII. <u>HEATING AND AIR CONDITIONING</u> 118. How many heating and/or air conditioning systems are on the property? If more than 2, explain in XVI. 119. Type of heating system for system #1 (Forced air), (Heat pump), (Mini-Split), (Baseboard), (Radiator), (Other:) Type of heating system for system #2 (Forced air), (Heat pump), (Mini-Split), (Baseboard), (Radiator), (Other:) 120. Type of heating fuel for system #1 (Oil), (Propane Gas), (Natural Gas), (Electric), (Solar), (Other:) Type of heating fuel for system #2 (Forpane Gas), (Natural Gas), (Electric), (Solar), (Other:) Page 5 of 9 Properts Address: 465 Haystack Drive Weak, DE 19711 Seller's Initials Image: Super's Initials				115. If a septic system, how many bedrooms is the septic permitted to service?
Introduction Introduction		X		116. Are there any shut off, disconnected, or abandoned wells, underground water or sewer tanks on the property?
XII. <u>HEATING AND AIR CONDITIONING</u> 118. How many heating and/or air conditioning systems are on the property? In XVI. 119. Type of heating system for system #1 (Forced air), (Heat pump), (Mini-Split), (Baseboard), (Radiator), (Other:) Type of heating system for system #2 (Forced air), (Heat pump), (Mini-Split), (Baseboard), (Radiator), (Other:) 120. Type of heating fuel for system #1 (Oil), (Propane Gas), (Natural Gas), (Electric), (Solar), (Other:) Type of heating fuel for system #2 (Goil), (Propane Gas), (X		
118. How many heating and/or air conditioning systems are on the property? If more than 2, explain in XVI. 119. Type of heating system for system #1 (Forced air), (Heat pump), (Mini-Split), (Baseboard), (
in XVI. 119. Type of heating system for system #1 (Forced air), (Heat pump), (Mini-Split), (Baseboard), (Radiator), (Other:) Type of heating system for system #2 (Forced air), (Heat pump), (Mini-Split), (Baseboard), (Radiator), (Other:) 120. Type of heating fuel for system #1 (Oil), (Propane Gas), (Natural Gas), (Electric), (Solar), (Other:) 120. Type of heating fuel for system #2 (Oil), (Propane Gas), (Natural Gas), (Electric), (Solar), (Other:) Page 5 of 9 Property Address: 465 Haystack Drive, Welwark, DE 19711 Seller's Initials M				
Image: Solar bit is solar				in XVI.
Image: Solar (119. Type of heating system for system #1 (Forced air), (Heat pump), (Mini-Split), (Baseboard),
Image: Solar ((<u>Radiator</u>), (<u>Other:</u>)
120. Type of heating fuel for system #1 (Oil), (Propane Gas), (Natural Gas), (Electric), (Solar), (Other:) Type of heating fuel for system #2 (Oil), (Propane Gas), (Natural Gas), (Electric), (Solar), (Other:) Page 5 of 9 Property Address: 465 Haystack Drive, We wark, DE 19711 Seller's Initials Seller's Initials				(Radiator) (Other:)
Image: Solar structure () Coller:) Type of heating fuel for system #2 (Oil), (Propane Gas), (Natural Gas), (Electric), (Solar), (Other:) Page 5 of 9 Property Address: 465 Haystack Drive Mark, DE 19711 Seller's Initials Tell Seller's Initials		2		120. Type of heating fuel for system #1 (Oil), (Propane Gas), (Natural Gas), (Electric)
Page 5 of 9 Property Address: 465 Haystack Drive Newark, DE 19711 Seller's Initials Image 7 Buyer's Initials Image 7 Buyer's Initials Image 7				(Solar), (Other:)
Page 5 of 9 Property Address: <u>465 Haystack Drive</u> New ark, DE 19711 Seller's Initials <u>TE</u> Seller's Initials <u>Buyer's Initials</u> Buyer's Initials		12.51		Type of heating fuel for system #2 (Oil), (Propane Gas), (Natural Gas), (Electric),
Seller's Initials Seller's Initials REE Buyer's Initials Buyer's Initials		a second		
	-			erty Address: 465 Haystack Drive, Weavark, DE 19711
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				Buyer s minutes Buyer s minutes Buyer s minutes

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			121. Fuel provider for: Heating system #1 Heating System #2: 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 (Central), (Window Units), (Mini-Split), () Type of air conditioning for system #2 (Central), (Window Units), (Mini-Split), () Type of air conditioning for system #2 (Central), (Window Units), (Mini-Split), () Type of air conditioning for system #2 (Central), (Window Units), (Mini-Split), () 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:
			124. Type of air conditioning for system #1 (Central), (Window Units), (Mini-Split), (Other:) Type of air conditioning for system #2 (Central), (Window Units), (Mini-Split), (Other:) 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: Date of last service: Age of air conditioning system #2:
			124. Type of air conditioning for system #1 (Central), (Window Units), (Mini-Split), (Other:) Type of air conditioning for system #2 (Central), (Window Units), (Mini-Split), (Other:) 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: Date of last service: Age of air conditioning system #2:
			124. Type of air conditioning for system #1 (Central), (Window Units), (Mini-Split), (Other:) Type of air conditioning for system #2 (Central), (Window Units), (Mini-Split), (Other:) 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: Date of last service: Age of air conditioning system #2:
			(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. 126. Age of air conditioning system #1: Date of last service: Age of air conditioning system #2: Date of last service:
			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. 126. Age of air conditioning system #1: Date of last service: Age of air conditioning system #2:
			 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: Date of last service: Date of last service: Date of last service:
			126. Age of air conditioning system #1: Date of last service: Age of air conditioning system #2: Date of last service:
			Age of air conditioning system #2: Date of last service:
			127. Have there been any additions and/or upgrades to the original heating or air conditioning? If yes, describe in
			XVI.
			128. If #127 is yes, was the work done by a licensed contractor?
			129. If #127 is yes, were the required permits obtained?
			130. If #129 is yes, are the permits closed?
	1	10000	131. Are there any problems with the heating or air conditioning systems? If yes, describe in XVI.
	1		XIII. <u>ELECTRICAL SYSTEM</u>
	1		132. Who is the electric provider for the property?
			133. What type of wiring is in the house? (copper, aluminum, other, etc.)
			134. What is the amp service? ($_60$), ($_100$), ($_150$), ($_200$), ($_0$ ther: $_$)
			135. Does the property have (Circuit Breakers) or (Fuses)? If more than one electrical panel, describe in XVI.
	X		
	\sim		136. Are there any 220/240 volt circuits? (Other:)137. Do fuses blow or circuit breakers trip when two or more appliances are being used at the same time? If yes,
	X	<u> </u>	describe in XVI.
	x	-	138. Are there wall switches, light fixtures, or electrical outlets in need of repair? If yes, explain in XVI.
-	X		139. Is there a permanently affixed generator on the property? What is the fuel source?
	X		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,
	X		describe in XVI. Name of solar company?; If leased, what is the term?
1	\sim		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.
			142. If #139, #140, or #141 is yes, was work done by a licensed electrician?
			143. If #139, #140, or #141 is yes, were the required permits obtained?
Station State	10.000		144. If #143 is yes, is the permit closed?
			XIV. <u>FIREPLACE OR HEATING STOVE</u>
			145. How many fireplaces and/or heating stoves are on the property? If more than 2, explain in XV
			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:)2
			(Other:)? 147. Type of fuel for heating stove 1: (Wood Burning), (Pellet), (Other:)? Type of fuel for heating stove 2: (Wood Burning), (Pellet), (Other:)?
			Type of fuel for heating stove 2: (Wood Burning), (Pellet), (Other
L			148. Was the fireplace or heating stove part of the original house design?
Z			149. Was the fireplace or heating stove installed by a professional contractor or manufacturer's representative?
1			
	X		151. When were the flues/chimneys last cleaned, serviced, or repaired? Saviad . Explain
\sim	K.		150. Are there any problems? If yes, explain in XVI. 151. When were the flues/chimneys last cleaned, serviced, or repaired? $\frac{5 cr(v_i)}{c_o}$. Explain nature of service or repair in XVI.
	X.		ter (colly

Seller's Initials	Seller's Initials R2F	Buyer's Initials	Buyer's Initials
Seller's Initials	Seller's Initials	Buyer's Initials	Buyer's Initials

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XV. MAJOR APPLIANCES AND OTHER ITEMS

Are the following items in working order? Note: The Agreement of Sale will specify and govern what is included or				
	he yes/no fields blank.			
YES NO	YES NO	YES NO		
excluded. If an item does not exist, leave t	he yes/no fields blank.	YES NO Wall Mounted Flat Screen TV # Wall brackets for TV # Surround sound system & controls Attached Antenna/Rotor Garage Opener(s) # with remote(s) # Smart Cameras/Door Locks Smart Cameras/Doorbells Smart Thermostat Pool Equipment Pool cover Hot Tub, Equipment With cover Sheds/Outbuildings # Playground Equipment Irrigation System Backup Generator Water Conditioner (owned)		
Screens	 With attachments Intercoms Satellite Dish Unith controls & Remote(s) 	 Water Conditioner (leased) Fuel Storage Tank(s) (owned) Fuel Storage Tank(s) (leased) Security/Monitoring Systems (owned) Security/Monitoring Systems (leased) Solar Equipment (owned) Solar Equipment (leased) 		

Page 7 of 9 Property Address: 465 Haystack Drive, Milliank, DE 19711					
Seller's Initials	Seller's Initials	Buyer's Initials	Buyer's Initials		
Seller's Initials	Seller's Initials	Buyer's Initials	Buyer's Initials		

XVI. ADDITIONAL INFORMATION

4

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
	Previous Owner had leak in basenent. Was repaired Previous Orninge issue from past owner. New gradence
	Previous Druinge issue from past owner. New gradence
	to issues.
	No permits for Busenut / Nor will be obtain
	Crucked file
	Seal on sidling gloss failed.
	Age of Roof - 2017
	Age of Furnace - 2013
	Age of A/C - 2011 TE RF
Are there add	litional problem, clarification, or document sheets attached? 🗌 No 🗌 Yes.

Number of Sheets Attached _____.

Page 8 of 9 Property Address: 465 Haystack Drive hill wark, DE 19711					
Seller's Initials	Seller's Initials	Buyer's Initials	Buyer's Initials		
Seller's Initials	Seller's Initials	Buyer's Initials	Buyer's Initials		

ACKNOWLEDGMENT OF SELLER

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

SELLER B87A9A34AD1F4B4	8/12/2024 8:38:56 AM PDT _DateSELLER	Date
SELLER Signed by: SELLER South CO21533AAD1247B	_Dat&/12/2024 3:1:13:18 AM EDT	Date

Date the contents of this Report were last updated:

ACKNOWLEDGMENT OF BUYER

Buyer is relying upon the above report, and statements within the Agreement of Sale, as the representation of the condition of the property, and is not relying upon any other information about the property. Buyer has carefully inspected the property and Buyer acknowledges that Agents are not experts at detecting or repairing physical defects in property. Buyer acknowledges Seller has completed this form based upon their knowledge of the property. Buyer understands there may be areas of the property of which Seller has no knowledge and this report does not encompass those areas. Unless stated otherwise in my contract with Seller, the property is real estate being sold in its present condition, without warranties or guarantees of any kind by Seller or any Agent. Buyer has received and read a signed copy of this report. Buyer may negotiate in the Agreement of Sale for other professional advice and/or inspections of the property. Buyer understands there may be projects either planned or being undertaken by the State, County, or Local Municipality which may affect this property of which the Seller has no knowledge. Buyer further understands that it is Buyer's responsibility to contact the appropriate agencies to determine whether any such projects are planned or underway. If Buyer does not understand the impact of such project(s) on the property being purchased, Buyer should consult with an Attorney. Buyer understands that before signing an Agreement of Sale, Buyer may review the applicable Master Plan or Comprehensive Land Use Plan for the County and/or appropriate City or Town Plans showing planned land uses, zoning, roads, highways, locations, and nature of current or proposed parks and other public facilities. This is a legally binding document. If not understood, an attorney should be consulted.

BUYER	Date	BUYER	Date

BUYER _____ Date ____ Date

Page 9 of 9 Property Address: 465 Haystack Drive, Newark, DE 19711

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards Sale of Residential Property

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817124	Seller			Seller		Date
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	Agent	Da	ate	Agent		Date



RADON DISCLOSURE

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

Property Address: 465 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.

h.Ent

Buyer's Acknowledgement

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

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

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

Buyer

Date

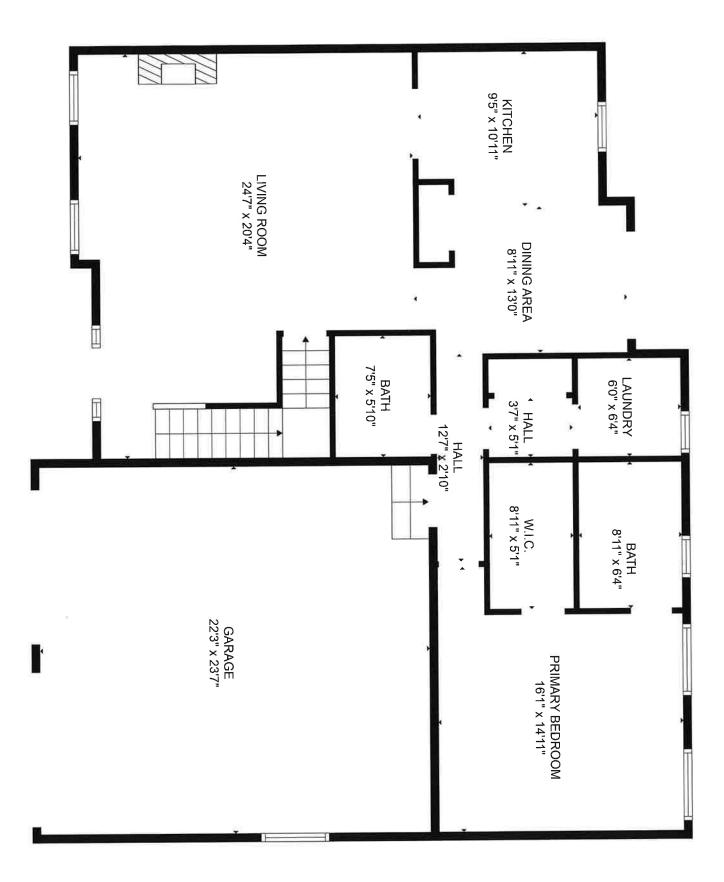
Buyer

Date

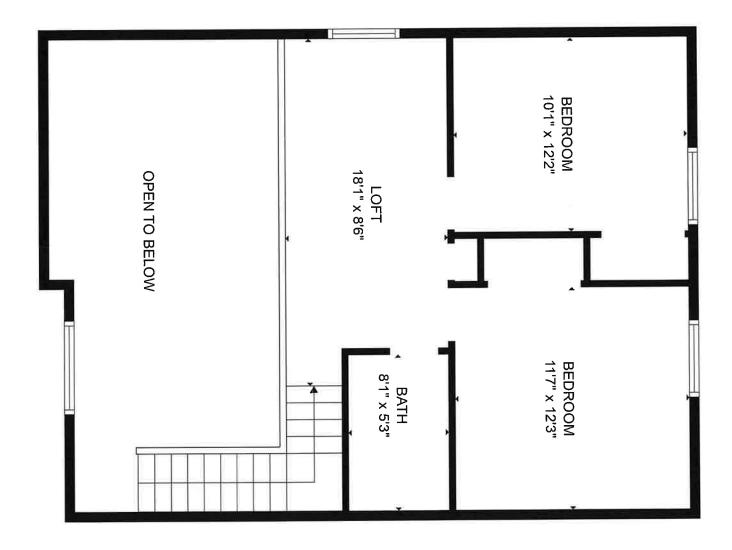
Form Approved by Delaware Real Estate Commission September 12, 2007

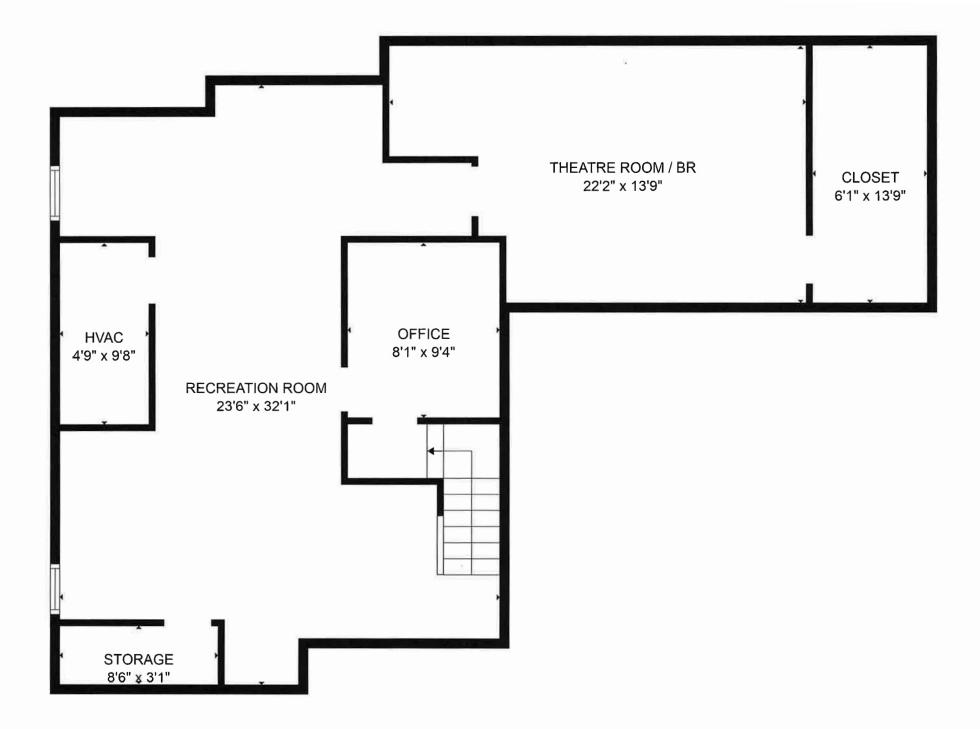
All American Home Inspection Service Inc. 1549 Smith Way, Newark DE 19702 (302) 737-2070 Fax (302) 737-8940 AAHIS.COM AAHIS.COM AAHIS.COM AAHIS.COM AAHIS.COM	ASHI
(client's copy)	
January 7, 2023 Reference: LAB REPORT# R2301-001	
Electret Serial Number: SDJ100 E-PERM Configuration: SST Client:	
, 19711 phone: () – fax: () –	
Test Site: 465 Haystack Dr Newark, DE Room/Area: Basement Test Date & Time: Test Date & Time: Start date: 01/05/23 Start time: 14:00 Stop date: 01/07/23 Stop time: 13:09 total time: 47.2 hrs	
RADON CONCENTRATION 1.6 picocuries per litre (pCi/l) 4.0 pCi Pass Check Every 2 Years	1 7 7
NOTE: Please see the enclosed U.S. Environmental Protection Agency document (or equivalent) for further assistance.	
Analyzed by:	
AAHIS Inc	

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





SCHOOL FEEDER PATTERN

Christina School District 2024-2024 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